

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th February 2008. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	31/01/2008
		N/A / attached	Consultation Expiry Date:	04/02/2008
Officer		Application Number(s)		
Carlos Martin		2007/5965/P		
Application Address		Drawing Numbers		
Flat A 31 Agincourt Road London NW3 2PA		Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolition of existing extension to ground floor flat and construction of new extension.				
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	04	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>1 objection based on the grounds of:</p> <ol style="list-style-type: none"> 1. The proposed roof should not be higher than the party wall at the rear. 2. The material for the roof is not in keeping with the conservation area. <p><u>Officer's comments:</u></p> <p>Both, the height of the extension and the material for the roof have been previously considered acceptable and approved under the former scheme. The height of the proposed extension is in fact slightly lower.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	Mansfield CAAC have commented: 'We would only ask that strict adherence to the approved plans be conditioned to any approval'.					

Site Description

Ground floor flat within a three-storey mid-terrace house located on the northeast side of Agincourt Road, within Mansfield Conservation Area. Similar properties adjoin at either side.

Relevant History

2007: pp granted (2007/2865/P) demolition of existing extension to ground floor flat and construction of new extension.

1992: 29 Agincourt Road: pp granted for the erection of a single-storey rear extension to ground floor flat.

Relevant policies

UDP (2006): SD6; B1; B3 & B7.

Camden Planning Guidance.

Mansfield Conservation Area Statement is not available.

Assessment

Planning permission is sought for the demolition of the existing single-storey rear extension and the erection of a single-storey rear extension expanding the full width of the property to a ground floor flat within a conservation area.

The proposed L-shape extension would wrap around the side and rear of the back-addition, forming a courtyard in the side return. The extension would project approximately 2.0m into the rear garden and would feature a steel barrel-vault shaped roof with a glazed section sloping towards the courtyard. It would incorporate a set of sliding doors to access the rear garden and a window facing the courtyard. The doors and windows would be constructed in aluminium and the party walls in second hand bricks to match existing. The extension would provide a kitchen/ living room, turning the existing 1-bedroom flat into a 2-bedroom flat.

The current proposal is a resubmission of a scheme approved in 2007 at Member's Briefing level and has the same footprint and an approximate height and overall volume. The only significant difference between the approved and proposed schemes is the shape of the roof, which is now curved, emulating a barrel vault. The proposed material for the roof is steel, as in the approved scheme.

Thus, the principle of accepting a full-width extension of this height at this location has already been established with the granting of planning permission last year. Therefore, the main issue to consider is the new roof and its impact on the conservation area and the amenity of neighbours.

The current proposal is slightly lower than the approved one and although the actual shape of the roof differs from the previous scheme, its impact on neighbours remains the same, and is not considered significant. In conservation terms, the new roof would introduce a new feature in this part of the conservation area. However, it was previously established acceptable the introduction of a new material: steel, based on the grounds that the extension would not be visible from the street. Similarly, the proposed new roof is not in keeping with the conservation area, however, as it would not be visible from the public realm it is considered acceptable and should not harm the character and appearance of the building or the conservation area.

Recommendation: Grant Planning Permission.