

DISCLAIMER

Decision route to be decided by nominated members on Monday 07th June 2010. For further information see

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

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| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | | 11/06/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | 18/5/2010 | |
| Officer | | | | Application Number(s) | | | |
| Hugh Miller | | | | 2010/1387/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 41C Upper Park Road London NW3 2UL | | | | Refer to draft decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| The erection of a single storey rear extension at lower ground floor level including roof terrace and railings to existing self-contained flat (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 | 10 | No. of responses | 01 | No. of objections | 01 | |
| | | | No. electronic | 01 | | | |

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| <p>Summary of consultation responses:</p> | <p>Site Notice displayed 23/4/2010, expires 14/5/2010: <u>41B Upper Pk. Rd. Objection.</u></p> <ul style="list-style-type: none"> • I am worried about the noise nuisance that would be caused by the erection of a single storey extension. • This would be very close to my bedroom window and especially in the summer months would cause a problem with noise. • I have spoken to the people in Flat A and they are worried it would also make access easier for people to gain entrance to my flat B and flat A as there is a flat roof near where balcony would be. <p>Officers comment: See paras. 2.1-2.3 below.</p> |
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| <p>CAAC/Local groups* comments: *Please Specify</p> | <p><u>Parkhill CAAC:</u></p> <ul style="list-style-type: none"> • No objection to the infill extension. • Objection to the roof terrace – overlooking of neighbours. <p>Officers comment: See paras. 2.1-2.2 below.</p> |
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Site Description

A part 2, part 4-storey attic terraced property situated on the west side of Upper Park Road. The building is converted into three self-contained flats. The building is within Parkhill Conservation Area and is not listed. The adjacent property at number 43 has a two storey extension at the boundary with the application site.

Relevant History

February 1978 – PP granted - Change of use including works of conversion and the erection of an additional rear dormer to provide one maisonette and two self contained flats; ref. 25548.

Relevant policies

RUDP: 2006
SD6 –Amenity for occupiers and neighbours
B1 –General design principles
B3-Alterations & extensions
B7-Conservation areas
Camden Planning Guidance 2006:
Parkhill Conservation Area Statement Rear extensions: 7.14 -7.16.
Draft LDF Core Strategy
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 heritage / conservation areas
DP24 – Securing high quality design
DP25 – Conserving Camden’s heritage / conservation areas
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.

Assessment

The application proposes the following to the existing flat at lower ground and ground floor level:

- Erection of a single storey rear extension at lower ground floor level;
- A roof terrace at ground floor level; and
- Railings to the rear of the roof terrace.

1.0 Design

1.1 There are seven properties that forms a terraced all with mansard roof extensions and rear closet wings that are of similar width but vary in their height and roof form. The host building has a rear “L” shaped patio area with high common brick boundary walls on both sides with nos.39 and 43. The rear garden has high retaining walls and is accessed via the lower ground by steps. Number 39 has similar steps and number 43 accesses the rear garden from the upper ground floor level

1.2 The proposed infill-single storey extension would align with rear line of the closet wing and abut the two storey extension of number 43. It has dimensions of 1.9m x 2.7m (5.13sqm floorspace) 2.9m height. Comprising brick with render painted finish, timber framed glazed sliding doors it would be subordinate in terms of its design, size, use of materials and its siting being screened by the raised rear garden and common boundaries. The proposed extension would be similar to neighbouring infill extensions and would be in keeping with the appearance of the host and adjacent buildings. At the upper ground level rear, new French doors would replace the existing window to provide access to the proposed roof terrace and this is satisfactory. So too the proposed balustrade and guardrail which would comprise toughened glass and stainless steel. The general design treatment of the proposal is considered to not harm the character or appearance of the wider Parkhill Conservation Area. The proposed extension is satisfactory and is in compliance with policies B1, B3 and B7 also CPG.

2.0 Neighbour amenity

2.1 The balustrade to the roof terrace would align with its own closet wing and the closet wing of no.39. In this location and given the distance of the windows in the rear elevations to nos.39, 41 and 43 would ensure no additional harm caused through overlooking or loss of privacy to adjacent occupiers.

2.2 The occupiers' of the application unit has the use of the rear garden amenity space and given the proximity of the garden it is not considered that the use of the roof terrace would cause additional noise nuisance to harm neighbour amenity. The proposal is satisfactory and would not cause any increased material harm to occupiers at first floor. The proposal is satisfactory and accords with policy SD6.

2.3 The application site has no direct access from the public realm. It shares common boundaries with houses to its rear and to the side. Whilst it is not inconceivable that access could be gained to the roof terrace, officers consider that in this location given that the existing first floor terrace is some 4.5m above the proposed ground floor terrace the possibility of entry is not sufficiently material to refuse the proposal.

Recommendation

Grant planning approval.