

Delegated Report		Analysis sheet		Expiry Date:		23/12/2009	
		N/A / attached		Consultation Expiry Date:		02/12/2009	
Officer				Application Number(s)			
Aysegul Olcar-Chamberlin				2009/4945/P			
Application Address				Drawing Numbers			
Flat C 34 Princess Road London NW1 8JL				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations and extension including erection of rear single storey (conservatory) extension and changes to rear window and door to lower ground floor flat (Class C3).							
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	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 11/11/09 to 02/12/09. No reply from the adjoining occupiers is received.					
CAAC/Local groups comments:		Primrose Hill CAAC raised no objection.					
Site Description							
The application relates to a lower ground floor flat in a three-storey-end-of-terrace property with a small rear garden on the east side of Princess Road in the Primrose Hill Conservation Area. The rear garden of the property is enclosed by a very tall boundary wall (approximately 3.7m high). Many of the properties in the terrace including the application property have existing single storey rear extensions. Some of the extension in the terrace are project up to the rear boundary wall.							
Relevant History							
None							

Relevant policies

Replacement UDP 2006

SD6 – Amenity for Occupiers and Neighbours

SD7A – Light Pollution

B1 – General Design Principles

B3 – Alterations and Extensions

B7 – Conservation Areas

Camden Planning Guidance (2006)

Primrose Hill Conservation Area Statement

Assessment

The proposal is for a single storey (conservatory) extension to extend the existing rear extension at the lower ground floor flat up to the rear boundary wall. The proposed extension would have a maximum depth of some 3m, maximum width of some 3.2m and a height of some 3m. The projecting rooflight in the middle of the flat roof of the proposed extension would increase the maximum height of the extension to some 3.3m.

Design:

Primrose Hill Conservation Area Statement states rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area and should not be more than one storey.

The proposed rear extension would not be higher than the boundary wall and would only be approximately 600mm wider than the existing rear extension. It would be subservient to the building and its fenestration detailing would respect the existing building and its surroundings. The use of matching brick work and timber framed glazing in the proposed extension is also considered to be appropriate in this location.

The rear garden of the property is paved and highly shaded by the high boundary wall and the existing rear extension at the adjoining property (no. 32). It is therefore further reduction of the garden space caused by the proposed extension would not affect the amenity value of the rear garden which could be detrimental to the appearance and the character of the conservation area.

The proposed alterations to the side and rear doors would not be visible from the public realm. An existing timber framed sash window would be replaced by double doors. Inaccuracies on the drawings mean no details of the new door on the rear elevation are submitted with this application. The alterations would be minimal and are considered to be acceptable in design terms but a condition has been added requiring submission of details of the door.

Amenity:

The proposed rear extension would not project across the full width of the property and would still retain some outdoor space for the occupiers.

The proposal would also not be likely to raise any amenity issues in terms of loss of daylight/sunlight, outlook and privacy. The impact of the proposed extension on the amenities of the adjoining property (no. 32) would be ameliorated by the existing rear extension at that property. Given the adjoining property's rear extension has frosted side windows facing the rear garden of the property, there would not be unacceptable overlooking from the glazed openings on the side elevation of the proposed rear extension to that property.

The impact of potential light spillage to the above flat from the projecting rooflight would be minimal given the distance from the main building. The proposal is considered to be acceptable and complies with policy SD6.

Recommendation: Grant conditional planning permission.

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