

Delegated Report		Analysis sheet		Expiry Date:	29/02/2008
		N/A / attached		Consultation Expiry Date:	28/02/2008
Officer			Application Number(s)		
Sara Whelan			2007/5998/P		
Application Address			Drawing Numbers		
87 South End Road London NW3 2RJ			Please see draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of first floor extension to rear of single family dwellinghouse (Class C3).					
Recommendation(s):		Granted			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>85 South End Road</p> <ul style="list-style-type: none"> - It is difficult to determine details of the applicant's proposals because the drawings are difficult to read. However I would have no objection to the proposals as long as, - The dimensions of the extension are no greater than those of the extension on which it is built - There are no windows or apertures overlooking the property at 85 South End Road. <p><i>Officer response:</i></p> <ul style="list-style-type: none"> - The proposed extension would be no deeper than the existing ground floor extension on which it would be built and would not include any windows in the flank elevations. - Therefore it is not considered that number 85 has any further objections and that the application does not need to be presented to a Members Briefing. 					
CAAC/Local groups* comments: *Please Specify	Hampstead Conservation Area Advisory Committee – No objection					

Site Description

The application site is located on the south western side of South End Road towards the junction with Downshire Hill. The application property is one of a distinctive row of two storey and three storey terraced properties with basement accommodation. The property is located within the Hampstead Conservation Area.

Relevant History

TP23035/109939 The erection of an extension of the two-storey addition to the basement and ground floor at the rear of the premises known as 87, South End Road, Hampstead – approved (07/09/1938)

9301133 The erection of a rear extension at first floor level to enlarge an existing bedroom in the dwellinghouse as shown on drawing 1055/1A;2A – approved (08/12/1993)

PWX0103998 Renewal of time expired planning permission for the erection of a first floor rear extension. As shown on 1055/1A, 2A and 3 – approved (11/03/2002)

9360126 Proposed extension to first floor for one bedroom (Plans submitted) – withdrawn (08/05/2003)

Relevant policies

S1 & S2 Sustainable development
B1 General design principles
B3 Alterations and extensions
B7 Conservation Area
SD6 Amenity
Supplementary Planning Guidance
Hampstead Conservation Area Statement

Assessment

The proposal is identical to that previously approved in 2002 (PWX0103998) for the renewal of an expired permission for a first floor rear extension (9301133). The current proposal does not differ in any way from the approved scheme of 2002 or 1993. The proposed extension would be located above an existing gabled ground floor and basement extension, which was constructed pre-1947. Current SPG (December 2006) and the Councils UDP (June 2006) have been adopted since the previous approval.

The extension would project for 2.5 metres from the original rear wall of the property and would be enclosed by a flat roof with a 200mm high parapet wall. It would be 3.9m wide, the same as the existing ground floor rear extension. The extension would be one full storey below the eaves of the original building.

The proposed extension would be no deeper than the existing ground floor extension. Both of the adjacent properties have three storey rear extensions, although these do not cover the width of the dwellings. The proposed first floor rear extension would be located to the south east of number 89. It would not contravene a 45 degree splay taken from a first floor window at number 89. The proposal would be to the north west of number 85. There is a mature tree on this shared boundary and the extension would not contravene a 45 degree splay taken from a first floor window of number 85. Therefore it is not considered that the proposal would have any detrimental impacts of overshadowing upon the adjacent dwellings.

The comments received from number 85 raises issues regarding overlooking and size of the proposal. These considerations would have been discussed above and have been addressed during the determination of the 2002 application. In addition the 1993 application provided a qualitative analysis of the extension's effect on each referenced window concluded that the degree of lost daylight to these windows would fall within acceptable limits. There have been no material changes in circumstance since the determination of the 1993 or 2002 application and the daylighting situation therefore continues to be acceptable.

The Hampstead Conservation Area Statement has not been amended or produced any new policies which would result in a material change in circumstance and the conservation area status is also the same. The 2002 proposal was therefore assessed in terms of its impact on the character and appearance of the conservation area. This continues to be acceptable.

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