

Delegated Report		Analysis sheet		Expiry Date:		03/10/2014	
		N/A / attached		Consultation Expiry Date:		04/09/2014	
Officer				Application Number(s)			
Katrine Dean				2014/4997/P			
Application Address				Drawing Numbers			
60 King Henrys Road London NW3 3RR							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of first floor rear extension.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The owner/occupier of number 13 Primrose Hill Road has submitted an objection on the grounds of overlooking from the proposed bedroom window.					
Officer comment:		Please refer to the assessment of the report.					
CAAC/Local groups* comments: *Please Specify		No response.					

Site Description

The application site is located on King Henry's Road, which is a residential area located out-with and to the north of Elsworthy Conservation Area, just off Primrose Hill Road. The works relate to a two storey end of terrace property, which is part of a post-war residential development. The housing estate is formed of terraces and L-shaped dwellings with external terraces at first floor level. The buildings have flat roofs and are finished in facing brick painted white. The application site has a first floor terrace, with an existing greenhouse, which is in a state of disrepair.

Relevant History

8401515 - Erection of a small extension and greenhouse at first floor level. Granted 10/10/1984.

Also a similar extension has recently been granted planning permission at the adjoining property to the west:

2011/3076/P - Erection of extension over existing terrace at rear/side first floor level to dwelling (Class C3). Granted 05/09/2011.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy (2010 – 2025)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010 – 2025)

DP24 (Securing high quality design)

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

Camden Planning Guidance (CPG): 2013

1 – Design

6 – Amenity

Assessment

Proposal

This proposal seeks planning permission for the erection of a rear extension at first floor level of the property. The extension would replace the dilapidated greenhouse and would extend the height of the party wall with the neighbouring property to the north by 1.1m, raising it up to abut the extension wall of the neighbouring property to the west. The extension would have a flat roof, be painted white and cover an area of 13m² on the first floor terrace. It would protrude by 1.8m to the east and towards the rear of the dwellings on Primrose Hill Road. A small terrace would remain at first floor level, which would effectively be a balcony outside the extended bedroom. The extension would have full width upvc patio doors on the eastern elevation.

Design

In terms of design, the proposed extension would be acceptable and would be in general compliance with CPG1. It would be subordinate to the building and would tie in with its design features and the design of the estate as a whole. The existing windows within the property are upvc and it is proposed to install white upvc patio doors, which would match these. As the doors would not be replacement frames, their installation is considered to be acceptable in this location, which would not be visible from public vantages nor is it restricted by conservation area requirements.

Amenity

Raising the boundary wall between the application site and the adjoining property to the west would not have an unacceptable impact on the amount of daylight or sunlight received at the habitable windows or the external amenity space of the property.

The existing window to window distance between the rear of the properties on Primrose Hill Road and the rear of the properties on Quickwood is around 10m, which is less than the 18m recommended within the Council's Guidance. In this context, the additional 1.8m protrusion towards the rear of the properties on Primrose Hill Road, which would be brought about by the extension, would not have an unacceptable impact on residential amenity in terms of privacy. Furthermore, a condition is attached to this approval, which requires the balustrade of the terrace to be raised and planting incorporated and maintained, in order to provide screening between the habitable windows which would be affected by the development. The development is therefore considered to be generally acceptable in terms of CPG6.

Recommendation

Having given consideration to the above assessment, it is considered that the proposal complies with the policies and guidance of the Council and should be granted subject to conditions.