

Delegated Report		Expiry Date:	19/08/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Flat 1A 129 West End Lane London NW6 2PE		2014/4137/P			
Proposal(s)					
Erection of single storey ground floor rear extension following demolition of existing conservatory and replacement of pitch roof with flat roof to existing ground floor extension.					
Recommendation(s):		Grant planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	17/7/14	7/8/14	Site notice	14/7/14	4/8/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	9/7/14	30/07/14	28	0	0
Consultation responses (including CAACs):	No responses received.				
Site Description					
The site is a 3 storey detached property on the west side of West End Lane (close to the junctions with Dynham Road and Cotleigh Road). The property falls within the South Hampstead Conservation Area but is not listed.					
Relevant History					
No relevant planning history					
Relevant policies					
LDF Core Strategy and Development Policies					
CS1 (Distribution of Growth)					
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					
South Hampstead Conservation Area Statement					

Assessment

Proposal: Consent is sought for a rear extension following the demolition of the existing conservatory. The rear extension would have approximately the same footprint as the existing extension and would be the same height with a lantern rooflight. The extension would be finished in brick and would have timber French doors with casement windows either side on the rear elevation and a high level window on the side (north) elevation. Consent is also sought to replace the pitched roof and flat roof of the existing extension (adjacent to the conservatory) with a flat roof. The height of the parapet would be 3m from ground level.

Assessment:

Design:

The existing fully glazed conservatory and extension with hipped and flat roof detracts somewhat from the host property. The proposed extension finished in brick would increase the solid to void ratio and the proposed flat roofs would provide a more coherent roofscape above the rear extensions. The position and detailed design of the French doors and windows (with glazing bars) is appropriate to this period property. Whilst the height of the parapet (of the extension adjacent to No. 127) is 0.3m higher than the eaves of the existing extension, the height is considered acceptable and would improve the appearance of the extensions rear elevation.

Amenity:

The height of the parapet is 0.3m higher than the eaves of the existing extension (adjacent to No. 127)). This small increase in height is not significant and would not harm neighbouring amenity in terms of loss of daylight or sunlight. The removal of the pitched roof may slightly increase daylight and sunlight to No. 127.

Recommendation: Grant planning permission