

Delegated Report		Analysis sheet		Expiry Date:		19/05/2010	
		N/A / attached		Consultation Expiry Date:		28/04/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/0979/P			
Application Address				Drawing Numbers			
63 Patshull Road London NW5 2LE				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey ground floor rear extension following and a first floor extension following demolition of existing first floor projecting wing and ground floor extension to single family dwellinghouse (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	00	
			No. Electronic	00			
Summary of consultation responses:	None received.						
CAAC comments:	Bartholomew CAAC – no response received.						
Site Description							
The site is located on the north side of Patshull Road opposite the junction with Patshull Place. The site comprises a three storey mid-terraced property with loft conversion in use as a single family dwelling house in a predominantly residential accommodation. The property is not listed but is located within the Bartholomew Conservation Area.							
The property has been previously been extended at ground floor level and there is an existing two storey rear closet wing.							
Relevant History							
23/12/2003 – p.p. refused (2003/3107/P) for alterations to rear dormer extension, to include the provision of a roof terrace.							
29/04/2009 – Certificate of Lawful Development (2009/1196/P) withdrawn for the erection of a single storey rear extension to include the provision of a green roof, retractable glass roof and two rooflights to single family dwelling house (Class C3).							

28/04/2009 – **p.p. granted** (2009/1182/P) for erection of a single storey rear extension at ground floor level including green roof and fixed roof lights, and alterations to the existing side extension to the front of the dwelling including a new door and provision of roof lights.

10/09/2009 – **p.p. granted** (2009/2717/P) for the erection of a single storey rear extension at ground floor level, as an amendment to planning permission (2009/2717/P) granted on 28/04/2009 for the erection of a single storey rear extension at ground floor level.

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

Bartholomew Conservation Area Statement

LDF Core Strategy and Development Policies

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).

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

Proposal – Planning permission (2009/1182/P) was previously approved in April 2009 for the erection of a single storey rear extension at ground floor level including green roof and fixed roof lights, and alterations to the existing side extension to the front of the dwelling including a new door and provision of roof lights. This permission was amended (2009/2717/P) to include a single storey extension to the side of the approved extension. Permission is now sought for the following;

- To demolish and rebuild the first floor rear projecting wing.
- The extension first floor extension will be rebuilt 0.3m wider than the existing and 0.1m lower in height. It is proposed to insert two rooflights on the flat roof. The parapet wall which projects along the rear and side elevation of the closet wing (adjacent to no. 61) is 0.5m higher than the flat roof of the extension.
- The rear elevation of the extension would be wider (0.1m).
- The proposed materials are bricks to match existing on the rear and side elevation, painted render on the flank wall adjacent to no. 65 and a timber framed sash window.
- The ground floor works are near identical to those already approved (2009/1182/P). thus no issues are raised with this element of the proposals.

Design – The existing two storey projecting wing is unique in respect of its size and position in comparison to other buildings within the street. The predominate pattern for projecting rear wings in the remainder of the street are half width additions which extend from the rear elevation of the main dwelling. In this example the rear wing projects from the side of the host building. The rear addition at first floor level provides limited space and is used as a small bathroom. It is proposed to demolish the existing addition and rebuild it marginally wider than existing to provide a more usable space with improved insulation. It is proposed to replicate the design of the existing wing in terms of materials, parapet detailing and to insert a double glazed timber sash window in the place of the existing single glazed sash. The bulk of the roof will be flat, set down from the parapet wall by 0.5 and a small gap will be retained between the edge of the window and the side of the extension following the enlargement of the addition. The rooflights would be set down below the parapet wall.

It is considered that proposed demolition and rebuild of a slightly larger rear closet wing would not harm the character of the host building or the character and appearance of the wider Bartholomew Estate Conservation Area.

Amenity – It is considered that the proposed alterations to the rear wing would not harm the amenity of neighbouring occupiers or residents following the proposed amendments. This is in comparison to the existing situation with regards to loss of sunlight/daylight, privacy, outlook or levels of overlooking.

Recommendation – Grant planning permission

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