

Delegated Report		Analysis sheet		Expiry Date:		28/09/2006	
		N/A / attached		Consultation Expiry Date:		13/09/2006	
Officer				Application Number(s)			
Matthew Durling				2006/3603/P			
Application Address				Drawing Numbers			
12 Heath Hurst Road London NW3 2RX				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a single-storey infill extension at rear ground floor level in connection with existing single-family dwellinghouse (Class C3).							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Hampstead CAAC state no objection but:</u> <ul style="list-style-type: none"> Consider the proposal for fair-faced concrete inappropriate even though it will not be seen; Suggest a better solution would be to make use of the existing adjacent extension to create a party wall and avoid an impractical and unhygienic gap. 					

Site Description

A three storey mid-terrace single dwellinghouse with two-storey flat roofed rear extension located on the northern side of Heath Hurst Road and within the Hampstead Conservation Area.

Relevant History

03/09/2004: PP granted (reference 2004/2879/P) for the replacement of the rear slope of the roof with a mansard roof extension and dormer window and the installation of three rooflights on the front slope of the roof to provide an additional bedroom and bathroom for the house.

09/11/2004: Certificate of Lawful development issued (reference 2004/4287/P) for the installation of five conservation-style roof lights to a single dwelling house, two on the front slope of the roof and three at the rear.

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 Adopted UDP 2006

S1/S2 Sustainable development

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

Hampstead Conservation Area Statement

Supplementary Planning Guidance

Assessment

Proposal:

The proposal comprises the erection of a single storey, partially glazed extension at rear ground floor level set between the projecting window and the boundary with No. 14.

The proposed extension cannot be constructed under permitted development rights as the volume of the proposed extension together with those granted in 2004 exceeds the 50 cubic metres permitted by virtue of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Assessment:

The single-storey proposed extension is considered to be acceptable in principle. Planning permission was granted for a similar development (including the replacement and enlargement of the two-storey extension) at the adjoining property (14 Heath Hurst Road) in 2005 and this has been largely completed. The proposed infill extension will therefore have no detrimental impact on the amenity of the adjoining occupiers.

In terms of scale, the extension will be subordinate to the existing two-storey element and will not project further than the established building line. It is not considered that in this instance it would be appropriate to set it back from the rear building line of the projecting wing (as advised with SPG) given the building line of the adjoining extension and the fact that there are only restricted views of the rear elevation from the grounds of other properties. The sloping glazed roof will match that of the extension to the adjoining property. The use of fair-faced concrete block work on the side elevation is considered acceptable, given this will be entirely obscured from view. To be consistent in design, it is proposed to install partially glazed timber doors to the rear elevation of the new extension to match the tri-folding timber doors as proposed for the rear elevation of the existing extension.

The proposals are considered to respect the appearance of the host building, both in terms of design

and materials and are also considered to preserve the character and appearance of the wider conservation area.

Recommend approval.

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