

Delegated Report		Analysis sheet		Expiry Date:		07/09/2009	
		N/A		Consultation Expiry Date:		07/08/2009	
Officer				Application Number(s)			
Jennifer Walsh				2009/2936/P			
Application Address				Drawing Numbers			
6 Wesleyan Place London NW5 1LG				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear extension on first floor level with new rear window, flat roof and parapet to match existing on dwelling house (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	29	No. of responses	02	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		15a Mortimer Terrace commented on the application as follows: - Their garden wall is the right side of the property in question. They write to make sure that the window is to the rear of the property i.e. facing the railway and not on the external side wall. - if the latter, this would enable the occupants of 6 Wesleyan Place to see directly into their property and invade their privacy. - They state that they have no objection to the extension as they understand it to be, just the placing of the window. 15b Mortimer Terrace commented on the application as follows: - As long as there is no window overlooking the below garden and building opposite (15a and 15b Mortimer Terrace), they have no objection to the proposed plan. - They also do not object if the proposed roof height does not exceed the current flat roof height.					
CAAC/Local groups comments:		Dartmouth Park CAAC have objected to the proposal: - They have no objection to the proposal to erect an additional first floor room, on the top of the ground floor flat roof. - They do object to the proposal to create a roof terrace above the first floor. <i>(This element is now removed and is not included within this application).</i>					

Site Description

A part single-storey part 2-storey double front end of terrace property situated on the south side of Wesleyan Place north of Mortimer Terrace and west of the railway viaduct.
The property is within the Dartmouth Park C.A, yet is not a Listed Building.

Relevant History

2007/2751/P: Erection of first floor extension at rear to provide additional accommodation for single-family dwelling house (Class C3) GRANTED **01/10/2007**

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

Assessment

Site History

The previous approved application is yet to be implemented. However, discrepancies have been found within the drawings; the previous application was considered on the basis that the 2 storey part width rear existing extension had a ridged roof. However, the drawings are incorrect and therefore a new planning application has been submitted to show a flat roof to match the existing one on the rear elevation. This correction was confirmed by a site visit. The original application also involved access to the roof through the use of a dormer doorway as well as the use of the first floor roof as a terrace with the associated erection of railings; however this has been removed from the application.

Design

The proposed first floor extension would infill the existing gap to the rear above the existing single storey rear extension to provide an additional bedroom to form 3 x bed single-family house. The dimensions of the extension are 2.8m wide and 3.3m deep. The proposed extension would comprise matching bricks, slates, and timber sash windows with white painted finish. The proposal would continue and complete the flat roof across the rear elevation of the property.

Although it would add additional bulk to the house, it would not harm the overall form and appearance of the house as it would extend and complete the form and roofline of the 1st floor rear wing. It respects the original design, style and use of materials. The extension would be visible in the streetscene but, due to its form and profile in sympathy with the original design, it would not harm the overall character of the conservation area.

Amenity

Nos. 13-16 Mortimer Terrace have windows orientated northeast looking directly on to the application building. There is approx. 11.0m between the flank wall of no.6 and nos. 15 and 16 Mortimer Terrace; due to the distance and existing bulk and sense of enclosure created by the existing flank wall as well as the distance between the properties, it is not considered that there would be additional harm caused by loss of outlook or loss of sun/daylight.

Comments have been received in relation to potential overlooking from the proposed extension. It is considered that as the proposed window overlooks the railway to the rear and there is no window proposed on the flank elevation, it is not considered that the proposal would impact on neighbour amenity of the neighbouring properties at Mortimer Terrace.

As the difference between the two applications is minimal, and the principle of additional bulk at 1st floor level was accepted by the previous permission, no further design issues or amenity issues arise from that of the previous application, and therefore this 2nd application is considered acceptable.

Recommendation: **Grant Planning Permission**

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