

Delegated Report	Analysis sheet	Expiry Date:	13/08/2010
	N/A / attached	Consultation Expiry Date:	26/07/2010

Officer	Application Number(s)
Amanda Peck	2010/2763/P

Application Address	Drawing Numbers
4b Countess Road London NW5 2NT	Refer to draft decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Erection of a single storey rear extension at second floor level to existing maisonette (Class C3)

Recommendation(s):	Grant planning permission
---------------------------	----------------------------------

Application Type:	Full Planning Permission
--------------------------	---------------------------------

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	20	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	6A Countess Road <ul style="list-style-type: none"> Concerned that this extension has an unusual detail of wood cladding on the east side, set back from the window below. Concerned that this might at some stage be turned into windows which would overlook my kitchen and living room OFFICER NOTE – The scheme has been amended and the timber cladding and set back has now been removed. No windows are proposed in the side elevation and a condition is recommended to ensure that in the future windows are not inserted in this elevation.
---	--

CAAC/Local groups* comments: <small>*Please Specify</small>	n/a
---	-----

Site Description

The application site is a maisonette on the upper floors of the property, which is located on the south side of Countess Road at the western end. The property is located within a terrace with two storey rear additions set in pairs. There is an existing ground floor rear extension with a first floor balcony/terrace accessed from the bathroom of the two storey rear addition. The rear elevation of the main roof can be glimpsed from the street in-between the buildings at 52 Leverton Street and 1 Ascham Street. The property is not within a conservation area and is not a listed building.

The terrace on the south side of this section of the street is relatively unaltered with one dormer

window at the adjacent property (number 2). Most properties have a single storey rear extension attached to the existing two storey rear addition. There are second floor extensions and alterations to the two storey rear addition at numbers 9 and 11 on the north side of this section of the street (no planning history for these alterations).

Relevant History

4003 - Conversion of the property into one 2 bed maisonette, one 1 bed flat. Approved 18 July 1967

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)

B1 (General design principles)

B3 (Alterations and extensions)

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

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.

CPG

Assessment

Proposal

Erection of an extension measuring 4.6m deep, 2.7m wide and between 0.7m and 2.2m high at second floor level. The proposal materials would be brickwork to match existing and an asphalt flat roof. The extension would include one window on the rear elevation.

Revisions

The extension was originally proposed to be slightly stepped in from the floor below and the side elevation was to be timber clad. The scheme has consequently been amended to align with the floor below and the side elevation is to be brick to match existing.

Design

Camden Planning Guidance 2006 specifies that rear extensions should be designed to be '*subordinate to the building being extended, in terms of location, form, scale*'. Furthermore '*extensions should respect the historic pattern and established grain of the surrounding area*'.

As the existing two storey rear addition is half a storey below the floor levels within the main building, the proposed extension would still be below the roof eaves of the main building. The proposed extension is therefore considered to be subordinate to the host building in terms of scale and bulk and in line with policies and guidance.

The proposal would involve the loss of an existing timber sash window at second floor level replacing it with a smaller casement window which is considered unfortunate.

The proposed detailed design of the extension is therefore considered acceptable and to be sympathetic to the host building and wider terrace.

Amenity

The extension is only 0.7m higher at the boundary with number 2 Countess Road. There is an existing parapet wall between the two properties at approximately 0.5m. The additional 0.2m in height at this boundary is not considered to impact number 2 Countess Road in terms of overshadowing. The extension is 2.2m higher along the side elevation of the existing two storey addition. It is set back 2.6m from the boundary with number 6 Countess Road. Because of this set back and the changes in

levels between the two storey addition and the windows on the rear elevation of the main building it is not considered to impact number 6 Countess Road in terms of overshadowing.

There are a number of existing windows on the rear elevation of the main building and the rear windows to properties on Ascham Street are a minimum of 15m away. It is therefore considered that the proposed window in the rear elevation of the extension would not result in additional overlooking.

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