

DISCLAIMER

Decision route to be decided by nominated members on Monday 08th March 2010. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	10/03/2010
		N/A		Consultation Expiry Date:	09/02/2010
Officer			Application Number(s)		
Eimear Heavey			2009/5953/P		
Application Address			Drawing Numbers		
Flat A 32 Chalcot Road London NW1 8LP			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
		Design Surgery			
Proposal(s)					
Erection of an infill rear extension at ground and basement levels, with ground floor balcony, to existing dwelling (Class C3).					
Recommendation(s):		Grant planning permission			
Application Type:		Householder Application			

Assessment

Proposal

Planning permission is sought for the erection of an infill rear extension at ground and basement levels of existing dwelling (Class C3).

Land Use

The proposed development is to provide additional residential floorspace to an existing unit; this is in accordance with Policy H1 of the Unitary Development Plan (2006).

Design

Policy B3 of the Unitary Development Plan (2006) and Camden Planning Guidance (2006) state that rear extensions should be subordinate in size to the host building, should respect existing architectural features and should respect the established grain of the surrounding area. Policy B7 also needs to be considered and it states that character and appearance of the Conservation Area should be preserved or enhanced. The Primrose Hill Conservation Area Statement states that rear extension should be as unobtrusive as possible.

The original building has been previously extended at ground floor level between the existing closet wing and the boundary with the neighbouring property. In this instance an infill extension is proposed at basement and ground floor levels so that it is flush with the existing closet wing. This will result in an additional 1.2metres being added to the kitchen and study areas at these levels. It is also proposed to lower the height of the existing ground floor extension by 0.5metres.

The proposed extension will incorporate the use of folding double doors at both basement and ground floor levels, along with brick to match existing, and, a steel balcony. The proposed balcony will project approx 0.5 metres from the proposed infill extension and will be painted black. The proposed infill extension is considered to be unobtrusive, sympathetic in design and would have minimal impact on the Conservation Area. It is noted that the CAAC have no objection to the proposal.

Amenity

An objection was received from the occupants of the neighbouring property, 31 Chalcot Road, who are concerned about overlooking into their garden from the proposed balcony. It is noted that a certain amount of overlooking of the garden of number 31 is already possible from the existing balcony on site and although the new balcony will protrude approx 0.5m further than the existing balcony, it is not considered to intensify the level of overlooking into the garden. At 0.5metres, the balcony is very small and there is not enough space to put a chair on it. Furthermore, it is currently possible to see the majority of the neighbouring garden from the window at ground floor level.

It is noted that the staircase from the balcony to the garden will also protrude an extra 0.5metres from its existing position; this is not considered to result in a loss of privacy to the neighbouring property of 31 Chalcot Road given the presence of vegetation between the properties. The proposed infill extension is not considered to result in a loss of sunlight, daylight or outlook to neighbouring properties.

Conclusion

The proposed infill extension and balcony is considered to be unobtrusive in its surroundings and in no way detrimental to the character and appearance of the Conservation Area or to the amenity of the neighbouring properties. The proposal broadly complies with Policies B1, B3, B6 and SD6 of the UDP (2006), the guidelines set out in Camden Planning Guidance and the Primrose Hill Conservation Area Statement.

Recommendation: Grant planning permission

