

Delegated Report		Analysis sheet		Expiry Date:		17/07/2007	
		N/A		Consultation Expiry Date:		04/07/2007	
Officer				Application Number(s)			
Matthew Durling				2007/2436/P			
Application Address				Drawing Numbers			
51 Aberdare Gardens London NW6 3AL				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Enlargement of existing rear extension and alterations to the fenestration, plus erection of a single storey conservatory extension at rear ground floor level to provide additional habitable accommodation for the ground floor 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	25	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 13/06/2007 to 04/07/2007. Adjoining occupiers/owners No responses received.					
CAAC		There is no CAAC for Swiss Cottage Conservation Area.					

Site Description

A three-storey semi-detached property with half-width rear extension located on the north side of Aberdare Gardens and within the Swiss Cottage Conservation Area. The application relates to the ground floor level flat.

Relevant History

10/06/2002: PP *granted* (ref. PWX0202294) for renewal of planning permission dated 6.2.98 (ref PW9702711) for rebuilding and enlargement of existing rear extension and erection of additional rear conservatory extension.

06/02/1998: PP *granted* (ref. PW9702711) for the rebuilding and enlargement of an existing rear extension, together with the erection of a rear conservatory.

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

Camden Planning Guidance 2006

Swiss Cottage Conservation Area Statement

Assessment

Proposal:

Permission is sought for the enlargement of the existing half-width rear extension, plus for the erection of a conservatory structure and minor alterations to the fenestration. It should be noted that permission was originally granted for a similar scheme in 1998 and again in 2002.

Assessment:

The proposal to enlarge the existing half-width rear extension by 'squaring off' the rear building line is considered to be acceptable in principle. The existing extension is of little architectural merit and it is considered that the proposals to reconfigure it and to install windows on the rear elevation will rationalise and improve the appearance of the building. In particular, the proposed windows are considered to relate well to those at upper levels in terms of design and materials. The infilling of the existing openings on the side elevation with brick to match existing is also considered to be acceptable.

The proposed timber-framed conservatory extension adjacent to the existing extension is also considered to be acceptable in principle. Whilst the conservatory will fill a gap beside a solid extension, it will be set back 900mm behind the building line of the extension and be subordinate to the main building in terms of height, mass, bulk and plan form. In terms of detailed design and materials the conservatory is considered to preserve the character and appearance of the Swiss Cottage Conservation Area.

The extension will project to approximately the same depth as the rear extension to the adjacent property and as such will not be harmful to the amenities of these occupiers in terms of daylight or outlook.

Recommendation: Grant conditional permission.