

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/08/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/08/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrina Christoforou				2010/3477/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
22 Weavers Way London NW1 0XE				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a full width, full height rear extension at ground, first and roof levels including an increase in the height of the roof ridge and erection of solar panels to the rear roof slope of dwelling house.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	08	No. of responses	01	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was erected on the 09/07/2010 and 8 neighbours were individually consulted. One neighbour at number 26 Weavers Way objected to the proposals, but the objection was subsequently withdrawn.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

### Site Description

The two storey terraced dwelling house forms part of a late 20<sup>th</sup> century residential development between the Regent's Canal and the Railway Lands. The site is not within a conservation area and the building is not listed.

### Relevant History

**2010/1967/P:** Erection of a two-storey full width rear extension (following demolition of existing single storey half width conservatory) to single dwelling house (Class C3). Withdrawn 26.4.2010

The current application is a revised version of 2010/1967/P following discussions between the applicant and the Council.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD1- Quality of life

SD6- Amenity for occupiers and neighbours

SD9- Resources and energy

B1- General design principles

B3- Alterations and extensions

### Supplementary planning guidance

Camden Planning Guidance 2006

### LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1- Distribution of growth

CS5- Managing the impact of growth and development

CS13- Tackling climate change through promoting higher environmental standards

CS14- Promoting high quality places and conserving our heritage

CS17- Making Camden a safer place

DP22- Promoting sustainable design and construction

DP24- Securing high quality design

DP26- Managing the impact of development on occupiers and neighbours

## Assessment

### Design and appearance

The proposal is for the erection of a full height full width rear extension and an extension to the pitched roof to create additional habitable space to the single family dwelling house. The front roof plane would be extended, raising the height of the ridge then pitching to the rear to accommodate the full depth of the addition. The brick work and roof tiles would match the existing. The increase in volume will be accommodated within the extended profile of the roof and new rear elevation giving the property the appearance of being in its original form, albeit enlarged. Three aluminium framed windows would be inserted at rear first floor level and two doors and a window at ground floor level. Solar panels would be erected on the new rear roof slope.

The building would be extended into the rear garden area by approximately 3m. The main roof ridge will be raised in height by 0.7m and will be set back approximately 1.5m. The new habitable internal floor area created at ground and first floor levels would be approximately 54m<sup>2</sup> and would create an additional bedroom, an en suite bathroom and living space.

The buildings of this part of the estate are of uniform styles and materials but have been designed with staggered footprints. Number 22 shares its front building line with the adjoining neighbour at number 20, with number 24 to the east being recessed. However, number 22 and 24 share the same width whilst number 20 is narrower but of greater depth. Numbers 20 and 22 shares the same roof pitch to the front but the ridge of 20 is higher and recessed due to the differing forms of the buildings. This is not particularly visible from street level. To the rear the main elevation of number 22 is recessed from that of its neighbours. The irregularity of the terrace adds interest and forms part of its character. This is to be maintained as part of the current proposals. The depth of the building would be extended to the rear, the new rear elevation will be set back from number 20 by 0.8m and would come forward of number 24 by 1m; re-creating the staggered footprint. The recess of the rear roof plane from that of number 20 would also be maintained to an extent. As the building is currently recessed from its neighbours the increase in volume would appear as being part of the original design and would be in keeping with the proportions of the terrace. An adequate area of garden would remain. It is therefore considered that the extension will preserve the character and appearance of the host property and the terrace in accordance with policies B1 and B3.

The extension differs from that of previously withdrawn scheme (reference 2010/1967/P) which

included a two storey rear extension with a flat roof. The current proposal is considered to provide a more integrated design.

The solar panels would be positioned on the rear roof slope and would be visible from the rear of the properties of Weavers Way to the south. The panels may be partially visible from the street as Weavers Way curves around numbers 24 and 25. However, the panels are considered to have been sensitively located and would not harm the overall appearance of the building or the street scene. The inclusion of solar panels is welcomed as a sustainability measure under policy SD9.

#### Neighbour amenity

The extended part of the building would still be recessed from the rear building line of number 20 and would be brought forward of number 24 at its east side by 1m. This addition would not have a significant impact upon daylight/sunlight to the neighbouring buildings. The increase in the height of the roof is minimal and is read within the context of number 20 which already has its ridge at a higher position. The buildings to the rear are at too great a distance to be adversely affected by the proposals. The new windows would be positioned as per the existing and within the context of the existing terrace and relationships between facing windows, would not increase overlooking. The proposals are therefore considered to be in accordance with policy SD6.

#### Recommendation

Grant planning permission.

#### **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***