

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd November 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	13/11/2009
		N/A / attached	Consultation Expiry Date:	28/10/2009
Officer			Application Number	
Max Smith			2009/3197/P	
Application Address			Drawing Numbers	
Highfield Antrim Road London NW3 4XN			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey ground floor rear conservatory infill to dwelling house (Class C3)				
Recommendation(s):		Granted		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Adjoining occupiers were notified by letter and a site notice placed outside the property On 30/09/2009. No responses have been received to date.					
CAAC/Local groups comments:	Belsize CAAC object and raise the following points; 1. Object in principle to the proposed extension. 2. The rear of the property has already been harmed by replacement windows. 3. The extension is unsympathetic and would do further harm to character of this fine Arts and Crafts house. 4. Highfield is indentified as making a positive contribution to the CA.					

Site Description

A two-storey semi-detached dwellinghouse in the Belsize Conservation Area. The property is identified as making a positive contribution to the conservation area.

Relevant History

2009/1930/P: (Certificate of Lawfulness). Erection of a single storey rear in-fill extension and the replacement of an existing door and window with new within the rear elevation of an existing ground floor extension to the rear of the dwelling. Withdrawn 16/06/2009.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for Occupiers & Neighbours
B1 – General Design Principles
B3 – Alterations and Additions
B7 – Conservation Areas
N8 – Ancient woodlands and trees

Camden Planning Guidance 2006
Belsize Conservation Area Statement

Assessment

Proposal

A single storey lean-to conservatory, measuring 3.5m by 3.6m, would be constructed to infill the gap between the closet wing and the boundary with the adjoining property. The roof and folding doors to the structure would be constructed in aluminium.

Main Considerations

The extension's design and its impact on the character of the Conservation Area, whether there would be an impact on the amenities of neighbours and the effect on trees are the main considerations.

Design

The new conservatory would not be visible from the public realm and the adjoining property has an existing conservatory in an analogous position to the proposed development. Aluminium would be an appropriate material as it would underline the distinction between the original building and modern addition whilst the narrower glazing bars achievable with this material would allow greater views of the retained brickwork and opening within. As such, the character of the conservation area and appearance of the building would be maintained and the proposal would comply with Policies B3 and B7 of the Camden UDP as well as the Conservation Area Statement.

Amenity

There would be no impact on the adjoining, or any other, property in terms of loss of light, outlook or overlooking. A new party wall would be constructed on the boundary, which would also serve as the flank wall to a replacement conservatory at 'Pembroke'. The proposal would therefore comply with Policy SD6.

Trees

A lilac tree, not visible from the public realm and of limited amenity value, is located close to the development site. Arboricultural reports have been submitted with the application that demonstrate that the development would result in the loss of the tree and outlining measures to protect the tree during construction works. Although of limited interest, the efforts to retain this tree are welcome. No other tree would be effected.

Recommendation: Grant planning permission.