

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/05/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/04/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Aysegul Olcar-Chamberlin				2010/1123/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 3 105 Priory Road London NW6 3NN				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 at ground floor level to existing ground floor residential flat (Class C3).							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	24	No. of responses No. electronic	00 00	No. of objections	00	
<b>Summary of consultation responses:</b>	No responses.						
<b>CAAC/Local groups comments:</b>	Swiss Cottage CA has no CAAC.						
<b>Site Description</b>							
The property is a two storey late Victorian detached dwelling in gault brick, with a prominently detailed front gable and porch. There are a number of existing extensions to the roofscape in the form of dormers and a glazed conservatory.							
The property is in the Swiss Cottage Conservation Area.							
<b>Relevant History</b>							
No relevant site history.							
<b>Relevant policies</b>							
<b>Replacement Unitary Development Plan 2006</b> B1 (General design principles) B3A (Alterations and extensions) B7 (Conservation areas) SD6 (Amenity for occupiers and neighbours)							
<b>LDF Core Strategy and Development Policies</b> <i>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</i>							

to them at this stage.

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

## **Camden Planning Guidance 2006**

### **Swiss Cottage CA Statement**

#### **Assessment**

##### **Design**

The ground floor of the host building has been split into several units of accommodation and the rear garden has been subdivided accordingly to allow separate outdoor amenity areas. The host flat (no. 3) has an existing rear extension set apart from the boundary with no. 107 which projects approx 5.5m from the rear elevation. The neighbouring flat on the ground floor also has a rear extension which projects slightly beyond the rear line of the extension to flat 3.

The proposed extension, which would add a further 3m of depth to the existing rear extension, would be finished in materials to match the existing rear extension, with a rear elevation which mimics the existing extension: white render with uPVC windows and doors. Whilst the front of the host building exhibits some white banding as a decorative feature, the white render to the rear appears to be a contemporary addition. The extension would have a slight fall to the roof, with the parapet raised to peak at 3m adjoining the host building.

The existing flat roofed extension sits uncomfortably beside the lower height of the neighbouring part-flat and part-hipped roof rear extension. It is considered that enlargement of the existing extension to result in an overall projection of 8.5m beyond the main rear building line into the garden, would result in an extension which would no longer remain subservient to the host building. This is approx 10m in depth at the point from which the extension would project. Furthermore, the proposed flat roofed rendered structure fails to respect the characteristics, form and proportions of the host building contrary to policy B3 (Alterations and Amendments). The extension would add noticeably to the visual bulk of the building when viewed from the side and rear. The inclusion of uPVC windows and doors would fail to respect the materials elsewhere on the rear of the dwelling. Overall the proposal would neither preserve nor enhance the character and appearance of the Conservation Area, contrary to policy B7.

Neighbouring extensions to the rear of no.107 (granted consent in 1996) project a considerable depth into the rear garden but have a more lightweight pitched glazed roof, pre-date the current UDP and guidance and do not serve as precedent for this proposal.

##### **Amenity**

The limited increase in the height of the extension and its location and orientation would not result in a significant impact on the daylight or sunlight amenity of neighbours either within or without 105 Priory Road. The increased depth would not have a significant impact on the outlook from the other half of the ground floor of 105.

**Recommendation:** Refuse planning permission.

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