

Delegated Report		Analysis sheet		Expiry Date:		09/02/2010	
		N/A / attached		Consultation Expiry Date:		13/01/10	
Officer				Application Number(s)			
Rob Tulloch				2009/5736/P			
Application Address				Drawing Numbers			
77 Canfield Gardens London NW6 3EA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to existing ground floor rear extension including installation of new windows, doors and roof light, alterations to side elevation of main house including replacement of windows and enlargement of one window opening and erection of a pergola with enclosure and raised patio area, to rear of ground floor flat.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	23	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 23/12/2009 and 23 adjoining occupiers notified. No responses received.					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The property is an 1890's, three storey plus attic, semi detached property constructed in red brick. It has been extended at roof level and at rear ground floor level, and divided into flats. It lies within the Swiss Cottage Conservation Area.

Relevant History

PW9702400R1 The installation of two velux windows to the front roof slope, one to the gable, one to the rear, three to the side, and three to the roof top, together with two dormers each with access to a balcony set into the rear roof slope, in association with the conversion of the loft to provide a self-contained flat. Granted 19/12/1997

9201394 Change of use and works of conversion to provide 4 self-contained dwelling units and the erection of a single storey extension and loft conversion and provision of an additional parking space in the forecourt. Granted 01/04/1993

Relevant policies

Camden 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

Extensions and alterations

Assessment

The proposal is to change the fenestration of the ground floor flat and extension in connection with the redesign of the internal layout of the flat, create a raised terrace with a pergola, and stain the brickwork to the extension.

The main issues are the visual impact of the changes on the host building and conservation area and the amenity of adjoining occupiers.

Visual impact

The front elevation of the property has single glazed timber sash windows. It is proposed to replace these at ground floor level with timber double glazed units. The new units would be of the same size, design and style with the outer panes in the same position within the frames as the existing windows.

The ground floor side elevation (east) of the host building has, from front to back, a timber sash obscure glazed window (W/06) to a passageway, a small obscure glazed window to a toilet (W/07), two non-obscure windows to a bedroom (W/08 & W/09), and a small obscure glazed bathroom window (W/10).

It is proposed to replace W/06 with a double glazed window of the same size and design, to replace W/07, W/08, and W/09 with double glazed casements the same size as W/08 and W/09, and to replace W/10 with a larger lower window.

The rear elevation (south) of the extension currently has timber doors with sash windows on each side. It is proposed to replace these with a single patio door and a folding door.

The west elevation of the extension currently has no windows, and it is proposed to insert a new 1800 x 1900mm timber framed window.

The proposed windows to the front would not appear materially different to the existing windows. The proposed windows to the side of the property are of similar sizes to existing and have limited visibility. The windows to the rear and west elevation of the extension are of a modern appearance and acceptable for an extension. The proposed skylight to the extension is modest and would also have a limited visual impact. As such the proposed windows are not considered to harm the character and appearance of the host building or the conservation area.

The raised terrace, approximately 600mm above the level of the garden, would extend the width of the extension (approximately 6.5 metres) and project approximately 3 metres from the rear of the extension. One end of the terrace will be walled off to provide a seating area with a wall approximately 1500mm high and 3.2 metres wide, on top of this wall a simple pergola is proposed.

The terrace and wall are modest additions, and the pergola is a lightweight four posted construction. It is considered that these would not harm the character or appearance of the building or the conservation area.

Staining the brickwork to the extension is considered a minor alteration to its appearance, and as views of the extension are limited it would not harm the appearance of the building.

Therefore it is considered that the proposed works would not harm the character and appearance of the building or of the conservation area in line with policies B1 (General design principles), (B3 Alterations and extensions), and (B7 – Conservation areas) of the Camden Replacement Unitary Development Plan 2006.

Amenity for adjoining occupiers

The windows to the side elevation will replace existing windows. The three windows to the proposed

living room replace two windows of the same size that are clear glazed, the other window was obscured glazed, but does not face onto a habitable room. The proposed window to the study W/06 replaces an obscure glazed window and does not face onto a habitable room.

The proposed window to the eastern elevation of the extension is lower than the other windows and faces onto a boundary wall topped with foliage which would prevent any overlooking. This would also prevent any overlooking or loss of privacy resulting from the use of the terrace.

The proposed window to the western elevation also faces onto a boundary wall with a trellis on top, so there would be no loss of amenity for the adjoining occupiers on that side.

As such it is considered that the proposal would not cause any harm to the amenity of adjoining occupiers in line with policy SD6 (Amenity for occupiers and neighbours) of the Camden Replacement Unitary Development Plan 2006.

Recommendation

Grant Planning Permission

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