

Delegated Report		Analysis sheet		Expiry Date:		05/08/2014	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Katrine Dean				2014/3351/P			
Application Address				Drawing Numbers			
Flat Ground Floor 12 Hemstal Road London NW6 2AN							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Erection of single storey rear extension and deck to ground floor flat.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		One letter of representation was submitted with regards to this proposal, which sets out concerns regarding the extension of the roof terrace, which is associated with the development. The neighbour is concerned about the extension of the roof terrace at first floor level and the impact of noise coming from this.					
Officer Comments		The proposal does not illustrate an extended roof terrace and therefore, this cannot be used as a material planning consideration in determining this planning application. There are no permitted development rights for flats and therefore any extension to the roof terrace would require an application for planning permission.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

This is a neighbourhood renewal area. The application site relates to the ground floor flat within a three storey terraced building. The building is finished in light coloured stock brick and white corncicing around the doors and the windows. The rear garden ground is bounded by a brick wall to the eastern side, timber fencing to the west and the rear and shrubbery. The rear garden space is small and there is an existing raised timber deck. The existing rear extension has railings, which form a roof terrace at the first floor flat.

Relevant History

2014/2862/PRE - Erection of single storey rear extension. Pre-application advice encouraging a planning application was issued on 08/05/2014.

2011/2959/P - Installation of timber framed glazed doors and erection of railing at first floor level in association with the creation of a terrace to rear elevation of existing flat (Class C3). Granted 02/08/2011.

2005/2671/P - Replacement of window at ground floor rear elevation with French doors, and erection of raised terrace deck to facilitate access from the ground floor flat to the rear garden. Granted 20/08/2005.

31018 - Change of use, including works of conversion to three self-contained flats. Granted subject to conditions 20/10/1980.

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)

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

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 6 (Amenity)

Assessment

Proposal

This proposal seeks planning permission for the erection of a single storey flat roofed extension to the existing rear extension and the re-installation of decking at the rear. The extension would measure 3.2m in height by 3.2m in width by 2m in depth. The existing timber deck would be re-instated deeper into the garden space.

Design

In terms of design, the proposal complies with the Guidance which is set out in CPG1 on the general principles of rear extensions. The extension would be subordinate to and matching the host building, which is acceptable.

Amenity

The extension would not give rise to issues with overshadowing or daylight loss due to its minor size. A condition is attached to the approval which requires the proposed side window to be of obscure glazing. Some amenity space would remain at the rear of the property. In terms of amenity, the proposed extension is considered to be acceptable and in compliance with CPG6.

Recommendation

Having given consideration to the above assessment, it is considered that the extension complies with the policies and the guidance of the Council and is therefore recommended for approval.