

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/10/2007	
				<b>Consultation Expiry Date:</b>		08/10/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				2007/3535/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 (Ground Floor Flat) 6 Glenloch Road London NW3 4BU							
<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 full-width part solid/part glazed single-storey extension with mono pitched roof at rear ground floor level and relocation of garden gate in boundary wall in connection with existing ground floor level flat (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission with conditions					
<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	12	No. of responses	01	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>Concern that the tall tree in the back garden is not lost. If the tree were felled, it would have a detrimental impact on the privacy, noise and 'enjoyment of life' in such an urban environment.</p> <p><u>Officer comment</u> The issue of the tree is discussed in the assessment of the report below.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify							

### Site Description

A three-storey end of terrace property located on the north-east side of Glenloch Road, close to the junction with Haverstock Hill. Immediately to the rear is Budgen's car park. There is a 12 metre gap between the flank wall of this and the next property along this side of Glenloch Road (No. 8), providing access to the car park. The property has been sub-divided to form six self-contained flats. This application relates to the rear ground floor garden flat.

The property is located within the Belsize Conservation Area, not listed.

### Relevant History

Notification of intended works to a tree in a conservation area.

22/02/2000 TCX0006067 No objection

Proposed - reduce one tree at rear in car park. Shorten back branches overhanging car park by 1-1.5m at suitable growing points; lightly shape to provide a balanced crown; crown lift to leave 3.5-4m clear stem.

Flat 1 26 Glenloch Road

21/09/2007 2007/3828/P Planning permission for the erection of a single-storey extension to rear of existing ground floor flat, plus alterations to existing side boundary.

## Relevant policies

### London Borough of Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours; B1 General design principles; B3 Alterations and extensions; B7 Conservation areas; N8 Trees

**Camden Planning Guidance December 2006:** conservation areas; design; extensions; overlooking;

### Belsize Conservation Area Statement

## Assessment

### Proposal:

Permission is sought for the enlargement of an existing single-storey rear extension and for replacement of the existing side boundary.

The main issues requiring assessment include the design of the proposed development, including the impact of the extension on the appearance of the building, the character and appearance of the conservation area, impact on trees, and the impact of the development on the amenities of adjoining occupiers

### Assessment:

The terrace of houses of which this property forms part has been substantially altered in the past. As a result there is little consistency in terms of design at ground and upper floor levels, with a number of extensions of varying sizes, styles and materials at ground and also at roof level.

The property currently has a full width brick built ground floor extension. A door to bedroom 1 and one to a kitchen open onto the garden. These rooms, plus a second bedroom have windows overlooking the garden. Immediately outside the rooms is a full width hard surface 2.3 m. (length) x 8m. (width). Beyond is the garden that includes 2 trees.

Bedroom 1 would be extended 1.3m. It would be brick built with a dark grey mono pitch slate roof. A new glazed door and timber framed windows either side would be installed.

The kitchen and bedroom 2/study would be extended 2.5m. Also brick built with a dark grey mono pitch slate roof with velux windows installed. Windows within the rear elevation would be timber framed. The roof tiles would provide thermal insulation.

The extension would require the relocation of a garden gate and an extension to the brick built side wall top the property facing the access link from Glenloch Road to the Budgen's car park and Tagore House. Bricks would match existing and the garden gate would be like-for-like.

The side wall is 2.2m. in height. Only 0.2m. of the flank wall of rear extension, rising to 0.6m. as the pitch of the roof increases the height where it meets the original building, would be visible over the wall.

The form, scale and proportions of the proposed enlargement of the existing extension by approximately 12.42sqm, is considered acceptable. The extension will allow for the retention of a reasonable sized garden; with over 30sqm of garden space retained. The incorporation of a high degree of glazing with the rear elevation and roof, together with the set back of the bedroom 1 from the rest of the extension, will reduce any impression of bulk and ensure it will appear subordinate to the main building. The use of timber and brickwork to match existing will ensure the extension is sensitive to the appearance of the building and the character of the wider Conservation Area. Works proposed comply with policies B1, B3 and B7.

### Amenity

The proposed development is unlikely to have an adverse impact on adjoining occupiers. By virtue of the existing extension and location of the property on the end of the terrace there will be no harm to adjacent occupiers, and in particular to residents of No. 6. The roof of the proposed extension would be located over 1m below the first floor level window. Roof lights would be installed within the roof of the kitchen bedroom 2 extension, however they would be at the garden edge of the roof and any light spillage would have a minimal impact on windows to upper flats. The extension would not interrupt views out over the garden to the premises or beyond. The scheme complies with policy B7.

### Tree

The applicant has declared, in his design and access statement, that the two garden trees will be

retained. If approved it is recommended that a condition be attached requiring a full report to explain the method that would be applied to protect the trees. The extension would be over an existing hard surface, a new hard surface would be laid to create a terrace outside the extension, and a reasonably sized garden, that includes the trees, would be retained. It is considered that the level of work proposed is unlikely to harm the trees, nevertheless the recommended condition will enable officers to examine works in relation to the trees, and ensure they are protected. This is in compliance with policy N8C that states that the Council will seek the protection of trees and may include a planning condition on any planning permission to protect trees on a development site.

The scale and materials of the replacement of part of the existing timber fence on the side elevation with a brick wall is also considered acceptable in terms of scale and materials and will not detract from the appearance of the building or the Conservation Area.

Recommendation: Grant subject to conditions.