

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/11/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		28/10/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2009/4584/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 3 Hogarth Court North End London NW3 7HJ				Please refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of rear glazed extension to second floor roof terrace following replacement of existing conservatory to flat (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>07</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from the 07/10/2009 to the 28/10/2009 – no responses received					
<b>CAAC comments:</b>		Hampstead CAAC – no objection					

## Site Description

The site is located on the north side of North End, positioned in between North End Road and Mountview Close. The site comprises a three storey residential block subdivided into residential units with garages at lower ground floor level to the rear. The block is adjoined by a single family dwelling house to the north-west, part of a terrace of three properties. The building is not listed but is located in the Hampstead Conservation Area.

The application relates to a maisonette flat located on the first and second floor level.

## Relevant History

27/05/1993 – p.p. (9300148) granted for the erection of a conservatory at rear second floor level on the existing roof terrace.

## 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

### Hampstead Conservation Area Statement

## Assessment

**Proposal** - Permission is sought for the erection of a mainly glazed rear extension with glazed elevations and a part-felt and part-glazed roof. The extension will be located on the existing terrace at first floor level to the rear of the building following the removal of an existing conservatory. The existing conservatory is of a Victorian design constructed from uPVC with decorative windows with a peaked roof measuring 2m high sloping up to 3.5m with a small area of terrace to the front and side.

The proposed glazed extension would measure approximately 3.9m wide, 3.8m deep and 2.6m high sloping to 2.8m constructed from glazed panels and aluminium bars. The extension is mainly flat roofed with a partial glazed slope where the roof meets the rear elevation of the main building. The two end panels/windows of the extension adjacent to the window of no. 3 are proposed as obscure glazed and fixed shut.

**Design** - The proposed construction is a modern design with slim aluminium glazing bars and bi-folding doors. Camden Planning Guidance 2006 specifies that wherever possible materials should match the colour and texture of the existing building. In this example the windows in the building are of timber construction and painted white. However, the proposed use of aluminium is considered to be acceptable given the slim line design.

It is considered the development would be subordinate to the building in terms of height, bulk and mass. It is considered that as the extension will replace an existing conservatory at first floor level and is set within a recess on a secondary rear elevation it would be acceptable at this level. It is considered the proposed extension would not have a detrimental impact on the character of the building or the character and appearance of the wider conservation area.

**Amenity** – The flank wall of no. 3 North End borders is attached to the side of Hogarth Court and acts as a boundary wall to the first floor roof terrace. The existing conservatory is positioned 1m away from this wall. There is a window at first and second floor level on the side elevation of no. 3. The window at first floor level looks directly onto the terrace and the side elevation of the neighbouring property and is a hallway, a non-habitable room. It is proposed to ensure that any overlooking or impact on privacy is limited that the end two side panels of the conservatory will be obscured glazed and fixed shut. The gap between the proposed extension and the flank wall of no. 3 will be maintained although slightly reduced. The height of eaves of the extension will be higher than the existing conservatory however the overall height of the structure will be reduced.

It is considered the proposed extension would not have a detrimental impact on the amenity of neighbouring occupiers with regard to sunlight, daylight, outlook and privacy compared to the existing situation.

**Recommendation** – Grant planning permission

**Disclaimer**

*This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613*