

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/07/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		07/07/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Gavin Sexton				2010/2570/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
23a Priory Terrace London NW6 4DG				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 single storey rear extension following the demolition of existing rear extension of ground floor flat (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	22	No. of responses No. electronic	00 00	No. of objections	00	
<b>Summary of consultation responses:</b>	A site notice was placed on 16 June for 21 days.  No responses to date						
<b>CAAC/Local groups comments:</b>	There is no CAAC for the Priory Road conservation area. No comments received from local groups.						
<b>Site Description</b>							
The subject site is a 3-storey semi-detached property with basement accommodation on the western side of Priory Terrace. The site is divided into 4 residential units. There is an existing single storey conservatory to the rear of the building.  The site is located within the Priory Road CA.							
<b>Relevant History</b>							
1961: Permission was granted for "Conversion into four self-contained flats."							
<b>Relevant policies</b>							
<b>Replacement Unitary Development Plan 2006</b>							
SD6    Amenity for Occupiers and Neighbours							
B1      General Design Principles							
B3      Alterations and Extensions							
B7      Conservation Areas							
<b>LDF Core Strategy and Development Policies</b>							
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

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

Replacement of existing single storey rear extension with an extension of comparable dimensions and materials. The key issues for consideration are the design and impact on neighbour amenity.

### Design

The existing rear extension has a largely glazed roof and timber framed rear elevation, with rendered side wall facing the neighbours at no. 25 Priory Terrace. The existing extension is set down from the main garden area with its roof line sitting comfortably below the supports which hold up the projecting balcony feature at ground floor.

The design is a more modern approach than the timber framed structure it replaces. It would project slightly further into the rear garden (3.3m instead of existing 2.85m) but otherwise the dimensions would be largely comparable to the existing. The rear elevation would be lightweight in appearance, being predominantly glazed with centrally located sliding doors. The roof would be flat with a raised rooflight in clear glazing and would remain below the balcony supports. It is considered that the new design would sit comfortably against the rear of the host building and is acceptable in terms of policies B1 and B3. It would preserve the character and appearance of the Conservation Area and is therefore acceptable in terms of policy B7.

### Amenity

As the dimensions of the proposals are only marginally greater than the existing (in depth only, not in height) the extension would not have a significant impact on the existing outlook of neighbours, nor on the sunlight/daylight experienced by their residences.

The replacement of the existing glazed roof with a smaller area of glazing in the form of a rooflight would have no significant impact on unwanted light trespass or light pollution to the windows above. Overall the proposals meet the considerations of policy SD6.

**Recommend:** Grant planning permission

## Disclaimer

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