

Delegated Report		Analysis sheet		Expiry Date:		10/12/2007	
		N/A / attached		Consultation Expiry Date:		26/12/2007	
Officer				Application Number(s)			
Sharon Bermingham				2007/5115/P			
Application Address				Drawing Numbers			
33 Quickswood London NW3 3SG				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The replacement of a garage door with a rendered wall and window, folding doors to a roof terrace with raised planters, solar panels on the roof; to the rear at ground floor level raised planters, a new bin store and a single storey rear extension.							
Recommendation(s):		Grant subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Original consultations expired on 19 th November 2007. Application was reconsulted as the rear extension was not included in the original description of development. Reconsultation expired 26 th December 2007.					
CAAC/Local groups* comments: <small>*Please Specify</small>							

Site Description

The site is a three storey terrace building on the north side of Quickswood. The rear of the property faces on to Adelaide Road. The site is not within a conservation area.

Relevant History

4 Quickswood - erection of rear first floor level extension and replacement of garage door with window at ground floor level in connection with existing single-family dwellinghouse (Class C3). Granted 12/11/2007

59 Quickswood - removal of existing garage door and replacement with window in connection with conversion of existing integral garage to habitable residential accommodation to the existing single-family dwellinghouse (Class C3). Granted 05/10/2006

59 Quickswood - erection of a single storey rear extension to existing dwelling house and a replacement 1.8m high wall adjacent to Adelaide Road . Granted 10/03/2006

Relevant policies

Replacement UDP 2006

S1, S2, S3 Sustainable Development
SD1 Quality of life
SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions

Camden Planning Guidance 2006

Assessment

Design

The proposed elevational changes involving the replacement of the garage door with a rendered wall and window, the creation of an enlarged opening to access the roof including the installation of folding doors are considered acceptable and in keeping with the appearance of the building and the terrace of houses. The alterations to the existing roof terrace including minor amendments to the railings in association with the installation of planter boxes along the sides of the terrace are considered acceptable. Other alterations shown on the plans include the installation of raised planters in the rear garden are acceptable.

The proposed rear extension will be 1.1metres in depth and have a fully glazed rear elevation and roof. The glazing gives the extension a lightweight appearance and it is considered in keeping with the overall appearance of the building. The extension will only be partially visible from the public realm. To enable the erection of the extension, the rear first floor balcony will be removed which is considered acceptable.

The solar panels on the roof will only be partially visible from the public realm and are considered acceptable.

Amenity

The proposed alterations and extension will not result in any loss of daylight/sunlight or privacy to adjoining occupiers.

Recommendations

Grant Planning Permission

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