

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/05/2004</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		16/04/2004	
<b>Officer</b>				<b>Application Number(s)</b>			
Marilet Swanepoel				2004/1115/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 13 Eton Avenue London NW3 3EL				088/S1A, SS2A, SS3A, S5C, S6, S11, P1B, P2A, P3B, PS5E, PS10B, PS11A			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
The erection of a lower and upper ground floor rear extension with roof terrace together with the erection of an upper ground floor conservatory on an existing roof terrace to provide additional habitable accommodation for Flat 1, and the extension and conversion of the existing detached garage for use as a 'granny' annex.							
<b>Recommendation(s):</b>		<b>Approve subjection to conditions</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					

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<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>44</b>	No. of responses	<b>04</b>	No. of objections	<b>03</b>
<b>Summary of consultation responses:</b>	<ul style="list-style-type: none"> <li>➤ Extension is out of proportion to the scale, proportion and character of the property, by reason of it being a considerable increase in footprint, massing and bulk;</li> <li>➤ Would be visible from the public highway and therefore have some impact on the street scene;</li> <li>➤ Would severely affect the rear scale and proportions of the LB;</li> <li>➤ Further terrace to the rear would create a feeling of enclosure and overlooking and cause unacceptable disturbance to the privacy of Flat 2;</li> <li>➤ The incremental approach to extensions to the rear would result in the disfiguration of the building from its original form;</li> <li>➤ The entrance to the annexe would look onto the garden area with a visual scope of north east to south east – overlook habitable rooms;</li> <li>➤ Additional residential unit to the rear of the premises would severely infringe on the privacy of Flat 2;</li> <li>➤ The annexe would add to a feeling of over-development affecting the setting of the LB;</li> <li>➤ The proposed conservatory would directly intrude on the existing terrace at Flat 3 and obstruct the sunlight to a great degree;</li> <li>➤ Object to the garage that will be built any higher than existing.</li> <li>➤ Will take away light and view of Flat 7, 11 Eton Ave.</li> </ul> <p>One support letter received from Sarum Hall School.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p><u>Belsize Park CAAC:</u> Upper floor extension would further erode the character of this LB. The new staircase also inappropriate. Change of use of the garage to residential is inappropriate in this location in the garden and in a structure disassociated from the house. The proposed porch extension makes this structure more obtrusive and this is incompatible with a garden structure.</p>					

## Site Description

The site is a large 4-storey, grade II listed building on the south side of Eton Avenue, within Belsize Conservation Area. The property has an existing double garage to the rear of the site, set in the corner of a large rear garden.

The rear elevation of this grade II building has been substantially altered by means of works, some of which were granted planning permission in 1995, and some of which appear to be unauthorised, prior to the building being added to the statutory list of buildings of special architectural and historic interest in 1999.

## Relevant History

26/04/04: Refuse PP/LBC for demolition of existing detached double garage in rear garden, erection of 2-storey side/rear extension to house, including garage and extended rear terrace;

03/04/02: Refusal of PP/LBC for the erection of a single storey rear conservatory extension;

09/10/01: PP/LBC refused for the erection of a single storey glazed conservatory at lower gf level;

26/07/99: LBC granted for the erection of a lower ground floor extension with terrace above, extension to kitchen at upper ground floor level – provision of external staircase to garden;

15/03/99: PP granted for erection of lower ground floor extension with terrace above, extension to kitchen at upper ground floor level, provision of external staircase to gardens and replacement of existing garage with garage and sun room;

07/01/97: Alterations of 2 windows to French doors and formation of balconies;

08/10/96: PP refused for redevelopment of garage at rear of the property to provide a double garage, storage and playroom;

04/08/95: Demolition of part rear elevation and cantilevered 1<sup>st</sup> floor extension and garage in rear garden;

04/08/95: Conditional permission for the erection of a rear extension at lower/upper ground and 1<sup>st</sup> floor levels, plus other external alterations and works of conversion to provide 7 self-contained flats, plus the erection of a new garage in the rear garden

03/12/64: PP granted for erection of a double garage at end of rear garden at 13 Eton Avenue;

25/09/65: Construction of a temporary conservatory at r/o ground floor at 13 Eton Avenue.

## Relevant policies

EN1 General environmental protection and improvement

EN13 Design of new development

EN19 Amenity for occupiers and neighbours

EN22 Extensions to existing buildings

EN23 Reduction of garden amenity area

EN24 Roof alterations and extensions

EN31 Character and appearance of conservation areas

EN38 Preservation of LB

TR10 Traffic restraint

SPG – Development

Belsize CAS

## Assessment

The application seeks permission for:

- Erection of a lower ground floor extension (PP granted 15/03/99); and
- Spiral staircase to the rear (PP granted 15/03/99);
- Erection of a ground floor rear conservatory extension (PP granted 15/03/99);
- Erection of a ground floor extension; and
- Erection of railings around flat roof of proposed lower ground extension in connection with the formation of a roof terrace;
- Extension of existing garage (PP granted 15/03/99) and conversion to form a granny flat annexe/studio.

The material planning considerations are as follows:

- The Council's policies used to assess the 1999 application have not materially changed; neither has there been any other material change in any of the relevant considerations (the building became listed just before the determination of the application). The proposed lower ground floor extension, spiral staircase to the rear and the ground floor conservatory to the rear plus the extension of the garage are therefore recommended for approval.
- The rear elevation of the existing LB has been altered in such a way that only the front and side of the main building is considered to contribute to the setting of the LB.
- The proposed ground floor rear extension is considered acceptable in terms of size and footprint.
- Although the flank wall of the new extension would be part visible from the public realm it is considered to be subservient to the main building and would not detract from the setting of the LB and the character and appearance of the CA. The extension would not substantially add to the bulk of this much altered and extended rear elevation.
- The proposed extensions and conversion of the garage are not considered to result in over-development of the site and would not harm the setting of the LB nor the character and appearance of the CA. The previous permission entailed a porch extension to enable it to be used as a sunroom.
- The materials proposed – brick to match existing, timber doors, matching metal railing and staircase – are considered to enhance the setting of the LB and the character and appearance of the CA.
- The proposed extension at ground floor level would be set back from the rear elevation of the proposed conservatory extension. It is not considered to have any detrimental effect on amenities enjoyed by neighbouring properties.
- The proposed terrace at ground floor level is considered to have less impact on neighbour amenities than the existing terrace at ground floor level.
- The conversion of the garage into a granny annexe with ensuite bathroom, to be used as addition accommodation for flat 1, would not result in any loss of off-street parking space. The proposed conversion will be conditioned in order to ensure that it will be used in conjunction with the main building, and not as an independent separate dwelling house or B1 Office use.
- The proposed extensions and conversion would not result in any loss of green garden amenity space.

It is considered that the proposal would not cause any harm to the setting of the LB and the character and appearance of the conservation area, is in accordance with policies and as such approval is recommended.