

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/11/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		15/10/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Tom Webster				2007/4487/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
14 Raglan Street London NW5 3DA				See 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>							
Erection of first floor rear extension, above existing rear wing of single-family dwelling house.							
<b>Recommendation(s):</b>		Refuse					
<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	04	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed on the 24/09/2007. The consultation period expired on the 15/10/2007. No objections were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

### Site Description

The application consists of a mid terrace two storey property with a pitched roof. The building is not listed but lies within Inkerman Conservation Area. It has been extended previously in the form of a ground floor rear extension.

### Relevant History

None.

### 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.

Adopted Unitary Development Plan 2006

**S1 Strategic policies**

**SD6 Amenity for occupiers and neighbours**

**B1 General design principles**

**B3 Alterations and extensions**

**B7 Conservation Areas**

Camden Planning Guidance 2006

**Conservation Areas**

## **Assessment**

Planning permission is sought for the erection of a first floor rear extension to provide the occupiers with a first floor bathroom. It will project out by 3.3m and have a width of 3.2m. It will be built on top of the existing ground floor extension and replicate the roof profile with a pitched roof rising up for a full height of 5.5m adjacent with No.12 Raglan Street.

**The main planning considerations are:**

**1) Impact on the character and appearance of the existing building, and Bloomsbury Conservation Area.**

**2) Impact on the amenities of the neighbouring occupiers**

**1)** In design terms the proposed first floor rear extension would respect both the character and appearance of the parent property and the wider area given that neighbourhood properties in the terrace, notably No's.12 and 16, also have 2 storey rear extensions; it would be subordinate in scale, and the pitch of the roof would match that of the roof of the original building. Moreover, the proposed materials will match the existing and are considered acceptable. However, the roof pitch means that the overall extension is not strictly one storey below roof height in compliance with CPG and, although this is acceptable in design terms given the surrounding context, it results in amenity problems.

**2)** Given the close nature of the terraced buildings, the height of the proposed rear extension, and the orientation of the application site and its adjoining buildings, the Council considers that the proposed additional storey would have a significant impact on the daylight and outlook currently enjoyed by the first floor window of No.12 Raglan Street as well as the ground floor conservatory. The sheer flank wall of the pitched roof of this extension is responsible for this loss of amenity. It is on these grounds that the application is recommended for refusal.

It is considered that a revised roof form, either flat or double pitched, with minimal increase in the height of the party wall, would be more acceptable and have less impact on neighbour amenities.

## **Conclusion**

The proposed development is not considered acceptable in terms of its size, and bulk and consequent impact to the amenities of the adjoining property, No.12 Raglan Street. Therefore, the proposed extension is not considered to comply with the policies listed above, and is recommended for refusal.