

Delegated Report		Analysis sheet		Expiry Date:		27/04/2010	
		N/A / attached		Consultation Expiry Date:		31/03/2010	
Officer				Application Number(s)			
Katrina Christoforou				2010/0955/P			
Application Address				Drawing Numbers			
18 Hadley Street London NW1 8SS				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey side infill extension at the rear of existing dwelling house (Use 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	03	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The mid terraced single dwelling house is located on the west side of residential Hadley Street. The property is not listed or within a conservation area.

Relevant History

2004/5333/P: Erection of a mansard roof extension for additional residential accommodation. Refused 07/02/2005.

2005/0744/P: The erection of a mansard roof extension. Granted 20/04/2005.

Relevant policies

Replacement Unitary Development Plan 2006

SD1- Quality of life
SD6- Amenity for occupiers and neighbours
B1- General design principles
B3- Alterations and extensions
B7- Conservation Areas

Supplementary planning guidance

- Camden Planning guidance, 2006

LDF Core Strategy and Development Policies

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
CS17- Making Camden a safer place

DP24- Securing high quality design
DP25- Conserving Camden's Heritage
DP26- Managing the impact of development on occupiers and neighbours

Assessment

The proposal is to extend the existing rear ground floor infill extension in line with the rear elevation of the closet wing at the single dwelling house. The extension would be 4.15m deep by 1.9m wide. The height of the extension would be at the same level as the existing addition, however, the garden and internal floor levels differ and it is therefore proposed to lower the garden level by a maximum of approx 0.5m to even out this relationship and provide an overall height above the new garden level of 3.1m. The extension would be constructed of brick painted white and would have a glazed roof all to match the existing. New glazed sliding folding doors would be installed across the rear elevation.

Adjoining number 20 has an existing infill extension which extends approximately a metre further in depth than the existing rear extension at number 18. The new extension would be deeper than that of the immediately adjoining neighbour. The boundary as existing comprises a brick wall (approx 1.5m) with a trellis above (approx 0.5m). The external wall of the extension would be constructed of London stock brick and would run along the garden boundary increasing its height by approximately 0.4m. The rear gardens are west facing with number 18 being located to the north of number 20. Within the fairly enclosed space between closet wings it is not considered that this will have a significant impact on the neighbour in terms of day/sunlight or sense of enclosure. It is proposed to install rooflights along the length of the infill. The existing extension roof is glazed and the relationship with the neighbouring upper floor window at number 20 would not therefore be altered. Increased overlooking or nuisance caused by light escape would not therefore occur. The proposals are considered to be in line with policy SD6.

The terrace has been significantly altered at the rear with a number of examples of extensions. Immediately neighbouring property number 16 has been extended to a greater depth than that of the proposed extension at number 16. The rear gardens of these properties are fairly compact and are enclosed to the rear by the high wall dividing them from the railway. The alterations would only be visible from the rear garden of the property itself and to a degree from the neighbouring garden at number 20. The proposed extension is limited to ground floor level and is considered to be in keeping with the host property and the terrace in terms of proportions, positioning and materials and would not harm their overall character and appearance. The proposals are therefore considered to be inline with policies B1 and B3.

Recommendation:

Grant planning permission.

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