

Delegated Report		Analysis sheet		Expiry Date:		22/09/2014	
		N/A		Consultation Expiry Date:		27/08/2014	
Officer				Application Number(s)			
Alex McDougall				2014/4805/P			
Application Address				Drawing Numbers			
29 Quickswood London NW3 3SG				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey ground floor rear extension following demolition of existing rear extension, alteration to ground floor front window, and additional door to third floor front elevation.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses No. electronic	02 02	No. of objections	02
Summary of consultation responses:		<p>Objections were received from Nos. 10 & 31 Quickswood on the following grounds:</p> <ul style="list-style-type: none"> • <i>Party Wall</i> – There is no party wall agreement in place (Officer Comment: Party wall agreements can be entered into separate from the planning process). • <i>Design</i> – The proposal will damage flower beds at the adjoining property (Officer Comment: This would likely be considered as part of any future party wall agreement). • <i>Design</i> – The ‘Georgian’ panelled door at third floor level is not in keeping with the style of the building (Officer Comment: The Applicant submitted revised drawings resolving this objection). 					
Site Description							
The site is occupied by a 4 storey end-terrace single family dwellinghouse to the north side of Quickswood road. The original garage in the dwelling has been replaced with additional accommodation and the garage door replaced with a window. While no permission exists on file for this modification, it is likely classified as permitted development. The building has an existing single							

storey rear extension. The area is characterised by residential properties. The site is not located within a conservation area.

Relevant History

Estate

TP 40072/W - Redevelopment of the site bounded by Fellows Road, Primrose Hill Road, King Henry's Road and Winchester Road by the erection of a flats, houses, shops, public houses, garages and parking spaces. Planning Permission granted 23/03/1964. Note: There were no conditions removing permitted development rights.

86 Hawtrey Road (nearby site in same estate)

2014/1872/P: Single storey ground floor rear extension and replacement of garage door with window. Granted 29/04/2014.

28 Lower Merton Rise (nearby site in same estate)

2013/7106/P: Erection of a single storey rear extension to replace existing conservatory and addition of 3 x non-openable opaque glazed windows to side elevation of dwelling house (Class C3). Granted 17/12/13. Rear extension 3.9m in depth.

26 Lower Merton Rise (nearby site in same estate)

2012/0769/P: Erection of single-storey rear extension and conversion of garage to habitable floorspace and replacement of garage door with window all in connection with existing single-family dwellinghouse (Class C3). Granted 05/04/12. Rear extension 3.9m in depth.

63 Quickswood (nearby site in same estate)

2012/3926/P: Erection of single storey rear extension, associated alterations to rear and replacement of front garage door with new opaque window at dwellinghouse (Class C3). Granted 07/09/12. Rear extension 3.7m in depth.

43 Quickswood (nearby site in same estate)

2012/3677/P: Erection of single storey rear ground floor level extension, replacement of all windows and doors, alterations to windows/doors at roof level and installation of new window on rear elevation at roof level, installation of planters and decking at roof level on terrace, replacement of garage door with window in connection with conversion of garage to habitable accommodation and installation of replacement 1.8m high timber fence to rear boundary all in connection with existing dwellinghouse (Class C3). Granted 07/09/12. Rear extension 3.5m in depth.

45 Quickswood (nearby site in same estate)

2008/4672/P: Erection of single-storey rear extension with rooflight and flue at garden level, replacement of garage door with window in connection with its conversion to habitable floorspace; alterations to windows and doors on front and rear elevations (including doors to roof level terrace) and alterations to rear boundary treatment. Granted 05/12/2008. Rear extension 3.7m in depth.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS16 Improving Camden's health and well-being

Camden Development Policies 2010

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG6 Amenity

Assessment

Detailed Description of Proposed Development

The proposal consists of the following elements:

- Demolition of the existing single storey rear extension.
- Erection of a full width single storey ground floor rear extension, dimensions: 2.6m – 2.9m (H) x 5.9m (W) x 1.5m (D).
- Replacement of the existing large front window with a smaller window, dimensions: 1.6m (H) x 1.2m (W).
- Addition of a second matching door to the front third floor elevation to provide further access to the existing roof terrace, dimensions: 2.2m (H) x 0.9m (W).

During assessment of the application the applicant submitted amended drawings revising the design of the proposed third floor door to be in keeping with the existing door in response to concerns from adjoining properties.

Principle of Development

Alteration and additions are considered to be acceptable in principle subject to an assessment of their design, amenity impacts and sustainability.

Design

Rear Extension

The proposed rear extension is considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the area for the following reasons:

- The extension is considered to be of a scale in keeping with the size of the existing building.
- The simple lean-to roof and rectilinear design are considered to be in keeping with the appearance of the existing building.
- The proposal would maintain 50% of the rear garden as amenity space.
- The proposal does not result in the loss of any significant planting or vegetation.

Alteration to window

The proposed alteration to the front window is considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the area as the proposed window is more in keeping with the size and alignment of the other windows on the front elevation of the building than the existing window.

Additional door

The proposed additional door to the third floor terrace is considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the area for the following reasons:

- Such additional doors are common in the vicinity of the site.
- Due to the setback of the roof level the proposal will not be readily visible from the street.

The proposed elements appear to be of high quality materials which match the existing building. Notwithstanding, a condition is recommended ensuring appropriate materials are used.

For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14 and DP24 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

Residential Amenity

Rear Extension

The proposed rear extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- The height and depth of the proposal are not considered likely to result in unacceptable loss of light, outlook, or sense of enclosure.
- The proposal does not include any side windows and as such is not considered likely to result in overlooking of any adjoining properties.

New openings

The proposed new openings are considered to have an acceptable impact on the amenity of adjoining and nearby properties as they do not result in close or direct views into any adjoining or nearby properties.

The building works are not considered to be so difficult as to necessitate any special measures or construction management plans. An informative will be included reminding the applicant of the standard hours of construction.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposal will include new walls and windows with a higher degree of thermal insulation than the existing garage door. Given the minor scale of the works this is considered to be a sufficient contribution to the sustainability of the building.

Recommendation

Grant planning permission