

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/08/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/08/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2009/2658/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
10 Wadham Gardens London NW3 3DP				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 a single storey rear extension to residential flat (Class C3) (following demolition of existing bay window and rear conservatory).							
<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>04</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 17/07/2009 until 21/07/2009 <b>Adjoining owners/occupiers</b> No reply to date.						
<b>CAAC/Local groups* comments:</b> *Please Specify	Elsworthy CAAC were consulted no response to date						

## Site Description

The application site is 10 Wadham Gardens which is located on the south side of the street. The building is a detached property comprising ground, first floor and roof storey. The property is in residential use as 3 self-contained flats (permission granted in 1995). This application relates to the 3-bedroom ground floor level flat. The building is not listed, but it is located within the Elsworthy Conservation Area. To the rear the property benefits from its own private terrace which leads directly into the communal gardens beyond.

## Relevant History

### Application Site 10 Wadham Gardens

#### TP/75750/2280

Planning permission was granted on 27/06/95 for the conversion of 10 Wadham Gardens into three self-contained flats.

#### 9301253

Planning permission was granted on 17/12/93 for construction of dormer window on front elevation.

#### 9400930

Planning permission was refused on 05/08/94 for the construction of a dormer window in the side of the main gable roof.

#### 9500239

Planning permission was granted on 19/05/95 for the installation of a velux window (980 x 780mm) in the side roof of the main front gable

#### PE9606117

Planning permission was granted on 21/02/97 for alterations to existing first floor window opening by enlarged timber casement window including balcony and new metal safety handrail.

#### 2008/3744/P

Planning permission was granted on 19/09/08 for alterations to first floor rear elevation to provide new french doors to flat.

#### 2008/3951/P

10 Wadham Gardens Excavation of basement level with four lightwells (2 x rear elevation, 1 x side elevation and 1 x front elevation) to provide additional habitable accommodation to the existing ground floor flat. Granted Permission has not been implemented.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. 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.

### London Borough of Camden Unitary Development Plan (2006)

SD6 - Amenity for occupiers and neighbours

B1 - General design principles

B3 - Alterations and extensions

B7 - Conservation areas

N5 - biodiversity

N8 - ancient woodlands and trees

### Camden Planning Guidance (2006)

### Elsworthy Conservation Area Statement (1999)

## Assessment

The proposal relates to the demolition of the smaller secondary existing bay to the rear elevation which will be replaced with a larger bay window. Works to the main rear bay window are also proposed. The windows on this bay will be slightly elongated with the exception of the two central panels which will be turned into doors.

### Main Considerations

- Impact on host building and the conservation area
- Neighbourhood amenity
- Trees

### Impact on host building and the conservation area

The works are considered to be acceptable as the alterations proposed are sympathetic to the original design and proportions of the host building.

The alterations to the main bay are fairly minor. Its size and structure will remain the same the works include the lowering of the window cills and the introduction of the white painted timber hardwood doors in place of the two central windows. This is considered acceptable as the form and style stays constant.

The new brick built bay which replaces a smaller one with a tiled roof is also considered acceptable. The bay although larger is still in proportion with the host building and its design respects the existing character architectural form of the host building. The proposed bay has three sides with a window in each section. The window's replicates the style and the materials of the existing and is thus considered acceptable. The rebuilding of the bay also includes the loss of one window on the rear elevation. This is not considered raise any further issues.

The works are compliant to policies B1, B3 and B7 of the London Borough of Camden Unitary Development Plan.

### Neighbourhood amenity

The proposed works do not raise any amenity issues. The works are not considered to adversely impact the neighbouring properties or the flats above. They will not result in the loss of daylight, sunlight or outlook to neighbouring residential properties and therefore the proposal complies with Policy SD6 of the Unitary Development Plan (2006).

### Trees

An Arboricultural report has been provided. The report satisfactorily demonstrates that trees to be retained (principally an adjacent Lime) will not be detrimentally impacted upon by the proposals. All works should be carried out in accordance with the tree report.

### Recommendation

### Grant Permission

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