

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		30/10/2006	
		N/A / attached		Consultation Expiry Date:		02/10/2006	
Officer				Application Number(s)			
Paul Wood				2006/3723/P			
Application Address				Drawing Numbers			
Flat A (Garden Flat) 124 Greencroft Gardens London NW6 3PJ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
Erection of a single storey rear extension to the garden flat.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	01	No. of objections	01
Summary of consultation responses:		<p>A site notice was also erected from 11/09/2006 to 02/10/2006. One objection has been received from the occupier of the flat above the subject flat at no. 124 Greencroft Gardens. A summary of the objection is as follows:</p> <ul style="list-style-type: none"> The extension will cause damp in the flat above. This will exacerbate health problems. <i>Officer comment: This is not a material planning consideration.</i> The extension would enable burglars to easily enter the flat above by climbing onto the roof. <i>Officer comment: The circumstances of this development are no different to many other applications for single storey rear extensions throughout the Borough. The rear of the property does not have direct access from the street.</i> When it rains, the raindrops on the new roof will cause noise nuisance. <i>Officer comment: This is not a material planning consideration.</i> Pigeons will gather on the roof of the extension, will excrete and cause noise nuisance. <i>Officer comment: This is not a material planning consideration.</i> The extension will enable rats/mice to climb to the flat above. <i>Officer comment: This is not a material planning consideration.</i> The extension will affect the view <i>Officer comment: The extension will extend 1.1m from the rear building line and the roof of the extension will be located 1.1m below the sill of the window on the flat above. Views will not be compromised and any visibility of the extension would be from an oblique angle when viewed from the window of the flat above.</i> 					
Local groups comments:		None received.					

Site Description

A 3-storey property with lower ground floor located on the northern side of Greencroft Gardens within the Swiss Cottage Conservation Area. The application relates specifically to the garden flat.

Relevant History

2005/4285/P: Erection of a single storey structure in the rear garden to provide workshop/studio space ancillary to the lower ground floor residential flat. Granted

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 Replacement UDP 2006

S1/S2 – Sustainable development

SD6 – Amenity of occupiers and neighbours

B1 – General design principles

B3 – Alterations and extension

B7 – Conservation areas

Supplementary Planning Guidance

2.7 – Alterations and extensions

Assessment

Proposal

Planning permission is sought for the erection of a single storey rear extension to the garden flat. The extension would be 1.1m deep, 3.2m wide and have a maximum height of 2.8m. The extension would be constructed from brick to match the existing dwelling, would have a flat roof, and full length timber framed windows.

Assessment

The material planning considerations are the impact on the appearance of the building, and character and appearance of the Conservation Area, and the impact on the amenity of neighbouring properties.

Design

The proposed rear extension is lightweight, modest and sympathetically designed and would not be visible from the public realm. Its simple design would enhance the appearance of the rear of the building. The large extent of glazing and overall lightweight appearance helps to ensure that the extension would appear subservient to the original building. The works would not detract from the architectural quality of the building or streetscene character.

Residential Amenity

The proposed conservatory extension will not result in an increased level of overlooking beyond that which exists from within the rear garden area. The lightweight construction would ensure that there would be no undue impact from overshadowing or loss of daylight or sunlight to adjoining properties. The proposed works are considered to be respectful of the character and appearance of the building and unobtrusive in the streetscene and are considered to have appropriate regard for relevant policies of the London Borough of Camden Replacement UDP 2006 (S1, S2, SD6, B1, B3 and B7, and Supplementary Planning Guidance) and approval is recommended.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613