

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		20/08/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		19/08/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Aysegul Olcar-Chamberlin				2009/3112/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
24 Harley Road London NW3 3BN				See draft 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>							
Retention of the upper ground floor external storage cupboard to the existing dwelling house.							
<b>Recommendation(s):</b>		Grant Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	16	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 29/07/09 to 19/08/09.  No reply to date from the adjoining occupiers is received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		No reply to date is received.					

## Site Description

The application relates to a three storey semi-detached single family dwelling house with semi-basement level on the west side of Harley Road in the Elsworthy Conservation area. The application house has recently been altered and extended.

The buildings in the adjoining site (no.26) are considered to be positive contributors to the appearance and character of this conservation area.

## Relevant History

Application property:

**EN08/0330** – The Council's enforcement section had an investigation for lawfulness of the rear extension and the swimming pool in the rear garden in 2008. During the investigation the rear extension were not finished. The Council's enforcement officer took the measurements of the extension and considered both the rear extension and the swimming pool as 'permitted development'.  
Neighbouring properties:

**16-18-20-22 Harley Road** – Planning permission (ref: H7/18/B/33128) was granted on 15/01/1982 for the erection of two three-storey linking blocks between the houses and formation of a studio at the rear of No. 20.houses together with the change of use including works of conversion to form 18 self-contained flats and two self-contained maisonettes.

## 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.

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

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas

### Camden Planning Guidance (2006)

### Elsworthy Conservation Area Statement

## Assessment

### Proposal

The original proposal was for the erection of first floor side extension and retention of the upper ground floor external storage cupboard to the existing dwelling house.

The Council's urban design and conservation area officer considered the proposed first floor side extension to be unacceptable in principle as it would be bulky and higher than the height of the porch of the existing house, contrary to policies B1, B3, and B7 of the UDP and the Council's guidance. Following the officer's advice the agent omitted the proposed first floor side extension from the current scheme.

During the officer's site visit for this application on 13/08/2009, it is noted that the flat roof of the single storey rear extension has been used as a ground floor roof terrace and the first floor terrace on the roof of the side extension has a timber structure and fencing. The submitted drawings show that the balustrading that surrounds the rear roof terrace increases to the height of the rear extension to 4.2m above the ground level. Therefore, the rear roof terrace requires planning permission. No details of the timber fencing and structure are shown on the submitted drawings with this application. The agent (Grant Leggett) confirmed in his letter dated 20<sup>th</sup> August 2009 that the existing lower ground floor extension and terrace do not and at no time have formed part of the application and the timber structure and fencing are not permanent structures.

Additionally the following works to the rear of the house which are considered 'permitted development' have been completed since the enforcement investigation closed.

- The side addition has been repaired.
- New openings have been installed to the upper the upper ground floor level on the rear elevation of the house.
- The rear of the upper ground floor has been rendered.

The proposal is now for only the retention of the upper ground floor external storage.

The external storage is located on the roof of the single storey rear extension immediately adjacent to shared boundary with the pool house in the adjoining site. It would cover an area of 0.72sqm and has a height of 3m.

### Design

Elsworthy Conservation area statement states rear and side extensions should be as unobtrusive as possible and no more than one storey in height and should not adversely affect the character of the building or the conservation area.

The external cupboard is located behind the existing two storey side addition and projects 0.9m from the existing side addition. It is 1.2m below the height of the side addition and slightly above the rear doors on the upper ground floor level of the side addition.

The external cupboard is screened by the side addition therefore it is not visible from the front elevation of the existing building and the streetscene. The cupboard covers a small space at the rear and is considered to be a minor addition to the rear of the existing building.

The cupboard is rendered with a matching colour to the rendering at the upper ground floor level of the existing building on the rear elevation. The matching rendering used in the cupboard camouflages the cupboard on the rear elevation of the building.

Given the location, size and materials used in the cupboard the proposal is considered to not to significantly affect the appearance of the existing building or harm the character of the conservation area. Thus, the proposal is acceptable in design terms and accords policies B1, B3 and B7 of the UDP.

## **Amenity**

The proposal would not be likely to raise any significant amenity issues in terms of loss of daylight, sunlight, outlook or privacy. The proposal is considered to be consistent with policy SD6.

The external cupboard is located approximately 2.8m from the rear of the adjacent pool house and is approximately 1.5m below the rear dormer windows of the main part of that house. The external cupboard is next to the lead roof of the adjacent pool house and does not affect the daylight, outlook and privacy of that property.

**Recommendation:** The proposal by reason of its location, size and design does not cause harm to the amenities of the neighbouring properties and the appearance and the character of the wider conservation area. Therefore, planning permission should be granted.

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