

Delegated Report		Analysis sheet		Expiry Date:		07/12/2007	
		N/A / attached		Consultation Expiry Date:		22/11/2007	
Officer				Application Number(s)			
Joe Purcell				2007/5212/P			
Application Address				Drawing Numbers			
65 Goldhurst Terrace London NW6 3HB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The erection of a single storey rear extension to the existing single storey dwelling house.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed on the 01/11/2007 expiring 22/11/2007. No response was received.					
Local groups comments:		None received. <i>Note that there is no CAAC for this conservation area.</i>					
Site Description							
A 3-storey mid-terrace single dwellinghouse located on the west side of Goldhurst Terrace. The property is located within the Swiss Cottage Conservation Area.							
Relevant History							
PWX0002551 The erection of a roof dormer including a roof terrace on the rear part of the roof. <i>Granted 24/10/2000</i>							
2007/2560/P Erection of single storey full-width rear extension to the existing single-family dwellinghouse (Class C3). <i>Refused 07/08/2007</i>							
Reasons for refusal:							
<ul style="list-style-type: none"> <i>The proposed rear extension, by reason of its depth, width, bulk and location, would be detrimental to the appearance of the building and the character and appearance of the Swiss Cottage Conservation Area contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006 and the Swiss Cottage Conservation Area Statement.</i> <i>The proposed rear extension, by reason of its depth and height on the boundary, would be harmful to the outlook and increase the sense of enclosure of the occupiers of No. 67 Goldhurst Terrace contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and guidance within Camden Planning Guidance 2006.</i> 							

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.

Camden Replacement UDP 2006

S1/S2 Sustainable development
SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas

Camden Planning Guidance (2006)

Swiss Cottage Conservation Area Statement

Assessment

Proposal:

As existing there is a partial width single storey conservatory to the rear of the building and a single storey extension to the side return. It is proposed to increase the width of the extension by 1.2m (leaving a 0.8m gap to the boundary line) and decrease the height of the conservatory from its current highest point of 3.5m to a height of 3.2m. The main material considerations are the effect the design would have on the character/appearance of the building and surrounding conservation area and the effect the extension would have on the amenity of surrounding neighbours.

Assessment:

The previous application (2007/2560) was refused because a full width extension had been proposed, which was against policy and design guidelines due to the dominant effect it had on the building in terms of bulk and form. The application was also refused due to the increase in height of 400mm to 3800mm, which would likely to have a detrimental impact on the amenity of occupiers of no.67.

These reasons for refusal have been addressed within this application. The conservatory has only been extended by 1.2m in width, leaving a void of 0.8m to the boundary wall with no.67. The proposed extension now only covers an extra 4.3m² compared to the previously proposed 7.8m² extension. The highest point of the conservatory is 3.2m in height, which is lower than the height of the boundary wall.

It is considered that the proposed extension would not have a detrimental appearance on the building or the character and appearance of the Swiss Cottage Conservation Area and there would be no harm to the amenity of the occupiers of no. 67 Goldhurst Terrace.

Recommendation:

Grant planning permission

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