

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/11/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/10/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2007/4454/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
The Coach House 26A Upper Park Road London NW3 2UT				See 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>							
Changes to fenestration and balcony at rear basement and ground floor elevation, as an amendment to planning permission dated 9.7.07 ref 2007/1984/P (for creation of new basement level with new front and rear lightwells and associated alterations to single family dwelling house).							
<b>Recommendation(s):</b>		Granted					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	18	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups* comments:</b> *Please Specify		Parkhill CAAC- No objection.					

## Site Description

A 2-storey terraced property "The Coach House" is located on the northwest side of Upper Park Road, east of the junction with Haverstock Hill and north of Tasker Road. The application building is an infill development that abuts a 2-storey side extension characteristic of most buildings on the west side of Upper Park Rd at no. 24. It is set well back from the street frontage and aligns with the side extensions of adjacent buildings.

The building is within the Parkhill C.A. The building is not listed.

## Relevant History

May 1987 Pp granted for change of use and conversion to form 4 x s/c flats and maisonette plus erection of 2-storey side extension to form a dwellinghouse ref. PL/ 8602082/R2.

July 2007 Pp granted for Creation of new basement level with new front and rear lightwells and associated alterations to single-family dwelling house (C3), ref.2007/1984/P.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

### **RUDP 2006:**

SD6 - Amenity for occupiers & neighbours,  
B1 –General design principles  
B3- Alterations & extensions  
B7- Conservation areas

### **CPG 2006:**

Extensions, alterations & conservatories, Overlooking & privacy,

Dartmouth Park Conservation Area Statement

## Assessment

The main issues are i) design, ii) the impact on the appearance of the building and on the character and appearance of the C.A. iii) neighbour amenity.

### Background

In July 2007 planning permission was granted for the creation of new basement floor with new front and rear lightwells and associated alterations to the rear elevation at the basement and ground floors.

This application proposes the following:

- Changes to fenestration at rear basement and ground elevation, as an amendment to planning permission dated 9.7.07 ref 2007/1984/P (for creation of new basement level with new front and rear lightwells and associated alterations to single family dwelling house).

### Design

The proposed alterations would increase the sizes of the 3 window and door openings to create large fully glazed openings at both levels without numerous glazing bars; in addition, the ground floor will be extended out by a 1m to create a square bay feature, with a correspondingly extended projecting balcony. The proposed enlarged doors in location and simplified design would reflect the existing windows at first floor level rear. The new doors with timber frames and painted finish at both the ground and basement levels would complement rather than detract from the appearance of the host building. These alterations are satisfactory and would retain the subordinate appearance and the character of the Coach House building.

The design, scale and proportions of the proposed enlarged openings, although contemporary, in appearance would not detract from the appearance of the host building or harm the character and appearance of the Parkhill C.A. The proposal accord with policies B1, B3 & B7.

### Neighbour amenity

The proposed alterations to the basement and ground floors would not pose any impact on the amenity of occupiers of the adjacent dwellinghouses: the extended bay would be setback from the adjoining neighbour by 1m, and the extended terrace would be 1.7m below the boundary wall thus no overlooking is possible.

Approval is recommended.