

Delegated Report		Analysis sheet		Expiry Date:		16/11/2009	
		N/A		Consultation Expiry Date:		21/10/09	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2009/4315/P			
Application Address				Drawing Numbers			
121a Gloucester Avenue London NW1 8LB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Infill to side of existing single storey rear extension and alterations to front lightwell, to garden 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	20	No. of responses	01	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		123a Gloucester Avenue: no objections. Concerns over disruption during construction and party wall issues.					
CAAC comments:		Primrose Hill CAAC: no objections. Note that the rear infill should confirm to policy guideline in the PH CAS on such rear additions and that Bedroom 1 needs a door.					
Site Description							
The application site is a terraced period house on the south-western elevation of Gloucester Avenue. The house is in residential use and converted into flats with the basement flat the subject unit. Access is gained via the front basement lightwell and the flat benefits from a small rear garden. The rear elevation comprises a lower ground floor projection with a roof terrace above. The site is not listed and lies within the Primrose Hill CA.							
Relevant History							
26144/R1 Change of use, including the erection of an additional floor with roof terrace at the rear, and the enlargement of the existing back addition to form a 2-storey back addition with roof terrace over, to provide 3 self-contained flats and a self-contained studio flat. Granted 08/06/1978.							
8700216 Erection of a mansard roof extension. Granted 25/03/1987.							

Relevant policies

SD1, SD6, B1, B3, B7
PH CAS, CPG 40

Assessment

Permission is sought for the enlargement of the lower ground floor extension to form a full-width rear extension with two sets of glazed folding doors and the alterations to the front lightwell entrance area to provide a newly design door and window.

The rear extension is to provide for enlarged residential accommodation which is welcomed. The new layout of the accommodation complies with the relevant CPG.

Design

The proposed extension is full-width which is not normally encouraged in CAs. However, the extension will not be seen from the public realm and therefore is not considered to harm the character and appearance of the CA. The proposed materials are a rendered rear facing elevation with metal cladding to part of this area and a glazed roof over the enlarged area. While the metal cladding is not a traditional material in this area it is considered to provide a modern appearance to a rear part which is not visible from the public realm, as mentioned above, and therefore considered acceptable. A small courtyard is proposed to be retained between the existing rear side door and the new extension to allow a rear opening into the bedroom. This is considered acceptable and complies with policies B1, B3 and B7.

The front replacement door and window are to be painted framed glass door and a sash-window to match the main openings in the house. This is considered in keeping with the character and appearance of the house and area and complies with policies B1, B3 and B7.

Amenity

There are no amenity implications as a result of this development as the development is to be contained below the existing boundary walls and it retains a reasonable sized garden to the rear.

Accordingly, it is recommended to grant planning permission.

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