

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 15<sup>th</sup> June 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report</b> (Member Briefing)		<b>Analysis sheet</b> N/A / attached	<b>Expiry Date:</b> <b>17/06/2009</b>
			<b>Consultation Expiry Date:</b> 04/06/09
<b>Officer</b> Hannah Parker		<b>Application Number(s)</b> 2009/1952/P	
<b>Application Address</b> 131 Fordwych Road London NW2 3ND		<b>Drawing Numbers</b> 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 conservatory to the rear of the existing ground floor flat.			
<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>44</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Neighbours were notified by letter. A single objection was received, who did not identify where they lived. They raised the following concerns.</p> <ul style="list-style-type: none"> <li>• Overdevelopment to the property</li> <li>• Noise and disruption caused by builders</li> <li>• The owners have no regard to the environment and have tendency to throw discarded builders waste in other peoples back gardens</li> </ul> <p><i>Councils Response:</i>  <i>The objection refers to noise and disruption caused during construction. This is not a material planning consideration, nor is the alleged discarding of builder's waste. An advisory note will be placed on the permission to ensure that building work takes place within the hours subject to Control of Pollution Act 1974.</i></p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	No response to date.					

## Site Description

A large 2 storey semi-detached house plus attic conversion on the east side of Fordwych Road. The house is divided into four flats. The application site refers to the ground floor flat. The gardens of the ground floor flat at no.131 and no.133 are shared.

## Relevant History

PWX0002741 Change of use from 2 self-contained flats to 4 self-contained flats, together with the erection of a rear dormer window Granted 06/05/2004

## 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

Camden Replacement Unitary Development Plan 2006

- S1/S2 – Sustainable development
- B1 – General Design Principles
- B3 - Alterations and extensions
- SD6 - Neighbourhood amenity

Camden Planning Guidance

## Assessment

The proposal is for a conservatory which will infill the gap between the closet wing and the boundary with no.133. The conservatory will be timber framed with a glass front and glass roof. The side that borders with no.133 will be constructed of obscured glass. A 70cm high yellow brick wall will form the base of the conservatory.

### Main Considerations

- Impact on host building
- Neighbourhood Amenity

### Impact on the host building

The proposed conservatory is considered acceptable. The conservatory is situated at the rear of the dwelling and cannot be viewed from the public highway. The conservatory will be a light weight structure that will remain subservient to the host building. A large garden is still retained. Timber is considered an appropriate material.

The proposal is compliant to policies B1 and B3 of the Camden Unitary Development plan.

### Neighbourhood Amenity

The only property whose amenity has the potential to be significantly affected would be no.133. Currently there is a fence which extends approximately the same distance as the proposed conservatory. This fence currently separates the adjoining properties patio areas. This fence will be removed.

The amenity of the property no.133 is protected in terms of privacy as the glass on the side elevation of the property will be obscured protecting the privacy of the ground floor at no.33. It is also considered that due to the nature of the materials used and the small scale of the development, there will not result in significant loss of light or outlook to no.133.

With regard to the objection, it is not considered that such a small addition could be regarded as over-development of the property.

Therefore, it is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

### Recommendation: Grant Permission