

Delegated Report		Analysis sheet		Expiry Date:	08/12/2009
				Consultation Expiry Date:	13/11/2009
Officer			Application Number(s)		
Jenny Fisher			2009/3987/P		
Application Address			Drawing Numbers		
18a College Crescent London NW3 5LL			Refer to decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey conservatory extension to the rear of the basement flat (Class C3).					
Recommendation(s):		Grant planning permission with conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	55	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p><u>Thames Water –Development Planning</u> There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 m. of, a public sewer. Thames Water will usually refuse such an approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services to discuss.</p> <p><u>Officer comment</u> <i>The access manhole is outside the site of the proposed conservatory but in close proximity to the rear elevation.</i> <i>The applicant has been advised to contact Thames Water. Contact details provided during site visit 27/11/2009. Applicant confirmed (30/11/2009) that he has been in contact with Thames Water.</i></p>					
CAAC/Local groups* comments: *Please Specify	<u>Belsize CAAC</u> No objection					

Site Description

18a is the basement flat within a building comprising four upper floors. The property forms part of a terrace of Italianate villas on the east side of College Crescent.

The rear garden backs on to a drive way and row of garages to the rear of a Buckland Crescent apartment block.

It is located within the Belsize Park Conservation Area. Nos. 14 – 28 are designated as a group of buildings that make a positive contribution to the area. `

Relevant History

July 1978 – CP, Change of use of 2nd and 3rd floors to two self-contained flats including works of conversion and the installation of dormer windows in the front and rear of the property.

May 1980 – P, Change of use of works of conversion to provide a self-contained flat on the first floor

July 1980 – CP, Change of use including works of conversion to create a self-contained flat on the ground floor

01/07/2002 (PWX0202143) Planning permission for the erection of a single storey rear conservatory.

Relevant policies

Replacement UDP: SD6; SD7; B1; B3; B7

SPG: conservation area; daylight; design; extensions; overlooking

Belsize Conservation Area Statement

Assessment

The dimensions of the conservatory approved in 2002 (PWX0202143) were 3.2 m (w)x 3.2m (d) x 3m. (h)

Current proposal

The erection of a timber framed glazed extension infilling a space between the existing rear extension and brick wall that forms the boundary between this and the neighbouring property (No. 18).

Dimensions: 3.2 (w) x 3.2 (d) x 2.8m. (h). The height is measured from the ground to the apex of the pitched roof; the conservatory itself would be 2.4m. (h).

The pitched roof 2m. (w) x 2.4m. (d) would be glazed with a solid area of roof surrounding.

The main issues for consideration are visual and amenity impact.

Visual Impact

The proposed conservatory would be a white painted timber framed structure with a pitched roof. It would be a lightweight building and appear as a separate structure to the existing brick built extension. It would be mainly glass and erected on a paved area infilling the space between the existing extension and boundary wall with the neighbouring property. The garden would be retained. SPG states that if a conservatory fills a gap beside a solid extension, it must be set back.

In this case the rear elevation of the proposed structure would align with that of the existing extension. However it has been designed to be as unobtrusive as possible; it would harmonise with the form and character of the original building, and would only be partially visible within oblique views from upper floors of the apartment block that fronts Buckland Crescent some distance away.

In light of this, it is considered that the proposed conservatory will not affect the integrity of the rear elevation of the property and is therefore acceptable and in accordance with policies B1 (design), B3 (extensions) and B7 (conservation areas) of the UDP.

Amenity

The proposed conservatory would not allow overlooking or restrict light to neighbouring properties. SPG advises that conservatories may cause light pollution to neighbouring properties and if necessary obscured glass should be used. In this case a glazed roof is required to enable light to the bedroom of the basement flat. The apex of the roof would be just below the sill of a window to the ground floor flat. It is considered that should the application be permitted, approval should be conditional to the installation of opaque glass within the conservatory roof. This would limit the degree of light spillage should artificial light is used, whilst allowing some natural light in. The glazed rear elevation would allow daylight to the applicant's bedroom through an existing rear window that would be retained, the glazed roof would allow additional natural light to the bedroom.

It is concluded that the proposed conservatory would not have a detrimental impact on the amenities of adjoining occupiers. It is therefore in accordance with policies SD6 (amenity) and SD7 (light pollution) and supporting SPG.

Recommend approval with a condition concerning installation of opaque glass and an informative reminding the applicant that although the application is acceptable in planning terms, approval is still required from Thames Water before works may commence.

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