

Delegated Report		Analysis sheet	Expiry Date:	25/04/2014
		N/A	Consultation Expiry Date:	21/03/2014
Officer			Application Number(s)	
Obote Hope			2014/3987/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 at lower-ground floor level of existing basement flat (class C3).				
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	01
			No. electronic	00		
Summary of consultation responses:	<p>1 Objections was received from a neighbouring property;</p> <ul style="list-style-type: none"> The current boundary is a 6 foot wooden fence and the plans shows an 8 foot brick wall would impact on the light flowing through the patio door. How the owner would maintain the brick work of the proposed boundary wall and in doing so how would access be provided for the proposed works. <p>Officers comments</p> <ul style="list-style-type: none"> The elevation drawing as existing shows that the boundary wall/fence is 2.2m high the proposed elevation drawing is annotated to show there is no increase in height. There are no indications on the existing or proposed plans that the existing wall/fence would be demolition and replaced. As there is no increased in height the boundary fence would benefit from permitted development rights. The proposed extension would be 0.2m (200mm) higher than the existing boundary wall and as such, it's not anticipated that the height of the proposed extension would have a detrimental impact with the daylight/sunlight that is current being emitted through the existing patio door into the existing kitchen/diner area. The maintenance of the party wall would require a party wall agreement between both parties under the 1996 Act. The details can be accessed here 					
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

2014/3983/P Planning permission was granted on **08/08/2014** for: Erection of single storey infill rear extension, single storey rear extension and the installation of 2 x rooflights all associated with existing lower-ground floor flat.

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 - Amenities

Assessment

Proposal:

1.0 Planning permission is sought for the erection of a single storey infill extension to the east elevation and the creation of a lightwell.

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 at lower ground floor level is approximately 15.0m in depth and it's proposed to retain the existing depth of the garden to the rear elevation. The rear infill extension would be 2.6m depth, 2.3m width and 2.4m high, less than 0.2m higher than the boundary wall of 78 Hillfield Road and would align with the existing rear elevation of the building.

2.3 The proposed extension is considered to be subordinate to the side elevation by virtue of its design and bulk. The side infill addition would retain 1.3m (depth) and 2.3m (width) for a proposed lightwell within the void gap area with number 78 Hillfield Road. The proposed side infill extension would be designed with a sloping roof between 2.4m in height to the side with the neighbouring property and increased in height towards the host building by approximately 3.0m. The side infill would be 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. It's considered that the proposed infill extension would be design in accordance with DP24, CS14 of the LDF and abide by the guidance given in CPG 1.

3.0 Impact on the amenity of surrounding residential occupiers 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."

3.2 The proposed height of the extensions including the sloping roof design when looked at in context with the existing boundary wall of number 78. Therefore, it's not anticipated that the proposed side infill extension would have a significant impact in terms of privacy, overlooking, outlook and implications on daylight and sunlight

5.0 Recommendation

6.1 Grant Planning Permission