

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>03/10/2006</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/09/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Paul Wood				2006/3495/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
84A Hillfield Road London NW6 1QA				See decision notice			
<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>							
Additions and alterations to lower ground floor flat including a single storey rear extension.							
<b>Recommendation(s):</b>		Grant conditional 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	<b>08</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		No objections have been received					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None consulted					

### **Site Description**

A two storey mid terrace property on the south side of Hillfield Road. The site is subdivided into flats for which the subject applicant relates to the garden flat (lower ground floor level). The site is not located in a conservation area.

### **Relevant History**

PWX0202689: The erection of a single storey rear extension to provide additional habitable accommodation for the lower ground floor flat. Permission granted on 17/12/02 – This scheme has not yet been implemented and allowed for an extension larger than that which is proposed in the current application.

### **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

B1 – General design principles

B3 – Alterations and extensions

SD6 – Amenity for occupiers and neighbours

#### **Supplementary Planning Guidance: July 2002**

2.7 – Alterations and extensions

## Assessment

**Proposal:** The proposal is summarised as follows:

- Erection of single storey extension with dimensions 3.8m deep x 4.1m wide, with a maximum height of 3.1m. The structure would be rendered brick with two timber framed glazed door and a sash window on the rear elevation. The extension would be setback from either neighbouring boundary by roughly 1m.
- Installation of a four paned timber framed opening on the western flank wall, with two door openings and two windows.

**Assessment:** The key issues that need to be addressed in this application are the design of the alterations, the impact on the character and appearance of the building and streetscene, and whether the proposed development would adversely affect the amenity of adjoining residential dwellings.

The rear extension is modest in size and height and considered acceptable in terms of its location, bulk, design and materials. The rear extension projects from the existing rear wing extension and is set back from each neighbouring boundary which reduces the bulk and amenity impacts from overshadowing and loss of sunlight and daylight. The extension, while centrally located, would appear subservient to the rear of the dwelling due to its modest scale and bulk. The works would relate satisfactorily to the existing building and would not detract from the character and appearance of the building.

The installation of the side openings would not be visible from the public realm given their location in the rear garden. The works are minor in nature and would provide an outlook to the side courtyard area.

It is considered that the proposed alterations and extensions to the dwelling will not have any adverse effects in terms of residential amenity, with 1.8m high boundary fences restricting views from to any habitable windows or private open space of neighbouring properties. The works would retain ample garden space retaining the open character of the rear garden environment.

**Recommendation:** Grant permission.

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