

Delegated Report Member's Briefing		Analysis sheet		Expiry Date:		10/08/2010	
		N/A / attached		Consultation Expiry Date:		19/08/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/2873/P			
Application Address				Drawing Numbers			
30 Harley Road London NW3 3BN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear extension at first floor level to existing dwelling (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		10 adjoining occupiers were notified and a site notice displayed from 25/06/2010. No responses were received.					
CAAC/Local group comments:		<p>Elsworthy CAAC was notified, but did not respond.</p> <p>Elsworthy Residents Association commented that the house has already been extended with an over-dominant side extension, and are unsure that a further extension can be justified.</p> <p><i>Officer's response: The proposed extension is very modest in size and being at the rear of the property, and not readily visible from the public realm, would have a minimal effect on the appearance of the building and the character and appearance of the conservation area.</i></p>					
Site Description							
The application site is a large detached 2-storey plus attic house located at the southern end of Harley Road at its junction with Wadham Gardens. It lies within the Elsworth Conservation Area but is not listed as a building that makes a positive contribution to the conservation area.							
Relevant History							
2010/0232/P Excavation of a basement extension to, and the formation of a lightwell at the rear of, the existing dwellinghouse. Granted 07/05/2010							
2009/5091/P Erection of a 2-storey side extension, excavation of new basement area and enlargement of the existing 1 st floor rear balcony. Refused 07/01/2010							
2009/5092/P Erection of a 1 st floor side extension to the northern side of the dwelling house on top of the existing flat roof. Granted 22/12/2009							

2009/5038/P Erection of a ground floor, single storey side extension, excavation of new basement area and enlargement of the existing 1st floor rear balcony to a single dwelling house. Granted 22/12/2009

2004/4364/P Erection of a single storey side extension to the single family dwelling house. Granted 10/12/2004

2004/0593/P The erection of a timber framed conservatory at the rear. Granted 30/03/2004

PWX0202762 The erection of a part 1-, part 2-storey and attic side/rear extension to a single dwelling house and other external alterations, together with the removal of a row of 6 garages and a redundant electricity sub-station in the rear garden and the landscaping of the land they occupied, and the erection of new piers, gates and dwarf wall along the front garden boundary. Granted 04/09/2003.

Relevant policies

Camden Replacement Unitary Development Plan 2006

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

SD6 Amenity for occupiers and neighbours

Camden Planning Guidance 2006

Elsworthy Road Conservation Area Character Appraisal and Management Strategy

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS14 promoting high quality places and conserving our heritage

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.

Assessment

The proposal is for a rear extension at first floor level. The main issues are the impact of the proposal on the host building and character/appearance of the conservation area and on the amenity of adjoining occupiers.

Visual impact

The house has an existing terrace at rear first floor level measuring approximately 5.3m (w) x 3.4m (d). It is proposed to increase the size of the en-suite bathroom to the master bedroom by extending out onto the terrace. The proposed extension would measure 2.7m (w) x 1.2m (d). It would be 2.5m at eaves level with a hipped roof rising to 3.5m.

The house has been variously extended to the sides and rear. However, the extensions are considered to have been sensitively produced, with their design and materials match the existing house. Due to the size of the existing house, the permitted extensions do not harm the overall appearance of the dwelling.

The proposed extension is relatively small, especially in the context of the house, and would not affect its scale or symmetry. It would re-use the existing bathroom window and the other materials would match those used on the existing house. As such the proposal would not harm the appearance of the building or the character and appearance of the conservation area.

Neighbourhood amenity

As the rear of the property already features numerous windows and a first floor terrace, and the closest neighbouring property is 25m away, there would be no significant adverse impact on the amenities of neighbours.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 31st August 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>