

Delegated Report		Analysis sheet		Expiry Date:		01/10/2014	
		N/A / attached		Consultation Expiry Date:		25/09/2014	
Officer				Application Number(s)			
Mandeep Chagger				2014/5108/P			
Application Address				Drawing Numbers			
1 Village Close, Belsize Lane, London NW3 5AH				Please see draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
A new projecting single storey ground floor side extension and an infill rear extension. Replacement and re-configuration of roof lights in existing rear extension. New glazed doors to the front of the house within an existing window opening. New glazed sliding door and timber cladding to the house adjacent to the new extension							
Recommendation(s):		Granted					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		7 neighbours were consulted between 04/09/2014 – 25/09/2014. No responses were received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application property lies on a triangular shaped corner plot on Village Close, Belsize lane. The property is a two storey single dwellinghouse with a single storey extension abutting the boundary to the north. To the west lies No.2 Village Close. The application property is not listed and does not lie in a conservation area.

Relevant History

No relevant planning history.

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 (Providing quality homes)

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

Camden Planning Guidance 1 Design (2011)– chapters 1, 2, and 5

Camden Planning Guidance 2 Housing (2011) – chapters 1, 2, 4 and 5

London Plan 2011

London Plan SPG Housing 2012

National Planning Policy Framework 2012

Assessment

1. Proposal

1.1 The proposal is for:

- A new projecting single storey ground floor side extension and an infill rear extension.
- Replacement and re-configuration of roof lights in existing rear extension.
- New glazed doors to the front of the house within an existing window opening.
- New glazed sliding door and timber cladding to the house adjacent to the new extension.

1.2. The main issues are:

- Design and character and appearance of the surrounding area.
- Residential amenity.

2. Design and character and appearance of the surrounding area.

2.1 Policy DP24 expects alterations and developments to be of the highest standard of design. In addition, CPG 1 ensures extensions are designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing and respect and preserve existing architectural features. Materials should be chosen that are sympathetic to the existing building wherever possible.

2.2 The rear extension would have a flat roof to match the existing with roof lights above. The boundary wall would be partially raised to align with the infill flat roof extension. This extension would extend to the side of the property with a new window, new metal framed sliding glass door within enlarged existing opening and timber cladding to existing wall. On the southern elevation, the windows would be replaced with lowered and new metal framed glass doors installed in existing window opening. The property is surrounded by a high boundary wall and hedge and the proposed works would not be visible from the streetscene. The extension and alterations to windows and doors, by reason of its overall height, depth and design is considered to be acceptable with the general character and appearance of the existing house and wider area. The materials appear to match the existing building and are considered to be acceptable.

3. Amenity

3.1 The proposal, by reason of its size and overall height would be minimal and would not reduce the daylight and sunlight received by any of the relevant windows in neighbouring properties. The gardens to the neighbouring properties are not overshadowed by the proposal and overall availability of sunlight remains well above the recommended levels. As such, the proposed scheme would not impact upon neighbouring properties, by way of loss of light, overshadowing or overbearing.

Recommendation: Grant planning permission.