

Delegated Report		Analysis sheet		Expiry Date:		28/07/2014	
		N/A / attached		Consultation Expiry Date:		17/07/2014	
Officer				Application Number(s)			
Karen Scarisbrick				2014/3671/P			
Application Address				Drawing Numbers			
Flat 1 4 Denning Road London NW3 1SU				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear single storey flat roof, glazed roof extension within existing inner courtyard.							
Recommendation(s):		Approve 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:		A site notice was erected on 20/06/2014 with an expiry of 11/07/2014. A press notice was published on 26/06/2014 with an expiry of 17/07/2014.					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC: No objection.					

Site Description

The application site relates to a ground floor flat located within a three storey (plus basement) mid terrace residential property located on the south side of Denning Road. The property is located within the Hampstead Conservation area however, is not listed as a positive contributor nor is it listed.

Relevant History

Granted (TP8187/46303) on 01/06/1936 for scheme for the conversion of the premises into three self-contained flats.

Granted (22477/65) on 07/03/1962 for extension to the rear of 4 Denning Road

Granted (5417) on 17/07/1968 for rear extension at ground floor level and provision of terrace at first floor level

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

CPG1:

Hampstead Conservation Area Statement 2001

London Plan 2011

National Planning Policy Framework (NPPF) 2012

Assessment

Proposal

Permission is sought for a single storey extension within the existing rear courtyard of the ground floor flat. The extension would provide for an extended kitchen area and would measure 2.6m x 1.2m and 2.8m in height, retaining a courtyard area of approximately 6.2sqm.

Design

The extension would not be visible from the wider area due to its rear inner courtyard location and therefore would not impact upon the surrounding streetscene or conservation area. The small scale of the extension and simple flat roof, albeit including a glazed rooflight, would remain subservient to the host property and would not detract from its overall character.

Amenity

The extension is contained within the existing rear lightwell which contains no openings to neighbouring properties and therefore levels of daylight, sunlight, and outlook afforded to adjoining residents would be maintained. A glazed rooflight is proposed however, it is not considered that this would have a significant impact upon the privacy of the flats located at first floor level and above given that the rooflight is high level and as the rooflight does not serve a habitable room.

Sufficient amenity area would remain for the host property as it benefits from an additional rear garden area and the bedroom which is served by the existing lightwell would retain an acceptable outlook given that the lightwell depth would measure 2m.

Recommendation.

Grant planning permission.