

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>15/05/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>30/04/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2009/0955/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Ground Floor Flat 212 Haverstock Hill London NW3 2AE				Please refer to 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>							
Additions and alterations at ground floor level to enclose area to side of ground floor flat.							
<b>Recommendation(s):</b>		<b>Grant conditional 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>05</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		Site notice expired on the 28/04/2009 – no responses received.					
<b>Local groups comments:</b>		N/A					
<b>Site Description</b>							
The site is on the north side of Haverstock Hill on the corner with the access route to Allingham Court. The site comprises a semi-detached three storey building subdivided into flats. The property is located opposite the boundary of the Belsize Conservation Area (but outside it) and is not listed.							

## Relevant History

17/04/2001 – **p.p. refused** (PEX0100089) for the conversion of existing maisonette on the first and second floors to a maisonette on the first & second floors and one bedroom flat on the first floor, and the associated erection of a first floor extension at the rear.

04/09/2001 – **p.p. granted** (PEX0100445) for the insertion of roof light to rear slope of roof to upper floor flat.

04/12/2001 – **p.p. granted** (PEX0100896) for the conversion of existing maisonette on the first and second floors to a maisonette on the first and second floors and a one bedroom flat on the first floor and the associated erection of a first floor rear extension.

16/11/2007 – **p.p. granted** (2007/4718/P) for the erection of single-storey extension at rear to ground floor flat. [conditions included timber but not built with timber]

## 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 UDP (2006)

SD6 (Amenity for occupiers and neighbours)

B1 (General Design principles)

B3 (Alterations and extensions)

### Camden Planning Guidance 2006

## Assessment

**Proposal:** Permission is sought for alterations to the area to the side of the property in between the flank wall and the boundary wall which would enclose this area to be used in conjunction with the existing ground floor flat. The existing boundary wall will be used as the side wall of the extension.

The plinths of the boundary wall will be built up by 0.5m and windows inserted in place of the existing wooden railings. A further window will be inserted in the wall adjacent to the access gate. A sloped glass roof will enclose this area, which is 9m deep, 2m at its widest point and 3.5m high sloping to 4m. The proposed windows will be timber framed to match some of the other windows/doors in the building (a revision to the UPVc windows proposed initially).

**Design:** The proposed alterations to enclose this area is considered acceptable given its location, the existing wall(s) and would be subordinate to the building in terms of bulk and mass. The extension would be no higher than the stairwell structure to the front of side elevation. The proposal allows for the retention of a patio area of 11.85sqm to the rear of the building. It is considered the proposed extension would not harm the appearance of the property or the character and appearance of the adjacent Belsize Conservation Area.

**Amenity:** The proposed windows will overlook the windows/rooms in the ground floor of the neighbouring property in use as a café. Given the existing alleyway and existing situation, it is not considered that the proposed development would have any detrimental impact on the amenity of neighbouring occupiers.

**Recommendation:** grant planning permission

## Disclaimer

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