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| Delegated Report Members’ briefing | | | Analysis sheet | | | | |  | Expiry Date: | | | **07/10/2014** | |
|  | | | | | | **Consultation Expiry Date:** | | | 11/09/2014 | |
| Officer | | | | | | | Application Number(s) | | | | | | |
| Obote Hope | | | | | | | 2014/4525/P | | | | | | |
| Application Address | | | | | | | Drawing Numbers | | | | | | |
| Flat 1  117 King Henrys Road  London  NW3 3RB | | | | | | |  | | | | | | |
| PO 3/4 | Area Team Signature | | | C&UD | | | Authorised Officer Signature | | | | | | |
|  |  | | |  | | |  | | | | | | |
| Proposal(s) | | | | | | | | | | | | | |
| Erection of a single storey rear extension, following retaining the existing bay window at lower-ground floor level in connection with existing lower/ground floor maisonette. | | | | | | | | | | | | | |
| Recommendation(s): | | Grant planning permission with conditions | | | | | | | | | | | |
| **Application Type:** | | Full Planning Permission | | | | | | | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | | | | | | | |
| Informatives: | |
| Consultations | | | | | | | | | | | | | |
| Adjoining Occupiers: | | No. notified | | | **16** | No. of responses  No. electronic | | | | **03**  **03** | No. of objections | | **03** |
| Summary of consultation responses: | | *Objection received from 119 King Henry’s Road are as follows:*   * *I am very concerned that the size of the proposed extension and its use as a family dining area will bring about a material increase in both the level of noise and the length of time over which that noise will occur;* * *It would help if the projection were to be reduced from the proposed 4 metres and if the glass enclosures were both double glazed and fixed, that is incapable of being opened.* * *Smells*   ***Officer comments***   * Please *refer to the amenity section below in 4.1 to 4.2*   *comment is received from 1 Lower Merton Rise is as follows:*   * *The extension should replicate number 119 in its design and setting*   ***Officer comments***  *Please see paragraph to 3.0 below:* | | | | | | | | | | | |
| CAAC/Local groups\* comments:\*Please Specify | | Elsworthy CAAC object  Object to width and projection of proposed extension which would be out of character of the existing building.  ***Officer comment***  *Merits of the design are discussed in detail in the assessment below in paragraph 3.0* | | | | | | | | | | | |

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| Site Description |
| The lower ground floor flat of a basement plus 3 upper floors and accommodation in the loft space semi-detached property on the east side of King Henry’s Road. The building comprises a number of self-contained flats.  The lower ground floor flat (application premises) is accessed via a narrow passage to the side of the building to a door in the side elevation and further along to the rear garden.  The property is located in the Elsworthy Conservation Area. |
| Relevant History |
| **8600838** – Planning permission for: change of use and works of conversion including second  floor side extension and roof terrace at the rear to provide two self-contained maisonettes and one self- contained flat as shown on drawing No.76/82/6 13 14 & 15 and 72/86/13 & 16. **Granted** on 16/07/1986  **Neighbouring Sites**  **2010/1405/P** – Planning permission for: Erection of single storey, ground floor rear extension to residential flat (Class C3). **Granted** on 17/05/2010  **121 King Henry’s Road NW3**  5/09/1994 (9400620) Approved  Works to form a 3-bedroom flat at lower ground floor level and a 2-bedroom flat at ground floor level  including the erection of a single storey rear extension and two-storey side extension  **123A King Henry’s Road**  04/06/2001 (PEX0000972) Approved  The erection of a single storey infill conservatory extension with glazed roof on the east elevation |
| Relevant policies |
| **NPPF 2012**  **The London Plan 2011**  **Local Development Framework – Core Strategy and Development Policies 2010**  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  Camden Planning Guidance 2013  CPG 1 Design  CPG6 Amenity  **Elsworthy conservation area appraisal and management strategy 2009** |
| Assessment |
| **1.0 Proposal**  1.1 Planning permission is sought for the erection of a single storey rear ground floor extension. The proposed fully glazed element, following the demolition of the existing bay window was revised following discussions with the agent and applicant. It’s now proposed to retain the existing bay window at lower-ground floor level and erect a rear extension projecting approximately 4.0m from the rear wall of the existing bay window (depth), 7.5m wide and 2.6m high. The extension would provide an enlarged kitchen and dining room. It would feature a flat roof, mostly masonry on the side part of the extension and retain the bay element towards the rear elevation. Materials would also be different for each part: matching brickwork for the side extension and 2 x rooflights above.  1.2 The proposal has been amended at officers’ request. The width and depth of the extension would remain the same. However, the design would be more sympathetic to the host building and as such would not detract from the conservation area.  **2.0 Main planning issues**  2.1 The main issues for consideration are the impact of the proposal on the character and appearance of the building and the conservation area and its impact on the amenity of neighbours.  **3.0 Design and conservation**  3.1 It is considered that the size, height and design of the proposed ground floor extension when compared to the bulk and scale of the building would ensure the extension appears subordinate to the main building and not be an over dominant addition, the proposed extension would not be a bulky nor would entail any incongruous feature in terms of its design. The proposed extension would be located to the rear of the existing property, which means it will have no detrimental effect upon the street scene. The extension would be partially visible from the public realm. However, it’s considered that the extension would acceptable due to the retaining of the architectural design of the proposed extension which would incorporate the bay window at lower ground floor level, similar in its design with no. 119 King Henry’s Road.  **4.0 Amenity**  4.1 Concerns were raised in regards to the potential noise associate with the rear extension. However, the assessment was made prior to the revision of the proposed scheme. The proposed masonry used in the construction of the rear extension would limit the impact of noise pollution. Furthermore, the fully retractable door that was proposed has been revised which would provide a barrier with restricting the noise generating impact.  4.2 Concern has been raised with regards to the smell from the proposed kitchen. However, the plans and elevation drawings are not annotated to show that a proposed flue would be erected. Furthermore, the application relates to a residential flat and not for a commercial unit, and as such, it is not anticipated that the proposed kitchen would give rise to unacceptable level of smells emitted into the neighbouring property due to its design, setting and use.  **5.0 Conclusion**  5.1 Overall, the development is considered to be acceptable in general design and amenity terms. It is recommended that the application be granted conditional planning permission. The proposed extension is similar to a rear extension approved in 2010 for No. 119 King Henry’s Road while a number of other nearby properties have rear additions, and as such, would be difficult to refuse consent as the proposed design complements the host building and is identical in design to the neighbouring property.  **6.0 Recommendation**  6.1 Approval with conditions  **DISCLAIMER**  **Decision route to be decided by nominated members on Monday 3rd November 2014. For further information, please go to** [**www.camden.gov.uk**](http://www.camden.gov.uk) **and search for ‘Members Briefing’.** |