

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>22/07/2010</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>30/06/2010</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Rob Tulloch			2010/2439/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
121 Goldhurst Terrace London NW6 3EX			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 glazed rear extension at first floor level to existing residential dwelling, replacement of window to upper floor of existing rear extension and replacement of trellising to roof terrace (Class C3).					
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	23	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	125 Goldhurst Terrace object that <ul style="list-style-type: none"><li>the proposed extension will affect the sunlight and privacy of their garden.</li></ul> <u>Officer response</u> <ul style="list-style-type: none"><li><i>The actual extension would only extend 1.2m from the rear of the existing closet wing and be in front of an existing party wall, it is two properties away and would be fully glazed, and to the north of no. 125, so it is not considered to have an effect on sunlight to no. 125.</i></li><li><i>The proposed glazed extension would extend onto an existing terrace and the side would be obscure glazed up to a height of 1.6m. The replacement window facing no. 125 would be wider, but the bottom of the window would also be 1.6m above the internal floor, so it is not considered to increase overlooking.</i></li></ul>					
	10 B, C & D Fairhazel Gardens jointly object that <ul style="list-style-type: none"><li>the proposed extension will increase overlooking to their communal area,</li><li>there are already numerous extensions in the area,</li><li>it will create more noise, and</li><li>the loss of privacy will reduce the value of their property</li></ul> <u>Officer response</u> <ul style="list-style-type: none"><li><i>10 Fairhazel Gardens is 20m away and is perpendicular to Goldhurst Terrace. The proposed glazed extension would extend onto an existing terrace and the side would be obscure glazed up to a height of 1.6m. The replacement window facing no. 125 would be wider, but the bottom of the window would also be 1.6m above the internal floor, so it is not considered to increase overlooking.</i></li><li><i>The rear of the properties in the immediate area have been variously altered, the proposal is not considered to harm the appearance the surrounding area.</i></li><li><i>A modest glazed extension is not considered to increase noise.</i></li><li><i>Property prices are not a material consideration for planning applications.</i></li></ul>					

**CAAC/Local groups\***  
**comments:**  
\*Please Specify

No responses received.

## Site Description

The site is a three storey terraced property on the eastern side of Goldhurst Terrace near its junction with Fairhazel Gardens. The property is not listed and lies within the Swiss Cottage Conservation Area. It is currently divided into three flats.

## Relevant History

2007/0041/P Installation of dormer window with inset terrace in rear roofslope in connection with existing second/third floor level flat. Granted 01/03/2007

PW9802448 Conversion of flat roof at the rear second floor level to use as a roof terrace and the alterations to the window to form a door. Refused 13/08/1998 and dismissed on appeal 19/01/99

## Relevant policies

### London Borough of Camden Replacement Unitary Development Plan 2006

SD6 Amenity to occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

### Camden Planning Guidance 2006

Extensions and alterations

Roofs and terraces

### Swiss Cottage Conservation Area Statement

### LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

*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.*

## Assessment

The site has an original two storey closet wing with a single storey extension appended to the rear of it. The roof of the single storey extension is used as a roof terrace. The proposal is for an upper ground floor level glazed extension to the closet wing on top of the existing single storey extension, a replacement window to the side elevation of the upper ground floor of the closet wing, and the replacement of the trellising around the existing upper ground floor rear terrace. The main issues are the impact of the changes on the host building and conservation area and on the amenity of adjoining occupiers.

## Revision

The original scheme featured a glazed wrap-around extension at rear upper ground floor level. It was considered that the amount of glazing to the side of the closet wing would not only harm the appearance of the building, but also have potential for light pollution to the adjacent property at 123 Goldhurst Terrace. The proposal has been amended to omit the replacement glazing to the side of the closet wing and replace the existing square window with a more rectangular one.

## **Design**

The site forms a small terrace, comprising no. 121 - 129 Goldhurst Terrace, which is bookended by Fairhazel Gardens to the south and a four storey block of flats, Maryon House, to the north. The rear of the properties in this terrace have various alterations from ground floor level up to roof level. The site is not visible from the highway.

The proposal seeks to extend the upper floor of the two storey closet wing to provide more space and light to the flat. The extension would extend 1.2m onto the existing upper ground floor terrace retaining most of the terrace.

The extension would be glazed with timber framing giving it a lightweight appearance, the materials are appropriate for a conservation area. The location, at upper ground floor level, is considered to be acceptable as it has less of a visual impact. Due to its modest size, the proposal is not considered out of scale or at odds with the character and appearance of the rear of the terrace which already supports a variety of extensions. As such the extension is not considered to harm the appearance of the host building, terrace or wider conservation area.

The amended scheme features a replacement window to the side of the closet wing at upper ground floor level to give the flat more light. The proposed window would be wider than the existing window, but not as tall and positioned higher in the elevation than the existing window. The proposed window is considered to have a limited visual impact.

The proposal also involves replacement trellising around the existing terrace. The proposed trellising would be in the same location and the same size as the existing trellising.

## **Amenity**

The proposal involves an extension of 1.2m onto an existing terrace and the replacement of existing trellising.

Maryon House is a four storey block of flats which lies 3m to the north of the site and is set back from the proposed extension by approximately 7m. The proposed extension would only extend as far forward, and be as high as, an existing party wall and would not be seen from the flats, as such it is not considered that the proposal would affect sunlight, daylight or contribute to overlooking.

The south elevation of the extension would face the north side of the closet wing of no. 123 Goldhurst Terrace, as well as the gardens of nos. 123 – 127 Goldhurst Terrace. As the proposed extension would be to the north of these properties and behind an existing party wall it is not considered to affect the sunlight or daylight to these properties or their gardens.

The closet wing of no.123, and the rear parts of the gardens of nos.123 and 125, are already overlooked by a window in the side of the closet wing at upper ground floor level. The proposal would alter the shape of this window making it shorter and wider, and placing it higher up. As the bottom of the proposed window would be 1.6m above the floor, and due to the fact it replaces an existing window, the replacement window is not considered to increase overlooking.

### **Recommendation**

Grant Planning Permission

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 28<sup>th</sup> June 2010. For further information see**

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