

Delegated Report		Analysis sheet		Expiry Date:		25/04/2014	
		N/A		Consultation Expiry Date:		21/03/2014	
Officer				Application Number(s)			
Obote Hope				2014/3983/P			
Application Address				Drawing Numbers			
Basement Flat 80 Hillfield Road London NW6 1QA				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey infill rear extension, the erection of a single storey rear extension and the installation of 2 x rooflights all associated with existing lower-ground floor flat.							
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	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:							
Local groups comments:		N/A					

Site Description

The application relates to a lower-ground floor level flat in a 3-storey-mid-terrace including semi-basement property on the south side of Hillfield Road. The property is divided into 4 Flats.

The site is not within a conservation area.

Relevant History

F4/11/18/14147 – Planning permission was granted on 17/11/1972 for Conversion of 80 Hillfield Road N.W.6. into 5 self-contained flats and alterations at roof level.

15308 – Planning permission was granted on 16/04/1973 for Conversion of 80, Hillfield Road, N.W.6, into 4 self-contained flats.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

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)

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

Camden Planning Guidance 2013

CPG1 – Design

CPG 6 - Amenity

Assessment

Proposal:

1.0 Planning permission is sought for the erection of a single storey infill extension to the east side elevation and a single storey rear extension with 2 x rooflights.

Assessment:

1.1 The main issues to be considered are:

- 1) The design of the development on the existing building and the character and appearance of the local area
- 2) The impact of the development on the amenities of neighbouring occupiers.

1.2 Design:

1.3 DP24, CS14 and CPG1. The council's design planning guidance provides guidance on rear extensions in chapter 4. Rear extensions should be subordinate to the original building in terms of scale and situation and should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to un-built space;

- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

2.2 As the host building exists, the existing garden space is approximately 15.0m in depth and it's proposed to retain approximately 12.1m of garden space. The rear infill extension would be 2.4m high; 0.2m higher than the existing boundary wall/fence to with number 78 located to the east elevation and would be 0.9m higher than the boundary fence with number 82 Hillfield Road.

2.3 The proposed extension is considered to be subordinate to the rear elevation by virtue of its design and bulk. The infill addition would be extended by approximately 1.8m within the void gap with number 78 Hillfield Road and would retain 1.9m of the existing garden space within the side elevation in the form of a lightwell. The proposed "wrap around" addition would be extended between 2.6 – 2.9m in depth due to the slant design of the roof existing rear elevation. The proposed side extension would measure a combined 4.2m in depth once the rear extension is erected.

2.4 The proposed infill and rear extension would designed with a sloping roof between 2.4m to 3.0 in height to the side with neighbouring properties, constructed using roof tiles with brick to match existing and powder coated aluminium bi-folding doors that would match the aesthetics of the host building.

2.5 The proposed 2 x conservation style rooflights are relatively flushed, and as such, no objection is raised in terms of its design and setting.

2.6 It is considered that the proposed infill and rear extension would not be read as a dominant addition to the host property and is acceptable in design terms in accordance with DP24, CS14 of the LDF and abides by the guidance given in CPG 1.

3.0 Amenity

3.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

4.0 Impact on the amenity of surrounding residential occupiers

4.1 The proposed height of the extensions including the sloping roof is in context with the existing boundary wall of number 78 and 0.9m higher than the existing boundary wall of number 82. It is therefore, not anticipated that the proposed rear and the infill extensions would have a significant impact in terms of privacy, overlooking, outlook and implications on daylight and sunlight due to the height of the proposed extension and the location of the neighbouring windows as well as the height of the existing boundary walls.

5.0 Recommendation

6.1 Grant Planning Permission