

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	24/08/2010
	N/A / attached	Consultation Expiry Date:	02/08/2010

Officer	Application Number(s)
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Jonathan Markwell	2010/3239/P
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Application Address	Drawing Numbers
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Garden Flat 43 Nassington Road London NW3 2TY	Please see decision notice
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PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
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Proposal(s)

Erection of a single-storey rear extension at lower ground floor level following demolition of existing conservatory and installation of two associated skylights and solar panels for lower ground floor flat (Class C3)

Recommendation(s):	Grant Planning Permission
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Application Type:	Full Planning Permission
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	17	No. of responses	01	No. of objections	01
			No. Electronic	00		

Summary of consultation responses:	One objection has been received from an occupier at Flat 2, No. 43 Nassington Road. Concern is raised regarding the line of sight to the first floor bedroom (and vice versa) caused by the two non-obscured skylights proposed. Officer response: Please see paragraph 3.2 of the assessment section.
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CAAC/Local groups comments:	South Hill Park CAAC was formally consulted and has no objection to the proposals.
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Site Description

The application site comprises a five-storey (lower ground, upper ground, first, second and roof level third floor) semi-detached property located on the south side of Nassington Road, close to the junction with Tanza Road (to the north-east). The building is sub-divided into self-contained flats on each floor. This application relates solely to that at lower ground floor level, which is accessed from the side passage between No's 43 and 45 and has sole access to the rear amenity space. The property is one of a pair (with No. 41), which is typical within this part of Nassington Road. The application site is close to an entrance to Hampstead Heath (to the east); while to the south are allotment gardens, beyond which is a mainline railway line.

The application site is located within South Hill Park Conservation Area. Although not listed, it is identified within the conservation area statement as making a positive contribution to the character and appearance of the area.

Relevant History

- 8702697 - Erection of a conservatory at the rear. Granted 29/07/1987.
- 8804517 - Extension to the ground floor rear elevation. Refused 07/06/1989.
- Reason for refusal: It is considered that the total floorspace of the building, following the proposed extension, would be excessive in relation to the site and the character of the area generally.

Relevant policies

London Borough of Camden 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

B7 – Conservation areas

Camden Planning Guidance 2006

South Hill Park Conservation Area Statement

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

Draft LDF Core Strategy

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

Draft Development Policies

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP29 – Improving access

Assessment

1. Introduction

1.1 Planning permission is sought for the erection of a lower ground floor rear extension to serve the existing Garden Flat at the building. The proposed rear extension wraps around the existing living room (which is to be retained), to provide a new dining room (in the position of the existing conservatory) and an enlarged study (in the position of the existing room being used as a third bedroom). The proposed extension is a maximum of 7.85m in width, set away from the boundary with No. 41 by 0.3m and No. 45 by 1m. The dining room element is 5.55m in width, 2.8m in depth and 3.2m in height. The adjoining enlarged study room, adjacent to the boundary with No. 41 is set back 1.05m in depth from the dining room extension, but adjoins the proposed dining room and existing living room and is thus 5m in depth. This element is 2.3m in width and 2.9m in height.

1.2 The proposed extension would replace an existing conservatory extension at this point. The existing conservatory (in the location of the proposed dining room) is 2.8m in depth, 4.5m in width and 2.9m in height. The proposed dining room is thus identical in depth, 1.05m greater in width and 0.3m greater in height to the existing. The existing bedroom extension (on the boundary with No. 41) is 3.5m in depth, 2.45 in width and 2.85m in height. This part of the proposal is therefore 1.5m greater in depth, 0.15m narrower and 0.05m greater in height than that existing. The proposed extension is therefore in overall terms only marginally greater in size than that existing, with the 1.5m increase in depth adjacent to No. 41 being the most prominent works proposed.

1.3 It is also proposed to install two skylights to the proposed flat roof area, one to serve the proposed enlarged study (0.9m x 1.8m in size) and the other to serve the existing living room (1m x 2m in size). Furthermore, plans submitted during the course of the application have also indicated the provision of seven solar panels on the south facing flat roof area, all orientated at a 12° angle.

2. Design

2.1 The proposed extension is similar in footprint to that which it seeks to replace. Although there are small increases in width, height and depth (in the area adjacent to No. 41), the stepped approach in part of the extension being set back from the main element helps reduce the bulk of that proposed. It is considered to be clearly subordinate to the existing building and appropriate in general design matters; furthermore the extension is not considered to cause harm to the character and appearance of the conservation area.

2.2 With regard to the detailed design considerations, the proposed extension will be built in London stock bricks to match the existing materials of the building. The proposed windows, sliding doors on the rear elevation and doors will comprise powder coated aluminium frames. Given the location of the windows on the rear elevation of the building (not visible from the public realm) and the variety of materials for other rear extensions in the area (most notably the mix of brickwork and a lean-to conservatory at No. 41), in this context the proposed materials are considered to be suitable and satisfactory.

2.3 The two proposed skylights project 0.2m above the flat roof areas at these points. Given this minimal height and the provision of a parapet wall of similar height reducing any possible prominence, no design issues are raised with this element of the proposals. With regard to the installation of seven solar panels, these are positioned so as to have a minimal visual impact on both the building and the wider conservation area, given the 12° angle they are shown to be aligned. The panels are considered to be in full compliance with policy SD9c and will also be south facing, as promoted in CPG.

3. Amenity

3.1 In terms of the impact of the proposed works on neighbouring occupiers at No. 41, the existing boundary treatment and extension at this neighbouring property, together with the proposed design not including any windows on this side elevation, means there are not considered to be any significant adverse amenity impacts. This is in terms of overlooking and privacy matters. Sufficient outlook and access to sunlight and daylight will also be retained from this neighbouring property. With regard to the impact on No. 45, the proposed extension will be set back 1m from the existing boundary, which includes a 1m wall and vegetation rising to 2m. As such, the proposals are not considered to result in any loss of privacy, sunlight, daylight, sense of enclosure or loss of outlook for these neighbouring occupiers.

3.2 It is acknowledged that the proposed skylights could increase opportunities for overlooking between the lower ground and upper floor flats at the application site. However, any loss of privacy would be minimal given it would be at oblique angles and is not considered to be significant enough to warrant a sustainable reason for refusal if subsequently contested at appeal. As such, it is considered that the proposed alterations would not result in any substantial loss of amenity to any adjoining neighbouring occupiers.

3.3 Furthermore, the proposals are considered to improve the quality of residential accommodation for current and future occupiers of the Garden Flat. The proposed extension would improve levels of

outlook and access to sunlight/daylight when compared with the existing structure. Therefore in overall terms no amenity issues are raised.

4. Recommendation

4.1 Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd August 2010. For further information see

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