

Delegated Report		Analysis sheet		Expiry Date:	08/07/2014
		N/A		Consultation Expiry Date:	19/06/2014
Officer			Application Number(s)		
Rachel Miller			2014/3278/P		
Application Address			Drawing Numbers		
Garden Flat 146 Fellows Road London NW3			See draft decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear extension with rooflight at lower ground floor level and creation of steps to rear garden area.					
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	28	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 28/05/2014 until 18/0/2014 Press notice displayed from 29/05/2014 until 19/06/2014</p> <p>One response received with the following comments: “Whilst in principle we do not object to the proposals, we are most concerned that the application does not provide sufficient information to be able to assess how it will impact on common services for the rest of the house, which contains twelve self-contained leasehold units. For example we have noted that there are soil stacks and downpipes which are not show on the proposals and which run in the very place where the extension will be constructed. There is no statement or detail shown as to how those services would be dealt with if consent were to be granted. We are very unhappy with the proposed extension rooflight which appears to project above the proposed extension flat roof. The drawings indicate that it will be positioned directly beneath the window of our flat at the rear of the ground floor. We think it would be more acceptable if the rooflight was flush with the roof. The rear external staircase from the ground floor common parts does not appear to show on some of the proposed drawings. We would certainly want to ensure that staircase is retained as it provides the other flats with access to the common part of the garden.”</p> <p><u>Officer response</u> As the soil pipes are on the rear elevation they would not require permission to be moved. The rear rooflight has been redesigned so that it is pitched and would be at a lower height near to the rear window above the extension. There are no changes to the staircase from the ground floor plan.</p>					
CAAC/Local groups* comments: *Please Specify	Belsize CAAC – no objection					

Site Description

The application site comprises a four storey plus basement property located on the northern side of Fellows road, close to its junction with Winchester Road. The property is not listed but is located within Belsize Park Conservation Area.

Relevant History

2009/2543/P – Conversion of part first floor and second floor levels from HMO (House of Multiple Occupation) to three self-contained studio units (Class C3) including erection two storey side extension to rear addition of building, and third floor roof extension. Refused on 29th July 2009

2008/5064/P - Conversion of upper floors from HMO (House in Multiple Occupation) accommodation to three (one bedroom) self-contained flats and a studio flat. Refused on 18th December 2008.

Relevant policies

LDF Core Strategy and Development Policies

CS5 ('Managing the impact of growth and development')

CS14 ('Promoting high quality places and conserving our heritage')

DP24 ('Securing high quality design')

DP25 ('Conserving Camden's heritage')

DP26 ('Managing the impact of development on occupiers and neighbours')

Camden Planning Guidance

CPG1 (Design) 2013

CPG6 (Amenity) 2011

Belsize Conservation Area Statement 2003

London Plan 2011

NPPF 2012

Assessment

Planning permission is sought for the erection of a single storey infill rear extension at lower ground floor level and creation of new steps from the lower ground floor up to the garden. The extension would measure 3m high x 2.8m wide x 3.2m deep with a sloping rooflight.

Design

The proposed single storey rear extension would be well screened from the public realm and is adequately subordinate to the host house in terms of its modest scale. The materials proposed include a rendered rear facade and metal framed folding doors. The use of white render would be sympathetic to the host dwelling.

The proposed extensions would have no negative impact upon the character, appearance or setting of the Belsize conservation area. Following Officers advice, the rooflight has been redesigned so that it is sloping back down towards the existing rear elevation. This is considered appropriate in design terms.

Amenity

Given the modest scale of single storey extension and the high boundary wall between the application property and number 144 Fellows Road, there would be no adverse impact on number 144 Fellows Road in terms of loss of light. There would be no loss of light for number 148 Fellows Road. There are no concerns about loss of privacy to properties to the rear.

The rooflight has been redesigned to minimise the impact on the residential window of the flat above.

It is recommended that conditional planning permission be granted.