

Delegated Report		Analysis sheet		Expiry Date:		20/12/2006	
		N/A		Consultation Expiry Date:		24/11/2006	
Officer				Application Number(s)			
John Carter				2006/4866/P			
Application Address				Drawing Numbers			
51 Meadowbank London NW3 3AY				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a two-storey extension including a roof terrace at second floor level, and conversion of the garage to a habitable space including changes to the existing garage door of the single dwelling house (Class C3).							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	01	No. of objections	00
Summary of consultation responses:		1 comment received requesting that the integrity of the party wall is maintained, throughout the construction and thereafter. <i>Officer's comment</i> Party wall issues are a civil issue and cannot be considered in this assessment.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

The site is a three-storied end of terrace dwelling located within this 1970's development. The site is not located in a conservation area and no listed buildings will be affected by the proposal.

Relevant History

Planning Permission was granted in August 1968 & July 1969 to redevelop nos. 6-28 Primrose Hill Rd, 30 Ainger Rd, 36 Oppidans Rd, and 1-15 Oppidans Mews & erection of 3-storey blocks of 143 flats, and 35 terrace houses plus garages & parking spaces. Both the planning permissions were subject to conditions, in particular condition 2, which states:

"The garage shall not be used for any purposes other than those incidental to the enjoyment of the dwelling house or flat, and no trade or business shall be carried out there from".

Reason: "Any other use of the garage would be prejudicial to the amenities of the residential buildings or of the area generally."

2006/4935/P - Certificate of lawfulness (proposed) for new access door and timber cladding at ground floor level on the south elevation to single-family dwelling house (C3) – Current

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.

London Borough of Camden Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Supplementary Planning Guidance 2002

Camden Planning Guidance Consultation Draft 2006

Assessment

The applicant proposes the following alterations and additions to the dwelling:

- Alterations to the existing garage elevation and conversion of the garage to a habitable space
- Erection of a two-storey extension over the existing lower ground floor courtyard. The extension
- Erection of roof terrace at the second floor level of the new extension.

The key issues that need to be addressed in this report and design, residential amenity and transport.

Design

There is an existing bay located on the north-east side of the dwelling. The applicant proposes to remove this bay and construct a two-storey extension with a parapet wall and a terrace on the top. The extension extends a maximum of 4.75m from the wall of the original dwelling and has a maximum height of 6.65m. A hardwood slatted timber window detail is proposed with a height of 5.5m and a width of 2.0m. A new hardwood door beneath an overhang is also proposed. The terrace includes a glazed box structure for a staircase and access from the existing dwelling. This feature rises to just below parapet level.

Changes to the cladding, the front door and a new access door to the southern elevation have also been proposed as part of the redevelopment of the site. These are considered under the associated Certificate of Lawfulness Ref: **2006/4935/P**.

The extension is extends fully to the edge of the site and extends in height almost to parapet level. The design of the proposed extension does not comply with the advice contained in the Council's Supplementary Planning Guidance. In that the extension is a not a full story below the eaves level, nor is it clearly subordinate to the host building and a conservatory at roof level is proposed. Overall the bulk and height of the proposed extension will result in a form of development that detracts from the character and appearance of the existing dwelling and results in a form of development that is detrimental to the surrounding dwellings.

Residential Amenity

It is not considered that the bulk of the extension will result in any overshadowing or loss of outlook to any other properties as the site is a corner site and the extension is located where there is currently an existing terrace. It is surrounded by Meadowbank on two sides and a large blank flank wall on the other side.

The new terrace and additional fenestration will not result in additional overlooking to the surrounding properties as there is a minimum separation distance of 23m between these areas and any other dwellings that could be overlooked.

Transportation

It is proposed to convert the existing garage space into additional living accommodation for the dwelling with associated alterations to the front elevation. Condition 2 of the original planning permission prevents the change of the garage to living accommodation from occurring under permitted development. Whilst there is an established pattern of development whereby the integral garages form part of the estates original design features, several houses have made such changes and the proposal would not be prejudicial to the amenities of the residential buildings or the area generally. The Council could not resist the loss of further internal garages on transport grounds and further more the changes to the front façade are considered to be acceptable.

It is recommended that planning permission be **refused**.

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