

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>17/03/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>18/02/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2010/0197/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat A 10 St Augustine's Road London NW1 9RN				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 glazed timber conservatory to the rear of ground floor flat.							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>14</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 29/01/2010, expires 19/02/2010.  No response					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<u>Camden Square CAAC</u> : No response.					

### Site Description

A 3-storey semi-detached property situated on the south side of St. Augustine's Road, north of the junction with Agar Grove and Murray Street. The building is converted into self-contained flats. The building is within Camden Sq. Conservation Area. It is not listed.

### Relevant History

November 2009 Pp **refused** - Erection of conservatory to rear of garden flat (Class C3), ref. 2009/3826/P on grounds of its detailed design and materials would be detrimental to the character and appearance of the building and the surrounding conservation area.

### Relevant policies

#### **RUDP 2006:**

SD6 – Amenity for occupiers and neighbours

SD7A – Light pollution

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

#### **CPG 2006:**

Section 19 – Extensions, alterations and conservatories;

Section 29 –Overlooking and privacy.

#### **Camden Square Conservation Area Statement**

Rear Extensions/Conservatories: CS23, CS24, CS25, CS26 & CS27.

## Assessment

This application proposes the following:

- Erection of rear glazed extension at ground floor level.

### ***Design***

#### Existing setting

The rear garden measures (10.50m depth x 10.0m width) approx. 105.00sqm. At the rear, the host building has an existing 2-storey wing which projects approx. 1.3m forward of the rear elevation and opposite on the east side lies an existing garden patio area, which is typical of some neighbouring dwellinghouses, (nos. 6, 8 and 12). The proposed extension would occupy the patio area whilst projecting beyond the 2-storey wing by approx. 1.6m. The dimensions of the proposed extension are 3.0m depth x 4.2m width x 2.1m height/ eaves, 2.68m/ apex. The proposed extension would set back from the common boundary with no.12 (200mm), the adjacent property on the east side. It would comprise double glazed units with timber framed doors painted white, aluminium roof rafters with PVCu capping, roof and rear walls to be glazed and solid flank walls.

The proposed extension comprises sympathetic use of materials and would not detract from the appearance of the host building in terms of scale, siting and footprint. It would also complement the existing neighbouring extensions at nos.14 and 16, which are of larger scale, and proportion. In terms of design, size, scale and materials, the proposed extension would be subordinate to the host building and would not harm the character or appearance of the Camden Square Conservation Area. The proposed extension is satisfactory and is in compliance with policies B1, B3 and B7 also CPG.

### ***Amenity***

The windows and door openings to the adjacent properties are orientated due south-east. On the east side at no.12, a set of French doors provide access to the rear garden similar to the host building. Immediately rear are taller residential properties with windows orientated due northwest and they provide views to existing openings at the host building and also overlook the rear gardens of properties no.8, 10, 12 & 14 St. Augustine's Road.

The proposed extension would not abut the common boundary wall with no.12. Moreover, the extensions would be located at a distance of approx. 1.5m away from the existing French doors at no.12 and no harm would be caused at this distance. Given this distance, it is considered that the height and depth of the proposed extension would ensure that BRE guidelines for sunlight and daylight are not materially affected. Likewise, the solid east flank wall would ensure that there would be no overlooking or loss of privacy. The proposed extension would be visible from the French doors at no.12 however, together with the gap, height and depth of the extension; it is not considered that the occupiers' outlook would be compromise neither would there be a sense of enclosure. Neither is it considered that the glazed roof would impact unduly, causing light pollution / spillage to occupiers at the upper ground floor level rear.

The proposal accords with policy SD6, CPG and CAS.

**Recommendation:** Grant planning permission

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