

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/04/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		31/03/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2010/0525/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
8A Woodsome Road London NW5 1RY				Please refer to 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 to single family dwelling house (Class C3)							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	14	No. of responses	01	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		6A Woodsome Road – Supports the proposed development.					
<b>CAAC comments:</b>		Dartmouth Park CAAC – no comments received.					
<b>Site Description</b>							
The site is located on the north side of Woodsome Road, close to the junction with Highgate Road. The site comprises a three storey semi-detached single family dwelling house in a predominately residential area. The house is not listed but is located within the Dartmouth Park Conservation Area.							
<b>Relevant History</b>							
23/10/2003 – <b>Enforcement Investigation opened (EN03/0877)</b> into alleged breach of planning control of the demolition of roof of rear extension at house & replacement with a flat roof & french doors out onto new roof terrace. Closed on 13/01/2004.							
01/06/2004 – <b>p.p. granted (2004/1591/P)</b> for the use of the flat roof at rear second floor level as a roof terrace together with the erection of railings and the retention of the roof terrace access door.							

## 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

#### Dartmouth Park 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** - Permission is sought for the erection of a single storey rear extension to the side of the existing two storey rear addition that would extend beyond the side boundary of the main building. The proposed extension would measure approximately between 2.4 and 2.8m wide, 6.3m deep and 3.05m high. It is proposed to install bi-folding glazed doors across the rear elevation of the ground floor and insert three rooflights in the flat roof, set down below the parapet wall.

The extension will be constructed from London stock brick to match existing with black aluminium glazed doors.

**Design** – The property forms part of two semi-detached pairs built on the Bull and Last's Gardens in 1884 and 1889 and is noted as a positive contributor to the Dartmouth Park Conservation Area. This explains the sloped plot shapes in comparison to the remainder of street with more regular shaped buildings plots. It is considered that the proposed extension, which would infill the entire width of this plot, would be overly wide and add additional bulk at ground floor level. It is considered that extending beyond the existing building line of the property (beyond the side elevation of the existing property) would not respect the existing historical pattern of the building or the wider pair.

Camden Planning Guidance 2006 considers that 'the width of rear extensions should respect the design of the original building and overly wide extensions can dominate the original building in terms of bulk and form'. It is considered that the proposed extension which incorporates the entire width of the plot would not be considered subordinate to the host building. The Dartmouth Park Conservation Area Statement 2008 specifies that 'the original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern'. The proposed extension would be considered unsympathetic and would alter the balance of the pair of buildings.

It is considered that the proposed extension by reasons of its size, position and bulk would be detrimental to the balance of the wider pair, the character of the building and the character and appearance of the wider conservation area.

The proposal would involve the loss of an existing timber framed sash window on rear elevation of host building; however it is considered that this would not be detrimental to the character or appearance of the existing building.

The proposed dome shaped rooflights on the flat roof of the extension which would allow additional light into the extension would be set below the parapet walls. It is considered that due to their limited visibility the rooflights would not have a detrimental impact on the character of the building.

In accordance with Camden Planning Guidance 2006 the proposal would allow for the retention of a reasonable sized garden.

**Amenity** – There are no windows in the side elevation at ground floor level on the neighbouring building (no. 4 Woodsome Road) that would be affected by the proposed extension. There is a window on the rear elevation of the single storey lean to addition. The ground levels differ slightly (0.4m) between the two properties and the extension would run along the boundary wall with the neighbouring property at no. 4. Given the height and depth of the existing 2 storey rear wings on the host building, it is considered the proposed single storey extension would not significantly impede sightlines from the rear windows at no.4 and thus would not seriously worsen their existing daylight or sunlight

The extension would not project beyond the two storey rear addition on the host building therefore would have no impact on the amenity of the occupiers of the other building in the pair (no. 6A).

**Recommendation** – Refuse planning permission

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