

Delegated Report		Analysis sheet		Expiry Date:		10/08/2010	
		N/A / attached		Consultation Expiry Date:		20/07/2010	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2010/3167/P			
Application Address				Drawing Numbers			
6C Belsize Park Gardens London NW3 4LD				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Erection of a single storey rear extension at lower ground floor level to existing residential flat (Class C3).							
Recommendation:		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	27	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 23/06/2010 to 14/07/2010. No reply from the adjoining occupiers has been received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC raised no objection to the proposal and made the following comments: The proposed extension is carefully designed and sits comfortably at the base of the house. Perhaps a minimal adjustment to the position of the sliding doors and pivot door could enhance their position to the centre of existing windows above.					
Site Description							
The application site is a three storey semi-detached plus semi-basement level property on the north side of Belsize Park Gardens in the Belsize Conservation Area. The property has been divided into flats. It is identified as making a positive contribution to the character and appearance of the Belsize Conservation Area.							

Relevant History

Application property:

2010/2528/P – Planning application was withdrawn on 09/06/2010 for the erection of a single storey rear extension at lower ground floor level to existing residential dwelling (Class C3). This was due to concerns relating to the size of the extension (full width) and the detailed design (materials used – white render and aluminium frames).

Neighbouring property:

4 Belsize Park Gardens – Planning permission was granted on 03/12/2007 for the change of use of two self-contained flats at lower ground and ground floor levels to create a single self-contained maisonette, plus erection of bay window to side elevation at lower ground level, erection of staircase to the rear and alterations to windows and doors. There is an on ongoing construction work on site for the implementation of this permission.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for Occupiers and Neighbours

B1 – General Design Principles

B3 - Alterations and Extensions

B7 – Conservation Areas

Camden Planning Guidance 2006

Belsize 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.

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Proposal

This application is a re-submission of the withdrawn application. The originally proposed scheme has been revised to reduce the depth and bulk of the extension and to improve the fenestration detailing.

The proposed single storey rear extension on the lower ground floor level would increase the floor area of the garden flat by 19sqm. It would have a width of 8.2m, a maximum depth of 3m and a mono-pitched roof with a maximum height of 3m falling to an eaves height of 2.4m.

Design and Appearance

The proposed rear extension would be wholly concealed from public views and would retain ample passage along the side of the building. It would have matching brick work to existing, cedar timber slat roof and timber cladding between largely glazed openings on the rear elevation. Although the proposed extension would have a modern architectural style, the use of timber cladding and matching brickwork to existing would be appropriate within the garden settings. The positioning and size of the openings would also respect the positioning and hierarchy of the windows above.

The Council's Planning Guidance states that normally full width extensions would not be acceptable where they dominate the original building and obscure original features. The proposed extension would be set back by 0.5m from the side wall of the building. Although the set back would be small, this, together with the fenestration detailing would reduce its visual mass and prominence on the rear and side elevations. The proposed extension is considered to be subservient to the existing building in terms of its size, form and detailing.

The proposal is considered to be of an acceptable size and height and would be proportionate in scale to the existing building and would not harm the architectural integrity of the existing building or the appearance and character of the wider Conservation Area and in accordance with policies B1, B3 and B7 of the UDP.

Amenity

Policy SD6 of the UDP states the Council will not grant planning permission for development that it considers would harm the amenity of occupiers and neighbours. The proposal by reason of its size and design would not be likely to raise any material amenity issues in terms of loss of daylight/sunlight, privacy and outlook to the neighbouring properties.

The proposed extension would join the high boundary wall on the shared boundary with no.8 and would be between 0.6m and 1m below that wall. The full height narrow glass panel on the flank elevation of the extension (above eye level) would be screened by the 1.8m high boundary wall on the shared boundary with no.4. The impact of the proposed rear extension on the adjoining and adjacent properties (nos.4 and 8) would be ameliorated by the high boundary treatments. The proposal is considered to comply with the aims of policy SD6.

Recommendation: Grant conditional planning permission.

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