

Delegated Report		Analysis sheet		Expiry Date:		24/01/2008	
		N/A		Consultation Expiry Date:		01/02/2008	
Officer				Application Number(s)			
Bethany Arbery				2007/6113/P			
Application Address				Drawing Numbers			
Flat 1 29-31 Adelaide Road London NW3 3QB				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey rear extension at lower ground floor level in connection with existing flat (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	36	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Adjoining owners/occupiers No reply to date.					
Local groups comments:		Local Groups No reply to date.					

Site Description

The application site is 29-31 Adelaide Road which is a mid-terrace property located on the south-side of the street, west of its junction with Bridge Approach. These properties were originally both part of two separate semi-detached villas (27-29 and 31-33), but at some point in the past (possibly in the 1980s) Nos. 23-37 were linked together by side additions to the properties. The building is currently in use as 11 self-contained residential flats. This application relates to the lower ground floor level within No. 29. The site is not located within a conservation area.

Relevant History

29- 31 Adelaide Road

35655

Planning permission was granted on 10/05/83 for change of use including works of conversion, alterations and extension to form eleven self-contained flats.

PEX0200825

Planning permission was granted on 02/12/02 for the erection of a single storey rear extension to lower ground floor.

2007/4160/P

Planning permission was refused on 16/11/07 for erection of a single-storey rear extension and enlargement of front window at lower ground floor level all in connection with the existing lower ground floor level flat (Class C3).

33 Adelaide Road

Planning permission was granted on 19.11.02 for erection of a rear conservatory extension.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. 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.

London Borough of Camden Unitary Development Plan (2006)

S1/S2 Sustainable development.

SD6 Amenity for occupiers and neighbours.

B1 General design principles.

B3 Alterations and extensions.

Camden Planning Guidance (2006)

Extensions, alterations and conservatories.

Assessment

Proposal

Planning permission is sought to erect a single-storey rear extension at lower ground floor level. The extension takes the form of a partial-width (2.6m in width) extension set in the middle in the elevation and 1.6m in depth; the extension then increases in width to 4.8m and extends for a further 4.4m into the rear garden. This section of the extension abuts the boundary with No. 31, thereby creating an enclosed internal lightwell behind. The proposed extension is a solid extension to be constructed of blockwork and rendered with an asphalt roof. Glazing is to be added to the rear elevation of the extension (bifolding doors) and the elevations of the internal lightwell, and a single skylight installed on the roof to serve the wetroom. A new glazed opening, in the form of french doors, is to be added to the rear elevation to serve the existing bedroom. The proposal is to provide additional residential floorspace to the existing lower ground floor level flat allowing its conversion from a 2-bedroom to a 3-bedroom residential unit. It will leave 13.5m depth of the rear garden undeveloped.

The proposal also shows the enlargement of a window in the side elevation on plan, but there are no further details of this. The applicant has confirmed in writing (e-mail dated 23/01/08) that this is not intended to form part of the application.

Design

An application for a rear extension was approved in 2002. The approved extension was half-width (3.1m) and extended 5.0m from the rear building line. It was read as a modest sized extension which would be seen as subservient to the existing building. An application was submitted last year for a full-width extension; this obscured the entire rear façade at lower-ground floor level, and whilst it was only of limited depth, in conjunction with the proposed partial-width extension beyond (4.2m width), which was set centrally on the elevation, it read as quite a significant extension. In total it extended 7.1m from the rear elevation into the rear garden. The current proposal by comparison is for a partial width (4.8m) extension 6.0m in depth.

There is an extension which was recently constructed at 33 Adelaide Road; this was granted planning permission in November 2002. On-site the extension looks quite substantial, but the approved drawings only show an extension which is 4.5m in depth and set in 1.0m from the boundaries. The current proposal is for an extension which is marginally wider than that approved at 33 Adelaide Road, but being set to one side of the elevation rather than centrally it appears less dominant. The extension is also slightly deeper than that approved further along the street; however, 1.6m of the extension is set behind the rear elevation of the main building of the adjoining property, only 4.4m of the extension projects beyond this. The rear building line of the adjoining property aligns with that at No. 33 and therefore from the rear the extension at No. 33 and that proposed at No 29, would appear to extend to the same depth. The detailed design of the extension is considered to be acceptable it is read a simple modest extension from the rear, the internal lightwell with its extensive glazing is not read from outside the flat. The use of glazing on the rear elevation of the proposed extension will assist in it being read as a lightweight addition to the building. The extension is to be constructed of materials to match the existing building.

A significant proportion of the rear garden remains undeveloped providing a habitat for flora and fauna and outdoor amenity space to the occupants of the lower ground floor flat.

Amenity

The proposed extension is single-storey. The extension is adequately set away from the boundary wall with No. 27 to ensure that there is no adverse impact on this property. The extension projects 0.6m above the height of the boundary wall with 31 Adelaide Road for a depth of 4.4m, the first 1.6m is set behind the flank wall of the property and will not be visible to the occupiers of that property. It is considered that given the height and depth of the proposed extension in relation to the existing boundary wall that the proposal will not have an adverse impact on the amenity of the neighbours in terms of light or outlook. None of the new window openings by virtue of their location would allow direct views into habitable windows of neighbouring residential properties.

Recommendation: Grant conditional permission

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