

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/10/2014	
		N/A		<b>Consultation Expiry Date:</b>		09/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Tessa Craig				2014/5472/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
9 Elsworthy Road London NW3 3DS				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Rear infill extension at lower ground and ground floor, replacement stairwell, erection of terrace at rear ground floor, replacement lightwell in side extension, replacement door and window to rear elevation and installation of timber privacy screen between No.7 and 9.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		The application was advertised in Ham & High on 18/09/2014 and a site notice was erected on 12/09/2014.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Elsworthy CAAC- no comment received.					

## **Site Description**

The subject property is located on the south side of Elsworthy Road and comprises a semi-detached, brick two storey property, with lower ground level and front dormer. The property is within the Elsworthy Conservation Area, but is not a listed building.

## **Relevant History**

None.

## **Relevant policies**

**The London Plan (2011) and London Plan Revised Early Minor Alterations (REMA) (2013)  
NPPF 2012**

### **LDF Core Strategy and Development Policies 2010**

#### **Core Policies**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

#### **Development Policies**

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

### **Camden Planning Guidance 2011**

CPG1 Design

CPG6 Amenity

## Assessment

### Proposal

Planning permission is sought to extend a side projection at the rear of the property, at lower ground and ground level by 2.34m (depth), with a height of 5.73m and width of 4.7m. Permission is sought to replace a metal staircase with a stone staircase with wrought iron railings which leads into the rear garden from the ground floor and to create a terrace area at ground floor measuring 0.9m deep by 3m wide with wrought iron railings.

Additionally, a window in the rear elevation shall be replaced with a door to access the terrace and a door which currently leads from the side extension onto the stairs, shall be replaced with a window. The existing extension currently includes two rooflights, one shall be replaced with a sloped rooflight. A timber trellis shall be erected on the party wall between number 7 and number 9 measuring 1.7m wide and 1.2m high.

### Assessment

The main considerations are design and impact on amenity.

#### Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

The proposed extension is considered to be a conservative and sympathetic addition to the property, with the materials matching the existing main part of the property and the extension being only 2.34m deep and not extending beyond the rear wall of the main building. Given the location of the extension at the rear, the development will not impact on the streetscene or character and appearance of the conservation area. The proposed windows and doors match the fenestration details of the property and the stone staircase with wrought iron railings shall also be consistent with the character of the host building. The proposal is considered acceptable in terms of design.

#### Amenity

DP26 states factors to consider in managing impacts on neighbours being: visual privacy and overlooking, overshadowing and outlook and sunlight, daylight and artificial light levels. CPG6 states the Council should seek to minimise impact of loss of daylight and overshadowing, protect privacy and avoid overlooking, and avoid impacting on neighbours' outlook.

The proposal is not considered to result in loss of privacy beyond the existing situation to neighbours given there is already a staircase adjacent to the common boundary with number 7 Elsworthy Road which allows some degree of overlooking into the rear garden of number 7. A timber privacy screen shall limit overlooking into number 7. Number 7 includes a lower ground floor side extension to the same depth as the proposed extension at number 9, therefore loss of daylight/sunlight and overshadowing shall not result. The proposal is considered acceptable in terms of impact on amenity.

### Recommendation

Grant planning permission.