

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		26/09/2007	
		N/A		Consultation Expiry Date:		19/09/2007	
Officer				Application Number(s)			
Bethany Arbery				2007/3136/P			
Application Address				Drawing Numbers			
4 Elsworthy Road London NW3 3DJ				Refer to draft decision notice.			
PO 3/4	Area Team Signature		C&UD	Authorised Officer Signature			
Proposal(s)							
Erection of single-storey extension at rear ground floor level in connection with existing ground floor level flat.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	01	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed from 29/08/07 to 19/09/07. Adjoining owners/occupiers The occupier of 6 Elsworthy Road has raised no objection to the proposal.					
CAAC comments:		Elsworthy CAAC The combination of flat and pitched roof produces an over complicated design which is out-of-keeping with and detrimental to the house.					

Site Description

The application site is 4 Elsworthy Road which is located on the north-west side of the street. The property is mid-terrace and comprises ground, first floor and roof storey. The building is in use as 3 self-contained flats. This application relates to Flat 1 which is located at ground floor level. The building is not listed, but is situated within the Elsworthy Conservation Area.

Relevant History

TPD629/110

Planning permission was granted on 16.04.62 for conversion into 3 self-contained flats.

7867

Planning permission was granted on 18.01.69 for erection of "workroom" and formation of terrace on roof.

12864

Planning permission was granted on 06.09.72 for erection of a room on the roof.

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.

London Borough of Camden adopted Unitary Development Plan (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)

Section 19: Extensions, alterations and conservatories

Elsworthy Conservation Area Statement

Assessment

There is an existing single-storey structure to the rear of the building at ground floor level. It is proposed to (part) remove this and planning permission is sought for the erection of a replacement enlarged single-storey rear extension, which incorporates the remaining part of the existing extension (with pitched roof). It is to be constructed of London stock brick with a slate roof and white powder coated aluminium door frames. The roof of the extension is part flat and part pitched with two rooflights. The proposed extension continues to be confined to the raised patio area.

The rear garden of the property backs onto King Henry's Road. The site is bounded by a high boundary treatment which obscures the ground floor of the rear elevation in views from the street. The rear of the terrace of which this property forms a part has been previously altered and there are examples of other rear extensions along the terrace. The proposed extension is half-width and does not obscure the rear façade, in particular the bay feature, of the original dwellinghouse. The extension is confined to ground floor level and is only single-storey. The proposed roof of the building takes an unusual form, but it has been designed in this manner to try and link the extension to the existing single-storey structure. If it were to have a flat roof it would be read as a 'box' with little relationship to the existing house. Given this whilst it will add additional bulk it is considered to be acceptable. It is considered that the proposed extension will be read as a subordinate addition to the existing building. The use of quite extensive glazing in the elevations further assists in it being read as a lightweight addition to the building. The use of aluminium is considered to be acceptable in this instance. Whilst the existing building and the majority of buildings in the area utilise timber, it is considered the use of aluminium in this new addition will allow it to be read as a sleek and contemporary addition to the building. It is considered that the proposed extension will not have a detrimental impact on the character and appearance of this building or the conservation and is in accordance with Policies B1, B3 and B7 of the Unitary Development Plan (2006).

The proposed extension is set 300mm away from the boundary with No. 6 Elsworthy Road and 4.1m from the boundary with No. 2. The proposed extension will therefore by virtue of its height and distance from the boundary not impact on light or outlook to No. 2. The proposed extension is considerably closer to No. 6; it rises above the height of the party wall by 1.1m to the parapet and 2.0m to the ridge. The sloped roof is set far enough away from the party wall to prevent it impacting on amenity. The proposed increase by 1.1m is considered to be acceptable. No. 2 has an existing single-storey structure which sits adjacent to the boundary wall, it does not have any windows in its rear elevation which would be affected by the development. Those windows on the rear elevation of the main house are already set behind the existing single-storey structure and far enough away from the proposed extension to prevent any loss of light or outlook.

The footprint of the proposed extension in relation to the size of the garden is relatively modest. The extension due to it being confined on the raised patio area will not result in the loss of soft landscaping.

Recommendation: Grant conditional permission.