

Delegated Report		Analysis sheet		Expiry Date:		11/06/2009	
		N/A / attached		Consultation Expiry Date:		15/05/09	
Officer				Application Number(s)			
Katrina Christoforou				2009/1199/P			
Application Address				Drawing Numbers			
89A Islip Street London NW5 2DL				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension at lower ground floor level to the existing flat (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	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on the 24/04/09 and eight neighbours were individually consulted. There was no response to the public consultation.					
CAAC/Local groups* comments: *Please Specify		Bartholomew CAAC were consulted on the application and did not respond.					
Site Description							
The three storey mid-terraced Victorian property is located on the south side of Islip Street backing onto a warehouse which shields the rear garden from the railway lands. The building is divided into two flats and is within the Bartholomew Estate Conservation Area.							
Relevant History							
PEX0100169: The retention of a single storey timber framed conservatory extension at lower ground maisonette rear together with installation of a new timber window on the rear ground floor elevation. Granted 09/05/2001.							

Relevant policies

Camden Replacement 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

Assessment

The proposal is for the replacement of the existing glazed conservatory to the rear of the property at lower ground floor level (garden level) with a brick built extension of slightly increased size. The existing conservatory measures 2.2m (depth), 3m (width) by 2.5m (height) with a very slightly pitched roof. The proposed extension would again be partial width but would almost abut the garden boundary with number 91 whereas the existing is set away by 0.4m. The new flat roof extension would measure 4m (depth), 3.6m (width) by 2.5m high with parapets to a height of 2.7m concealing a rooflight. The extension would be finished in painted render with three painted timber framed doors to the new rear elevation a door and window to the west facing side elevation and two small obscure glazed blocks to the east elevation.

Design and appearance

The extension would be partial width and single storey sitting well below the first floor windows. The extension would be of a substantial depth but it would be an increase of only 1.8m from the depth of the existing conservatory. The property benefits from a good sized rear garden of which an ample area would remain. Other properties in the terrace have single storey extensions including a large conservatory at number 83 and a brick built extension at number 95. Overall the proposed extension is considered to be in keeping with the terrace and subordinate to the host property in terms of its size and position. The proposed render finish would contrast to an extent with the original London stock brick but would not harm the overall appearance. In addition, the extension is at the rear of the property backing onto a warehouse and would not be visible from the public realm. It is considered that the character and appearance of the conservation area would not be affected as a result of the proposals.

Amenity

The drawings show low garden boundary walls of approximately 1.2m, however above the wall a trellis has been erected taking the height of the boundary to about 2m. The extension would be set away from the boundary with number 87 by 2.3m and should not therefore raise any amenity issues with this neighbour in terms of light or outlook. The relationship the proposed west facing side door and window with number 87 is not considered to result in an increase in overlooking as the relationship already exists with the current conservatory. The existing wall and trellis provide screening and prevent direct overlooking.

The extension would abut the boundary with number 91. The door that would be to the side of the extension at number 91 appears to serve a living room or kitchen and is set away from the boundary by 1.5m. The extension is considered to be fairly modest being approximately 0.7m higher than the existing garden boundary running to a depth of 4m. Given the size of the door at the neighbouring property and the distance from the extension relative to the height and depth proposed, combined with the southward aspect of the rear of the properties it is considered that light and outlook to the neighbour would not be significantly affected.

The proposed obscured glass blocks in the side elevation would actually be below the height of the existing trellis. As they would be small in size and obscured would not cause significant light escape, loss of privacy or an increase in the sense of overlooking to the neighbour. If the application is to be approved it is recommended that a condition be applied to ensure that these blocks remain obscure glazed and are not increased in size.

Recommendation:

Grant planning permission.

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