

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>07/12/2006</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		13/11/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Mary Samuel				2006/4487/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 65 Glenmore Road London NW3 4DA				Site Location Plan; GR/ 01; GR/02A; GR/03; GR/04.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date</b>		
<b>Proposal(s)</b>							
Erection of a single storey rear extension to the ground floor flat.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	06	No. of responses	03	No. of objections	02
<b>Summary of consultation responses:</b>		Both objections are on the basis that the development would take place on previously subsided land and there was concern that the development may trigger or exacerbate subsidence and threaten the structural integrity of the whole building.  <i>Response: This is not a material planning consideration. It will be addressed by the Building Regulations.</i>					
<b>CAAC comments:</b>		Belsize CAAC: Raised no objection (14/11/2006)					

### Site Description

3-storey, end-of-terrace property on the east side of Glenmore Road, at its junction with Glenilla Road. The location of the property is visually very prominent. The property is used as 3 flats. The proposal relates to the ground floor flat.

The site is within the Belsize Park conservation area. 65 Glenmore Road has been identified in the Belsize CAS as one of the buildings that makes a positive contribution to the character/appearance of the 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.

**RUDP 2006: S1 & S2, B1, B3, B7 and SD6.**  
**Belsize Conservation Area Statement [CAS]**

### Assessment

**The proposal** is to infill the part of the space between the rear closet of the building and the boundary with no. 63 Glenmore Road, in order to enlarge the kitchen of the flat and improve the layout of the bathroom. It also involves the demolition of a small lean-to in that area.

**Main issues:** Impact on the appearance of the building and the character and appearance of the conservation area, and impact on the amenity of neighbours.

**Assessment:** The proposed extension will be tucked away between the rear wing of the house and a similar extension on the adjoining property. It will be totally invisible from the public domain and will have no adverse impact on the appearance of the building. The demolition of the existing lean-to will be an improvement. No harm will be caused to the character and appearance of the conservation area. Therefore the proposal is acceptable in design and conservation area terms.

In terms of the amenity of neighbours, it will have minimal impact, as the extension is contained behind an existing higher wall of a similar side extension with the adjoining property.

**Approval is recommended**

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