

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		20/07/2007	
		N/A		Consultation Expiry Date:		06/07/2007	
Officer				Application Number(s)			
Matthew Durling				2007/2619/P			
Application Address				Drawing Numbers			
22 Adamson Road London NW3 3HR				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a partial-width single storey extension to the rear lower ground floor with full-width roof terrace and access stair above, plus erection of a single storey garden structure and alterations to the fenestration at front and rear of existing maisonette.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	22	No. of responses No. Electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice displayed from 15/06/2007 to 06/07/2007. Adjoining occupiers/owners No responses received.					
CAAC comments:		Belsize CAAC: Object on the following grounds: <ul style="list-style-type: none"> 'The balcony extends the full-width of the house, almost abutting the neighbours bay window, and will destroy their privacy'; <i>Response: it is proposed to erect obscure glazed privacy screens to protect the amenities of adjoining occupiers. See assessment.</i> Object to the glazed balustrade and the replacement of the existing window with a fully glazed pair of doors instead of framed glazed doors; <i>Response: the lightweight glazed balustrade is considered to be acceptable in design terms. The application has been revised to incorporate timber-framed doors as opposed to aluminium. See assessment.</i> 					
Site Description							
A 4-storey mid-terrace property located on the south side of Adamson Road. The property has been sub-divided into three self-contained units, of which this application relates to the lower ground and ground floor level maisonette. Although not listed, the building has been identified as making a positive contribution to the character and appearance of the Belsize Conservation Area in which it lies.							
Relevant History							
No relevant planning history.							

Relevant policies

London Borough of Camden Replacement 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

Belsize Conservation Area Statement

Assessment

Proposal: Permission is sought for the following works:

1. Erection of a single storey partial-width lower ground floor level extension with full-width roof terrace above;
2. Erection of a single storey garden structure in the rear garden;
3. Installation of a door beneath the entrance stair to the front.

Revisions:

1. Obscure glazed privacy screens added to proposed terrace;
2. Aluminium framed doors have been changed to timber to match existing.

Assessment:

1. It is proposed to erect a partial-width single storey extension at lower ground floor level. The extension will wrap around the existing bay and project approximately 1100mm from the rear building line. There are examples of rear ground floor level extensions to properties in the vicinity, including some that are visible from the public realm and as such the principle is considered acceptable. The extension will comprise white painted render walls and full height glazed doors, centred below the windows at ground and first floor levels. The extension will be subordinate to the main building in terms of location, form and scale and will respect its original design and proportions. The proposed timber painted doors will be sensitive to the existing materials and ensure the development preserves the character and appearance of the Conservation Area.

It is proposed to utilise the roof of the extension as a terrace and to extend this platform across the full-width of the building. The terrace will be enclosed by a clear glass balustrade to the rear and obscure glazed privacy screens to the sides. The clear glass balustrade will be lightweight in appearance and will facilitate views of the building behind. The obscure glazed screens will be lower than the centre point of the existing windows and not appear visually intrusive or bulky at this level. It is also proposed to erect a metal staircase with fenced side adjacent to the boundary with no. 20, to facilitate access from the terrace to the garden.

Subject to conditions, the proposed extension, roof terrace and staircase are all considered to be acceptable in terms of impact on neighbour amenity. As existing, the boundary with no. 24 is densely vegetated and the extension, by virtue of its limited projection will not cause any demonstrable loss of light or outlook to the lower ground floor level room. The proposed privacy screen at upper ground floor level will prevent views from the terrace into the bay window of no. 24 whilst allowing light to pass through it. The privacy screen will not extend above the centre point of this window and, by virtue of this and the fact that these habitable rooms are served by two other windows, amenity in terms of loss of light or outlook will not be harmed.

The proposed terrace will extend across to the boundary with no. 20 and project approximately 2m from the rear elevation. The erection of an obscure glazed privacy screen on this boundary will ensure that there are no direct and short-distance views from the terrace into the habitable room at upper ground floor level. By virtue of the height of the screen relative to the window and the use of glass, there will be no loss of light or outlook caused. The location and design of the staircase and 1100mm high timber fence is also considered to be acceptable. Whilst there may be views from the staircase into the windows of the adjacent property, it is not considered that these would be significantly more harmful than those from the existing garden. It is also considered that the visual harm that would be caused by the erection of 1800mm high screens to this staircase would far outweigh any harm caused by occasional views from people using them.

2. As existing there are remains of a brick structure in the southern corner of the rear garden. It is proposed to retain the existing walls and to reinstate a timber glazed garden structure with lead roof on the existing platform. The proposed garden structure is considered to be acceptable in principle; it will be subordinate to the main building and typical of other ancillary garden structures in the vicinity.
3. The proposal to install a door beneath the main entrance stair on the front elevation is considered to be acceptable and will mirror similar alterations that have taken place elsewhere within the terrace of buildings. The alteration will not be harmful to the appearance of the building or the character or appearance of the Conservation Area.

Recommendation: Grant conditional permission.

