

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>23/07/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>23/06/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Gavin Sexton				2010/2504/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
51 Netherhall Gardens London NW3 5RJ				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 and installation of a glazed canopy and metal gate to the side elevation of the existing single dwelling (Class C3).							
<b>Recommendation(s):</b>		<b>Grant planning permission</b>					
<b>Application Type:</b>		<b>Householder</b>					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>21</b>	No. of responses No. electronic	<b>01</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Site notice placed on 02 June for three weeks. Letter of support from 11f Arkwright Road					
<b>CAAC comments:</b>		Fitzjohns/Netherhall CAAC: Note from plans no access to single storey extension and this should be reflected in any approval.					
<b>Site Description</b>							
The application property is the western half of a semi detached pair of 3-storey with attic dwellings on the northern end of Netherhall Gardens at the junction of Maresfield Gardens. The property has an existing single storey rear extension. Within the Fitzjohns/Netherhall conservation area.							
<b>Relevant History</b>							
<b>2010/1733/P Withdrawn 13/05/2010.</b> Application for "Erection of a part one, part two storey rear extension to existing single dwelling (Class C3), along with the installation of a glazed canopy and metal gate to the side elevation."							
<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**

The application is a re-submission, in amended form, of the application withdrawn earlier in 2010. The previous scheme was part-one and part-two storey. The second floor element has been removed from the current proposals.

The primary planning considerations are: design and impact on Conservation Area, impact on amenity of occupiers and neighbours.

**Design:** There is an existing lower ground floor extension which projects approx 7.55m from the rear elevation of the house on the west side, against the boundary with no. 49. It is approx 4.8m wide and is finished in white painted brick. There is also a rear projecting bay of limited architectural merit adjacent to the existing extension.

The proposed extension would be divided in two parts visually, with a brick built element replacing the existing extension and a glazed infill between it and the boundary with no. 53. The brick built element would project no further into the garden than the structure it replaces, whilst the glazed element would extend 6m from the rear elevation. A single sliding glazed skylight would provide additional light into the depths of the infill element. The extension is full width but its part lightweight/part solid appearance is in general accordance with the preferred approach and is acceptable. It would not obscure or obliterate any features of architectural merit on the host building. Whilst considerable in depth, it remains subservient to the host building which is also deep plan, being 14m from front to rear. Overall the proposed extension is acceptable in design terms and preserves the character and appearance of the CA, in accordance with policies B1, B3 and B7.

To the side a new glazed roof would be erected over the side passageway. It would be terminated with a metal gate. The additions to the narrow passageway would be barely visible from the street and are acceptable.

**Amenity of occupiers and neighbours:** As viewed from the west (no. 49) the additions would have the same roof profile as existing with consequent negligible impact on the outlook or daylight/sunlight to that dwelling.

To the east, the side elevation would be approx 3.9m high, set just inside the application site boundary. There is considerable screening adjacent to the rear elevation of the building in the form of evergreen shrubs planted on the boundary in the neighbour's garden. There is also a 2-storey extension which crudely intersects an existing first floor bay in the neighbouring property within 3.5m of the application site. This extension and the shrubbery have restricted the outlook from the ground floor window nearest to no. 51. The addition of a new extension projecting 6m from the rear elevation would further limit the outlook to an extent, but given the context described above it is considered that neither the impact on outlook or on daylight/sunlight to the nearest windows would be sufficient to merit refusal of the application. The proposals are therefore compliant with policy SD6.

There are no external changes proposed at first or second floors. No access to the flat roof is proposed and an informative would be added clarifying the need for planning permission should the occupiers seek to create a roof terrace.

**Recommend:** Grant planning permission

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