

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/09/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		24/08/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2009/2805/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Ground Floor Flat 7 Ulysses Road London NW6 1ED				See 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 single-storey rear ground floor level extension with glass roof and sliding doors and replacement of door in side elevation with brickwork all in connection with existing ground floor level flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>11</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		1 Support from no. 5 Ulysses Road <ul style="list-style-type: none"> <li>We have been shown the plans for the extension and we have no objections</li> <li>Welcome renewal of common fence</li> </ul>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No responses to date					

## Site Description

The application refers to a 2 storey terrace on the south side of Ulysses Road. It is currently divided into flats. It is not located listed and is not situated in a conservation area.

## Relevant History

33534 Formation of a self-contained flat on the ground floor. Grant permission 11/02/1982

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### Camden's Revised Replacement Unitary Development Plan 2006

- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions

### Camden Planning Guidance 2006

## Assessment

The application refers to a one storey rear extension. The approximate dimensions of the extension are (h x w x d) 2.7mx 4.6m x 2.6m. The extension will be built in brick to match the existing with 3 timber glazed doors set within the centre of the rear elevation. The majority of the roof of the extension will be made from frameless glass which will slightly slope towards the dwelling.

The extension will extend across the entire length of the rear closet wing and will extend for a further 60cm to the distance of the existing side bay window.

### Main Considerations

- Impact on host building
- Neighbourhood amenity

### Impact on host building

Camden Planning Guidance states that rear extensions should be subordinate in size to the host building; should respect existing architectural features; should respect the established grain of the surrounding area and not cause a loss of amenity to adjacent properties.

The extension is considered to be acceptable as it broadly applies to Camden policy and guidance. It is considered that the location, size, proportions and materials of the extension are acceptable. The works will not be able to be seen from the main street scene but may be glimpsed from the small alley which runs behind the property. The works are considered to respect the character and appearance of the host building and its immediate surroundings.

It is considered that a reasonable sized garden will be retained.

The works are considered compliant to policies B1 and B3 of the London Borough of Camden UDP.

### Neighbourhood amenity

The extension's is not considered to raise any issues concerning amenity to the adjoining houses or the flats above. The ground floor at No. 9 Ulysses would be the property most likely to be affected as the extension would border the property. It is considered that due the existing fencing and trellis which serves as the boundary between the properties and that the extension will be slightly set in from the party wall no significant harm will be caused in amenity terms.

The extension does not adjoin no.5 and considering the extensions modest proportions, the impact on the above flats are not considered to be harmful.

Therefore, it is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

**Grant Permission**

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