

Delegated Report		Analysis sheet		Expiry Date:		10/09/2014	
		N/A / attached		Consultation Expiry Date:		10/09/2014	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2014/4631/P			
Application Address				Drawing Numbers			
23 Daleham Gardens London NW3 5BY				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 3 (development to be carried out in accordance with approved plans) pursuant to approved permission reference 2013/5398/P dated 14/10/13; namely to increase the depth of the rear ground floor extension by 60cm and minor alterations to hard landscaping.							
Recommendation(s):		Grant variation of condition					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	25	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<u>Coach House, 23 Daleham Gardens</u> : Objection. - part wall and structural matters					
CAAC comments:		<u>Fitzjohns/Netherhall CAAC</u> : Comment. We note the increased depth of the extension, but there is some confusion of the depth of the lightwell area. We should like to see the remaining hard landscaping converted to permeable.					
Site Description							
The application site is a detached four-storey residential block of flats which lies on the west side of Daleham Gardens. The house is not listed but it is designated as a building that makes a positive contribution to the Conservation Area. It lies within the Fitzjohns / Netherhall Conservation Area. The house is divided into 4 flats and the application site related to the ground floor flat. The surrounding area is characterised as predominantly residential.							

Relevant History

2013/5398/P pp **granted** on 14/10/2013 for the erection of single storey rear extension, replacement of windows on rear and front elevations, replacement of entrance front door in association with ground floor residential flat (Class C3).

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

Other Relevant Planning Policies and Guidance

- **Camden Planning Guidance 2011 - CPG 1 (section 4.9-4.15), 6**
- **Fitzjohns and Netherhall Conservation Area Appraisal and management strategy – Feb 2001**

Assessment

The previous permission included a rear extension and associated alterations to the hard landscaping adjacent to the rear elevation.

This proposal increases the depth of the rear extension by 0.6m into the rear garden to align it with the rear building line of the Coach House next door. The associated hard landscaping works are minor and reflect those previously approved.

The overall height of the extension remained at 3.050m high as previously approved and the elevation and roof treatment are also unchanged. No other changes are proposed.

This is considered acceptable and complies with policy.

Recommendation: Approve variation of condition.