

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 12<sup>th</sup> April 2010. For further information see

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

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	15/04/2010
		N/A / attached	<b>Consultation Expiry Date:</b>	18/03/2009
<b>Officer</b>			<b>Application Number(s)</b>	
Elizabeth Beaumont			2010/0755/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat A 8 Sandall Road London NW5 2AP			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 ground floor rear extension and replacement of existing front windows to ground floor flat (Class C3).				
<b>Recommendation(s):</b>	Grant planning permission			
<b>Application Type:</b>	Full Planning Permission			



## **Assessment**

### **1. Proposal**

1.1 Permission is sought for the following;

- The erection of a single storey rear extension beyond the existing two storey rear addition to create additional habitable accommodation for the ground floor flat.
- The extension would measure 4.5m deep, 2.6m wide and 3.5m high sloping to 2.8m.
- The extension would be constructed from brick to match the existing building with a slate roof with a rooflight.
- The proposed new windows and doors would be timber to match existing.
- It is also proposed to replace the existing timber sash window on the front elevation at ground floor level with a double glazed timber sash window.

1.2 There is an existing single storey rear addition beyond the two storey extension at the neighbouring property no.10. Planning permission (PE9700771) was approved in 1998 for the single storey conservatory. The solid flank wall of this extension serves as a boundary wall between the two properties.

### **2. Design**

2.1 The proposal extension would not extend across the full width of the host building and would align with the two storey rear addition. The extension would not project any further than the single storey extension at no. 10. The extension would still allow the original 'L' shape plan form to be easily recognised. It is considered the extension is subservient to the host building in terms of its position, bulk and form. In accordance with Camden Planning Guidance 2006 the proposal would allow for the retention of a reasonable sized garden.

2.2 The proposed use of reclaimed bricks to match the host building, slates and timber windows will ensure that the extension does not detract from the character of the existing building or the character and appearance of the wider conservation area.

2.3 The proposed replacement window on the front elevation will be of the same design and materials with double glazing. It is considered this proposal will have no impact on the character of the building or the wider terrace.

2.4 It is considered that the proposed extension and associated alterations would not have a detrimental impact on the appearance of the building or the character and appearance of the wider conservation area.

### **3. Amenity**

#### Loss of sunlight/daylight

- 3.1 Given the height and depth of the existing 2 storey rear wings on both sides of the intervening side alleys and the flank wall of the single storey extension at no. 10, it is considered the proposed single storey extension would not significantly impede sightlines from the rear and side windows at no.6 and thus would not seriously worsen their existing daylight or sunlight.

#### Loss of outlook

- 3.2 The existing outlook from the windows of the neighbouring property on the rear elevation and side elevation of the neighbouring property overlooks the boundary wall, the side elevation of No. 8, the flank wall of the extension at no. 10 and the garden areas of both properties. The resulting extension would reduce the gap between the properties; however its scale and the sloping roof and the position of the flank wall of the extension at no. 10 it is not considered to be significantly harmful towards neighbouring outlook, or have an overbearing impact in comparison to what exists.

#### Loss of Privacy

- 3.3 There are a number of windows on the side elevation of the existing two storey rear addition which allow views over the boundary wall. It is considered that the proposed additional windows would not have a significant additional impact on levels of overlooking or privacy in comparison to the existing situation.

#### **4. Recommendation** – Grant planning permission