

Delegated Report		Analysis sheet		Expiry Date:		01/06/2006	
		N/A / attached		Consultation Expiry Date:		10/5/06	
Officer				Application Number(s)			
Mary Samuel				2006/1483/P			
Application Address				Drawing Numbers			
48C Netherhall Gardens London NW3 5RG							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
The erection of a two-storey timber framed front extension to the dwellinghouse and other external alterations, plus erection of new vehicular entrance gate.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	01	No. of objections	00
Summary of consultation responses:		One reply from No 48b stating that they had no comments on the application (10/5/06)					
CAAC/Local groups* comments: *Please Specify		Fitzjohn's / Netherhall Gardens: No response received (28/4/06)					

Site Description

Semi detached contemporary house on the south side of Netherhall Gardens. The site is within the Fitzjohn's Netherhall C.A.

Relevant History

On 22/9/95 p.p. and c.a.c were refused to redevelop the site. Reasons: adverse impact on the CA and the amenity of neighbours because of the proposed design and bulk of the new house.
On 3/10/96 p.p. was granted for the erection of a single storey rear extension.

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.

UDP: EN1, EN13, EN14, EN22, EN31, EN19.

RUDP: S1, S2, B1, B3, B7, SD6

SPG: Advice on extensions to residential buildings

Fitzjohn's / Netherhall CAS: Advice on extensions to buildings within the conservation area

Assessment

The proposal involves the erection of a two storey timber framed extension to the front to accommodate a staircase, the remodelling of the rear elevation to replace existing windows and sliding doors with folding doors, alterations to other fenestration on the front elevation and new vehicular entrance gate.

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

Assessment: Although the pair of buildings, Nos. 48c and 48b, were in all probability originally designed as a pair as such, their front elevations do not match now. Therefore the proposed alterations will not detract from the symmetry of the pair, as the two buildings do not 'read' as a pair.

The proposed alterations to the fenestration, both front and rear, and the proposed rooflights can be carried out under permitted development and it is only the two storey front extension and the new gate that would need permission.

The two-storey element will be contained within two existing single storey front extensions and will be slightly recessed from their front building lines. It is proposed to be timber framed with glass on the front with timber panelling to the returns. This treatment will create a neat projecting volume, separate from the existing brick building. Its contemporary appearance relates satisfactorily to the rest of the building, and is considered acceptable.

The front gate is also considered acceptable. It would consist of timber louvres which would match the proposed extension.

There will be no adverse impact on the amenity of neighbours as a result of this proposal.

Approval is recommended.

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