

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/11/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		13/11/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2007/4846/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
21 Rochester Terrace London NW1 9JN				Refer to Draft Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Demolition and rebuilding of existing 3-storey extension including additional lower ground floor extension with terrace over to single-family house.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		<p>1 objection based on the grounds of: disruption during works and loss of light. This objection has been <u>withdrawn</u> after the scheme was revised to replace the terrace enclosure by railings.</p> <p>1 comment requesting a condition to ensure the flat roof of the proposed extension is not used as terrace and preventing the proposed side window to be converted into a door at a later date.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p>Rochester CAAC: No response.</p> <p>English Heritage: No response.</p> <p>Reeds &amp; Rochester Place Residents Association: No response.</p>					

## Site Description

Four-storey (including lower ground floor and loft room) semi-detached house located on the southwest side of Rochester Terrace, within Rochester Conservation Area. Similar properties adjoin at either side.

The property has been identified in the Rochester Conservation Area Statement as a building that makes a positive contribution to the conservation area.

## Relevant History

An application for a similar extension was submitted and withdrawn earlier this year.

## Relevant policies

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

Camden Planning Guidance.  
Rochester Conservation Area Statement.

## Assessment

Planning permission is sought for the demolition of an existing three-storey back-addition with roof terrace above and the erection of a three-storey plus roof terrace extension, to a single-dwelling house within a conservation area. Revision- solid wall of upper floor terrace replaced by full height railings.

The proposed extension would have the same depth and height as the existing back-addition and would be approximately 1.3m wider on the upper levels; it would also have a full width lower ground floor extension to the same depth of the existing upper ground floor terrace enclosure. The extension would retain the existing terraces at second and ground floor levels although these would become wider, following the footprint of the proposed upper floors' extension. The proposal would feature a single window to the rear at first floor level and a single window to the side at ground floor level, and would involve enlarging the existing doors to access the ground floor level terrace. The access to the roof terrace would remain as existing while the existing balustrade of both terraces would be replaced by new painted steel railings.

## Amenity

The original proposal incorporated a brick enclosure for both terraces. However, following neighbours' requests, this has been amended to incorporate railings to minimise the impact of the proposal on the adjoining property in terms of loss of light. In this respect, it is considered that the proposal would not have a significant impact on neighbouring properties, as the actual depth and height of the extension would only be marginally increased and the width increase is not unreasonable and should not have a significant effect. The boundary wall with the property at no. 22 would be approximately 0.8m higher as a result of increasing the ceiling height of the lower ground floor. However, the overall amenity of this property would not be significantly affected.

Compared with existing overlooking levels, it is considered that the proposal has minimal impacts with regards to loss of privacy for neighbours. In fact, the side windows of the back-addition have been relocated to the rear, which would improve the privacy of the adjoining neighbour at no. 20. This neighbour has requested to impose a condition preventing the use of the flat roof of the lower ground floor extension as terrace or sitting area and the opening of doors on the sidewall at the terrace level. This is a reasonable request to preserve the amenity of the adjoining property and is recommended that a condition be attached to prevent use of the flat roof accordingly.

## Conservation

Most properties in this side of Rochester Terrace have some form of rear extensions at various levels. Some are clearly original while others are of varied design and many incorporate new terraces at various floor levels. Although the proposal is full height up to eaves level, this will be like the existing arrangement and the additional width will not significantly increase the bulk or harm the conservation area character. The full width ground floor extension is also acceptable in size, bulk and design. The replacement proposal is to be in uniform London stock bricks in keeping with the existing building, including timber framed windows to match and doors of a sympathetic design. The railings are of an uncomplicated design and considered acceptable. The design should not harm the appearance of the building, and as there are no changes to the front, the appearance of the Rochester conservation area in the public realm would be preserved.

Although the property is located next to a site that could be contaminated, the proposal is too far away to be affected by this, thus obviating the need for a contaminated land condition.

**Disclaimer**

*This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613*