

Delegated Report		Analysis sheet		Expiry Date:		29/09/2014	
		N/A / attached		Consultation Expiry Date:		25/09/2014	
Officer				Application Number(s)			
Obote Hope				2014/4595/P			
Application Address				Drawing Numbers			
47 Roderick Road London NW3 2NP							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey infill extension at ground floor level							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was displayed on the 28/08/2014 to 18/09/2014 and a press notice was published on 04/09/2014 to 25/09/2014.					

CAAC/Local groups* comments:
*Please Specify

No comment received at the time of this report

Site Description

The application site is located on the western side of Roderick Road and comprises a three-storey mid terrace dwelling, which is currently subdivided into a ground floor flat and upper maisonette. The property has an existing rear roof light and various rear projections and rear terraces. It is noted that originally this property was an end of terrace, however, an additional dwelling has been erected to the side of No. 47. The surrounding area is characterised by similar terraced houses many of which have been subdivided into flats with rear dormers, extensions and terraces.

The application site is located within the Mansfield Conservation Area.

Relevant History

2004/2736/P- Planning permission for: Conversion of 2 flats into 3 flats (3 x 2-bed units) with works of conversion including a single storey glazed rear extension to the ground floor flat, creation of a second floor roof terrace and installation of a rear dormer window with terraced area. **Granted** on 03/09/2004

PEX0300008 - Addition of a second storey above existing roofline, insertion of a flank window at first and second floor levels, insertion of 2 rooflights to front roofslope, erection of a dormer extension in rear roofslope created, erection of a single storey rear extension and erection of a glazed lean-to to side of dwellinghouse. **Granted** 20/06/2003

PE9800485R1 - Erection of a side extension to north elevation, and external alterations for residential use, as shown on drawing numbers> 872/1A, 872/2A, 872/3 (elevation) and 872/3 (existing plan). **Granted** 28/09/1998

Associated properties

17 Roderick Road

2010/3602/P - Rebuilding of part of two storey rear extension, window alterations to existing rear extension, and erection of single storey rear infill extension to ground and first floor maisonette (Class C3). **Granted** 09/09/2010

Relevant policies

LDF Core Strategy and Development Policies, 2010

CS1 - Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance, 2013

CPG1 (Design)

CPG6 (Amenity)

Mansfield Conservation Area Appraisal and Management Strategy Adopted, 2008

NPPF, 2012

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a rear infill extension at ground level.

1.2 The main issue under consideration are:

- design of the proposed scheme on the wider conservation area
- Impact with the neighbouring amenities

Design

2.1 Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia 'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas'. The property lies within Primrose Hill Conservation Area, and any alterations/extension to the building should therefore preserve and enhance the character and appearance of this conservation area.

2.2 Paragraph 5.7 of CPG1 states that additional storeys and roof alterations are likely to be acceptable where:

- The rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

2.3 The proposed infill rear extension would measure approximately 3.6m (depth) x 1.6m (width) and 2.0 -2.4m in height and would be located at ground floor. It is not considered that the proposed extension would result inharmonious addition to the rear elevation. Furthermore, the proposed extension would be similar in design to the glazed conservatory type extensions to the rear elevation of the neighbouring properties and would be half the depth of the extension that was approved in 2010 for 17 Roderick Road.

2.4 The extension would be constructed using bricks, glazed roof, metal windows, with timber doors, the roof would be fully glazed. Therefore, the infill extension would be a mixture of brick and glazing which would be similar in design with the neighbouring properties. Therefore, broadly meet planning policies CS14, DP24 and DP25 of the LDF.

2.5 The proposed extension would not be visible from the public domain and as such would not have a visual impact to the conservation area. Furthermore, the proposed infill extension would be constructed within the void patio area. Whin the existing terrace there are numerous form of conservatory type extensions, and as such the simple design would not be viewed as a distraction in context with the rear of the host building and adjacent properties, and as such would not have adetrimental impact on the character and appearance of the conservation area.

2.6 Most importantly, and it's considered that the proposed extension due to its size, siting and bulk. Would not have a detrimental impact with the host building. The proposed mono pitched room would measre approximately 2.0m with the neighbouring garden fence and increase to approximately 2.4m and retained approximately 2.7m of the patio area to the flank elevation.

3.0 Amenity

3.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

3.2 The small size and location of the extension as such would not harm the amenity of the neighbours in terms of potential loss of natural light, privacy, outlook and light spill.

4.0 Conclusion

4.1 As such, the proposed development is in general accordance with policies CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

5.0 Recommendation

Grant planning permission.