

DISCLAIMER

Decision route to be decided by nominated members on Monday 24th August 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:	21/08/2009
			Consultation Expiry Date:	11/08/2009
Officer			Application Number(s)	
Jenny Fisher			2009/2454/P	
Application Address			Drawing Numbers	
Flat 1 155 King Henry's Road London NW3 3RD			Refer to decision letter	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Design Surgery 18/08/2009		
Proposal(s)				
Erection of an extension to an existing addition to the side of the lower ground floor flat.				
Recommendation(s):		Grant planning permission with conditions		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	03	No. of objections	03
			No. Electronic	00		
Summary of consultation responses:	<p>Objections have been received from the occupants of 153 and two flats in 155 King Henry's Road.</p> <ul style="list-style-type: none"> • Have already extended to rear which has not enhanced the period nature of the property. • Side extension not in keeping with concept of Elsworthy C.A. • Proposed extension would raise flank wall of existing extension and reduce light to patio area. • Planted wall terrace would be removed. • Overdevelopment. • Refers to extension approved - roof level with their window, concerned about security • Disruption, noise, dirt, dust and pollution. Cannot tolerate any more discomfort. • Impact on asset value of their flat. • Crack in wall due to rear extension. • Reference to a brick structure at the end of the garden. (response: referred to enforcement team for investigation) • Impact on privacy of adjoining gardens. <p><u>Officer comment :</u></p> <p><i>Please refer to report</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>Elsworthy CAAC</p> <p>No objection</p>					
Site Description						
<p>Application property is the lower ground floor flat of a four storey semi-detached house on the south side of King Henry's Road. Access to flat 1 is via a short flight of steps down to the entrance in the side of building. The site is in the Elsworthy Conservation Area.</p>						
Relevant History						
<p>24/03/2005 (2005/0457/P) Planning permission for the erection of a single storey rear extension at garden level, rebuilding of the existing shed to create a shed/laundry (to the side) and the creation of a deck to the rear of the extension.</p>						

Relevant policies

Replacement UDP: SD6; B1; B3; B7

Camden Planning Guidance Dec. 2006: conservation areas; daylight/sunlight; design; safe environments; extensions; overlooking

Elsworthy C.A.Statement

Assessment

Design

The proposal is to increase the depth of the existing side extension by 2.45m to the rear and 4m to the front. This would result in a side extension which was 11m deep in comparison to the existing 4.3m deep extension. The extension will be lit by 4 rooflights and a single window to the rear. The rear elevation would have timber cladding. The front elevation will have a timber door which will act as the entrance to the lower ground floor flat. The front elevation will be constructed in materials to match the existing building. 2.2m of the existing trellis (height 1.3m) above the brick party wall be replaced with brick.

The extension to the rear will be set back 300mm from the rear elevation of the previously approved extension and will maintain the height of the existing side extension which is lower than existing rear extension. This helps to break up the cumulative bulk of the rear extensions. The rear of the extension will not be visible from the public realm and is considered to be in keeping with the overall appearance of the building. To the front, the extension will be constructed behind the existing party wall with number 157. Due to its location at lower ground floor level, it will be partially obscured when viewed from the street. It is therefore considered that it will have a limited impact on the front elevation of the building. The proposed materials to be used in the extension are considered in keeping with the main building and appropriate for use in the conservation area. It is considered that the proposed extension will be in keeping with the overall appearance of the building and will not have a detrimental impact on the character and appearance of the conservation area.

Amenity

The adjoining building at no.157 King Henry's Road has a 2-storey rear extension without windows in the flank wall facing 155. There is a single storey brick built side extension, parallel with the side extension to the application premises. The neighbouring side extension includes a large roof light. At the time of the site visit (17/08/2009) a shutter in the rear elevation was pulled down concealing a door or window.

The proposed extension will be largely located behind the existing boundary wall. The rear element of the trellising which is to be replaced by a brick wall is located adjacent to the opening which is covered by a shutter. It is considered that the proposed extension would not result in a detrimental impact on the current levels of daylight or sunlight of the adjoining properties. In addition it will not result in a detrimental impact on the outlook from any habitable room windows. The proposal does not increase overlooking into any of the adjoining properties.

The rear garden is a substantial size and only a small corner would be developed. The amenity value of the garden for flat 1 would not be reduced and there would no impact on views over the garden from windows on upper floors of the house or neighbouring properties.

Other issues raised by objectors

One of the objectors raised concern about security. The existing entrance to flat 1 is in the flank wall of the house, with a less secure entrance to the laundry extension. It is considered that replacing the less secure entrance with what would become the main entrance to flat 1, would make the house more secure. The extension towards the front of the side extension would also make it far more difficult for a person to climb over and gain access to the side/ rear of the house.

Impact on property values is not a material planning consideration.

The inconvenience of construction to neighbours in terms of noise, dirt and other matters of this kind is not, within the context of a development such as this, a material planning consideration. However, should planning permission be granted the requirements of the Control of Pollution Act should resolve any problems that may arise.

Applicant's agent has explained that his client is re-building an existing shed (due to structural matters concerning the garden wall). It is a timber construction and not brick. However to be sure a request for an enforcement check has been requested.

It was noted (site visit 17/08) that plants in front of the trellis are growing out of pots on the applicant's side of the wall. A creeping ivy growing on the neighbour's side is unlikely to be affected because it is further along the boundary where the trellis would be retained.

Structural impacts on adjoining properties are dealt with under the party wall act.

Recommendation:

The application is recommended for approval.