

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/09/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/09/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Conor McDonagh				2007/3590/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
93 Patshull Road London NW5 2LE				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>							
Erection of two storey rear extension to the existing single family dwelling (C3 use) following the demolition of the existing two storey rear extension.							
<b>Recommendation(s):</b>		<b>Grant</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>03</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		95 Patshull Road <b>Objects</b> <ul style="list-style-type: none"> <li>The two storey extension would significantly harm the light and outlook to a rear kitchen window.</li> </ul> <i>Officer's response: Amended drawings have reduced the depth of the 2 storey element.</i>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<b>Bartholomew Estate CAAC No response</b>					

### **Site Description**

The site is occupied by a three storey mid terrace dwelling located to the north of Patshull Road. There is a part single / part two storey extension at the rear being 4 metres and 1.3 metres deep respectively. The adjoining neighbour to the east, 95 Patshull Road, has a 3 metres deep two storey extension abutting the applicant site.

The site is within Bartholomew Estate Conservation Area but is not listed.

### **Relevant History**

**9560117** Demolition of existing rear ground floor extension and roof to the first floor rear extension. Granted **18/08/1995**.

### **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.

#### **Replacement Unitary Development Plan 2006**

B1 – General design principles

B3 – Alterations and extensions

B7A – Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

#### **Supplementary Planning Guidance 2002**

#### **Camden Planning Guidance Consultation Draft 2006**

#### **Bartholomew Estate Conservation Area Statement**

## Assessment

### Overview

The applicant seeks to refurbish the existing single storey rear extension and construct a new two storey rear extension by extending it.

**Original:** The new two storey rear extension would be 4 metres deep to match the existing single storey extension.

**Revised:** The two storey rear extension is reduced in depth by 1 metre.

### Design

The works to the existing single storey extension would not need planning permission, therefore not considered. The original drawings showed a two storey extension that would be 1 metre deeper than the adjoining two storey extension at neighbouring 95 Patshull Road. This was considered to appear discordant at the rear of the terraced properties to the detriment of the character of the conservation area. Revised drawings have now reduced the depth so that it would be flush with this neighbours extension. The development is therefore respectful of the historic pattern of extensions within the terrace and would be in harmony with this neighbour's rear. The extension is also one whole storey below eaves level, therefore appearing adequately subordinate to the host dwelling.

In terms of materials the brickwork and painted timber windows would match the existing and are therefore acceptable.

### Amenity

The two storey extension would have projected by a metre beyond the rear elevation of 95 Patshull Road's rear elevation, which contains a kitchen window. I was considered that this important habitable room would significantly suffer outlook and light losses. The revised drawings have addressed this in that the rear elevation would be flush with this neighbours elevation, thereby causing no harm.

The development would not impact upon any neighbouring privacy.

Planning permission should be **granted**.

### **Disclaimer**

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