

Delegated Report		Analysis sheet		Expiry Date:		15/12/2009	
		N/A / attached		Consultation Expiry Date:		19/11/2009	
Officer				Application Number(s)			
Anette de Klerk				2009/4957/P			
Application Address				Drawing Numbers			
24 Bartholomew Villas, LONDON, NW5 2LL				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Enlargement of a single storey rear extension at ground floor level to residential dwelling (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	8	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed between 28/10/2009 – 18/11/2009. No response was received.					
CAAC/Local groups comments:		Bartholomew CAAC – No response received.					

Site Description

The site is located on the west side of Bartholomew Villas close to the junction with Lawford Road. The site comprises a three storey end of terrace property within the Bartholomew Estate Conservation Area. The property is not listed. The application site has a 2.5m high boundary wall along the passage that separates the site from the adjoining property at No. 22 Bartholomew Villas. The passage leads to No.24A Bartholomew Villas located to the rear of the application site.

Relevant History

19962: Conversion into a three-bedroom maisonette and a two-bedroom maisonette. Granted 06/02/1975.

20645: Change of use to a self-contained flat and a self-contained maisonette, including works of conversion, and provision of a rear spiral staircase from first floor to garden. Granted 15/05/1975.

PEX0200361: The erection of a single storey extension at rear ground level. Granted 20/08/2002.

Relevant policies

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 (CPG)

Bartholomew Estate Conservation Area Statement

Assessment

Proposal:

Planning permission is sought for the enlargement of the existing single storey rear extension at ground floor level of the single family dwelling. The enlargement of the single storey extension will provide improved circulation between the existing kitchen and dining/living room.

Design, scale and appearance:

The existing single storey rear extension is to be extended by approximately 1.2m in depth and will add a total floor area of 4.4m². The existing timber doors are to be re-used and a fixed roof light is also proposed to extend over the width of the doors to maintain natural light into the dining/living area. The application site has a 2.5m high wall extending along its southern boundary with the 2.7m wide passage separating the site from the adjoining property at No. 22 Bartholomew Villas. It is proposed to partially raise the height of the boundary wall by approximately 90cm where it abuts the proposed extension.

The proposed single storey extension will be located behind the existing 2.5m high boundary walls and will not be visible from the ground level of the surrounding area. The only part of the application that will be visible will be the small raised section of the boundary wall where the proposed extension abuts it. The proposed enlarged single storey rear extension is modest in scale and depth and will ensure that a reasonable amount of the garden area remains available for continued use as an amenity area.

In terms of design, materials, scale and proportions, the proposed enlarged single storey rear extension and minor increase in height of the boundary wall along the passage with No. 22 Bartholomew Villas are considered satisfactory. It is therefore not considered that the proposed development will have a detrimental visual impact on the appearance of the building or the character and appearance of the conservation area.

Amenity:

The application site has an existing single storey rear extension at rear ground floor level. Given that the proposed enlarged single storey extension will be located behind the 2.5m high boundary walls it is not considered that the proposal would result in any overlooking into any habitable room windows or garden areas of neighbouring properties nor will it have any impact on the daylight/sunlight to nearby residential properties. It would therefore be consistent with the requirements of policy SD6.

Recommendation: Grant Planning Permission

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