

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>23/03/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>19/02/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2010/0170/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
6 South Hill Park London NW3 2SB				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 conservatory extension to rear and garden shed to residential flat.							
<b>Recommendation(s):</b>		<b>Grant planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>04</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		Site notice displayed from the 29/01/2010 – 19/02/2010 – no comments received.					
<b>CAAC comments:</b>		<b>South Hill Park CAAC</b> – no comments received					

### Site Description

The site is located on the west side of the looped road known as South Hill Park. The site comprises a three storey property with lower ground floor level. The ground floor is in use as an estate agent on the ground floor with flats on the lower ground and upper floors. The building is not listed but is located within the South Hill Park Conservation area. The site backs on to a mews known as 2a South Hill Park.

The application relates to the basement level garden flat.

## Relevant History

01/03/1989 – **p.p. granted (8804254)** for change of use and works of conversion to form a self-contained flat at first floor level and a self-contained bedsitter unit at basement level including the erection of an extension in height of 0.9m to the existing rear addition at first floor level.

01/10/1992 – **p.p. granted (9200743)** for the Insertion of obscured glazed panels (200mm x200mm) into stallriser of existing shopfront

26/04/1999 – **p.p. granted (PW9802877R1)** for the Erection of a mansard roof with a dormer window at the rear and the installation of two rooflights at the front, in connection with the conversion of the roofspace into additional living accommodation for the existing second floor flat.

## Relevant policies

### Replacement Unitary Development Plan 2006 (UDP)

SD6 (Amenity for occupiers and neighbours)

B1 (General design principles)

B3 (Alterations and extensions)

B7 (Conservation areas)

N8 (Ancient woodlands and trees)

### Camden Planning Guidance 2006 (CPG)

### South Hill Park Conservation Area Statement

## Assessment

**Proposal** - Permission is sought for the erection of a single storey conservatory extension to the rear of the building and a timber shed in the rear garden. The proposed extension would measure approximately 2.79m wide, 4.01m deep and 2.042m high sloping to 1.8m. The conservatory would be constructed from timber and flameless glazing. The timber shed would be positioned in the corner of the rear garden in between the garden wall and an existing tree, adjacent to no. 8 South Hill Park and would measure approximately 2.2m high sloping to 1.6m, 1.5m deep and 2m wide.

**Design** – The proposed conservatory would infill the area currently used as a patio to the side of the two storey rear addition and project 2m beyond this addition. The existing patio area is set down below the ground floor level of the remainder of the garden; the garden is accessed via a small set of steps.

It is considered that the conservatory would be subordinate to the host dwelling in terms of scale and bulk. The proposed use of glazing and timber is considered to be an acceptable addition to the existing building and would retain a reasonable sized garden. The proposed conservatory would not detract from the character of the building or the character and appearance of the wider conservation area.

The proposed timber garden shed with sloping roof is a simple addition which is considered to be an appropriate design, scale and bulk which would not detract from the character of the building or the character and appearance of the wider conservation area.

**Tree** – There are two small trees in the rear garden. The shed would be positioned approximately 0.3m from the trees situated in between one of the trees and the garden wall. It is not proposed to remove either of the trees. It is considered that given as the shed is a small structure with no foundations the proposal would not have a detrimental impact on either of the two trees. An informative will be attached to the decision notice to remind the applicant that it is an offense to do works to a tree in a conservation area without consent and the Council must be given six weeks notice in writing if there are any proposed works to the trees.

**Amenity** – The rear extension would project 0.3m above the boundary wall with no. 4 South Hill Park and would be set 2.5m away from the brick boundary wall with no. 8. The garden level of no. 4 South Hill Park is set down by approximately 1m from the level of no. 6. The garden shed would be positioned in the corner of the garden surrounded by a brick wall and timber trellis.

It is considered that the extension and the garden shed would not have a detrimental impact on the amenity of neighbouring occupiers with regards to sunlight, daylight, outlook and privacy compared to the existing situation.

**Recommendation** – Grant planning permission

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