

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/06/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		21/05/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Conor McDonagh				2007/1873/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
14 Healey Street London NW1 8SR				Site Location Plan; JG 003 (amended)			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Demolition of existing rear two storey extension and conservatory and erection of a part 1/part 2 storey extension with first floor roof terrace to rear of single family dwelling house (C3).							
<b>Recommendation(s):</b>		<b>Grant Permission</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>07</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		No objections.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Not in any conservation area.					

### **Site Description**

The site is occupied by a mid-terrace 3 storey building located on the western side of Healey Street. To the rear of the property there is an existing 6.5 metre deep ground floor projection with a 2.6 metre deep projection at first floor level with a mono-pitch roof being 5.5 metres high to the ridge.

The site is not within conservation area.

### **Relevant History**

None relevant.

### **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

SD6 – Amenity for occupiers and neighbours

SD9 – Resources and energy

N5 – Biodiversity

#### **Camden Planning Guidance 2006**

## Assessment

### Overview

**Original:** The applicant seeks to demolish the existing projections at the rear and erect a part 2 storey / part 1 storey rear extension of a contemporary idiom. The two storey element would be 5.1 metres deep and 2.2 metres wide with a 5.5 metre high flat roof. The adjoining single storey element would be 2.5 metres wide and 2.8 metres deep with a 1.9 metre deep roof terrace on top behind a glazed balustrade.

**Revised:** Amended drawings were submitted showing the first floor of a two storey element being set back by 1.6 metres to 3.5 metres. A green roof has also been incorporated to the two storey projection.

This application needs to be assessed in terms of design and amenity.

### Design

In terms of design the proposed development is acceptable in that the extension remains adequately subordinate to the 3 storey host dwelling. The extension will be full width but this is considered acceptable given that the existing dilapidated extension is full width coupled with the rear not being visible from the street nor having any features of architectural merit worth retaining. The flat roof of the two storey projection remains one full storey below roof eaves height and the first floor is 1.6 metres shallower than the ground floor therefore reducing visual bulk.

Given that the site is not within a conservation area and the rear of the terrace is not visible from the public realm, then a contemporary design in this location is welcomed as it will make an identifiable contribution to the built environment by making a visual statement.

The palette of materials include rendered block work, punched hardwood framed windows, timber cladding and glazed balustrade which are considered to be of high quality and will emphasise the contemporary nature of the extension.

### Amenity

In terms of neighbouring outlook and light the development is considered acceptable. The original drawings showed a 5.1 metre deep projection at first floor level but this has been reduced to 3.5 metres. This will ensure that a first floor rear lounge window to a flat in 12 Healy Street, adjoining the north of the site, is not unduly impacted upon. The new first floor projection is only 900 mm deeper than the existing projection and remains the same height; therefore any additional impact will be insignificant. The outlook and light of property 16 Healey Street to the south will remain unharmed given the depth of the single storey element is to be no deeper than the existing.

In terms of privacy the development will not harm any neighbours. A first roof terrace is proposed but this is relatively shallow at 1.9 metres and the applicant has indicated that a privacy screen has been included in the amended drawings.

### Biodiversity

A green roof is proposed which will enhance the biodiversity of this area; a condition will be included requiring further detail of the green roof.

Planning permission should be **granted**.