

Delegated Report		Analysis sheet		Expiry Date:		14/01/2015	
		N/A		Consultation Expiry Date:		01/01/2015	
Officer				Application Number(s)			
Alex McDougall				2014/6631/P			
Application Address				Drawing Numbers			
Flat 13 Bracknell Gate Frogna Lane London NW3 7EA				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear infill extension at second 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	34	No. of responses No. electronic	01 00	No. of objections	00
Summary of consultation responses:		Site Notice 10/12/14 – 31/12/14. Press Notice: 11/12/14 – 01/01/15. One letter of support was received.					
Redington/Frogna CAAC comments:		No response received.					
Site Description							
Bracknell Gate Estate is comprised of 3 x 4 storey detached residential flat buildings on the northern side of Frogna Lane. The buildings contain a total of 24 residential flats. The two units below the subject unit have rear infill extensions similar to that proposed. The area is characterised by residential properties. The site is located in the Redington & Frogna Conservation Area. The building is a neutral contributor to the conservation area.							

Relevant History

None

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG3 Sustainability

CPG6 Amenity

Redington/Frogna Conservation Area Statement 2004

Assessment

Detailed Description of Proposed Development

To the rear of the block of flats is a recessed half landing which appears to have been included to provide a window to bathrooms set deep within the footprint of the building. The proposal seeks to infill this element to provide more space in a remodelled kitchen. The infill extension would be 0.8m (W) x 1.4m (D) x 0.9m (H) and have an area of 1.2sqm.

Principle of Development

The proposed addition is considered to be acceptable in principle subject to an assessment of its design and amenity impacts.

Design

The proposal is considered to have an acceptable impact on the appearance of the building and the character of the conservation area for the following reasons:

- The extension is to the rear of the site and is not visible from any public place.
- The extension is small in scale and would not be immediately apparent to people standing to the rear of the site.
- The two flats at first floor level directly below the site erected similar historic infill extensions with no history of planning permission.

- The extension would be finished in the same brick and windows as in the corresponding rear walls of the other flats in the block.
- The building is not listed as making a positive contribution to the character of the area.

For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

Residential Amenity

The proposed infill extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- The bulk is contained within the footprint of the building and as such does not result in a material increase in overshadowing to adjoining properties.
- While the corresponding window on the adjoining property would lose outlook, experience an increased sense of enclosure and lose some daylight, it is an obscure window to a WC and as such the impact would not be material.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

Recommendation

Grant planning permission