

Delegated Report		Analysis sheet	Expiry Date:	20/01/2015
		N/A / attached	Consultation Expiry Date:	25/12/2015
Officer			Application Number(s)	
Katrine Dean			2014/6751/P	
Application Address			Drawing Numbers	
Flat 1 23a Maresfield Gardens London NW3 5SD				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of replacement single storey rear extension, formation of window at the rear and relocation of garden shed in rear garden.				
Recommendation(s):		Grant subject to Conditions		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>Two letters of objection was received in connection with the application outlining the following:</p> <ul style="list-style-type: none"> • The existing curved brick archway and curved canopy seen from the street echo the curved brickwork arch above the main entrance door and form a whole, removing this arch and canopy would disturb this composition and harm the Conservation Area; • The extension would prejudice the planning interests of the adjoining house; • Objections made in 2014/1448/P are re-iterated – if the window height is increased, there would be considerable loss of privacy; • The proposed finishing materials are not specified; • Concerns that the development would extend to the large tree and that it may have a TPO; • The extension would lead to a loss of daylight/sunlight; • There is a number of refusals at the site, despite appeals; and • The extension, due to its scale and bulk, will not enhance the conservation area. 					
Officer Comments:	<ul style="list-style-type: none"> • The works to the archway are assessed under a separate application 2014/7159/P. • The neighbouring properties would not be unacceptably impacted by the development in land use planning terms. • Please see the assessment part of the report for the discourse on the design and amenity of the proposed works. • The works would be located a sufficient distance away from the trees and would not encroach onto the grassed area of the rear garden ground. • Each planning application is considered on its own individual merit and this proposal is minor and has been approved by the Council's conservation team. 					
CAAC/Local groups* comments: *Please Specify	No response received.					

Site Description

The application site is located on Maresfield Gardens within Fitzjohns/Netherhall Conservation Area and relates to a large red brick Victorian building, which has been divided into flats. The works in this application relate to the ground floor flat.

Relevant History

2003/1220/P - The retention of a timber shed within the rear garden area. Granted 12/01/2004.
2004/1405/P - Provision of forecourt parking, access, partial demolition of front boundary wall and new landscaping to front garden. Refused on 08/07/2004.
2006/3608/P - Erection of single-storey rear extension to ground floor flat and relocation of existing summerhouse to rear of site. Refused 24/11/2006.
2007/2804/P - Erection of single-storey rear extension to ground floor flat and relocation of existing summerhouse to rear of site. Refused 17/09/2007.
2014/1448/P - Erection of rear extension to residential flat. Withdrawn 15/05/2014.
2014/7159/P – Repositioning the entrance door and window at the side on the southern elevation and alterations to the front archway. Currently under consideration.

Relevant policies

NPPF

London Plan

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)

DP25 (Conserving Camden's heritage)

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

Fitzjohns/Netherhall Conservation Area Statement

Camden Planning Guidance (CPG): 2013

1 – Design

6 – Amenity

Assessment

Proposal

This proposal seeks planning consent for the erection of a replacement single storey rear extension, formation of an additional window on the rear elevation and the relocation of the garden shed further into the far north western corner of the rear garden. Essentially, the existing bay rear extension would be squared off and reconstructed to include full height and width glazing and patio doors. An additional casement window would also be inserted in the kitchen on the rear elevation.

Design

The existing bay extension is a later addition, which stands apart from the remainder of the building in terms of design, due to its half-hexagonal shape and white render finish. The extension already appears as a separate element at the building and the proposed squaring off of the bay would alter the design of the extension, by modernising it. The proposed casement window on the rear elevation would match the modern style of the patio doors. These minor developments on the rear elevation would enhance the building by providing a more up-to-date modern contrast to it and thereby enhancing the conservation area. The submission of samples of finishing materials would be dealt with by condition.

Amenity

There would be no change to the privacy levels enjoyed by the surrounding neighbouring properties as a result of the extension because there is solid boundary treatment at either side of the building, providing sufficient screening.

The area of build would be minimal in this instance, which would have a negligible impact on the mass and bulk of the property, and therefore there would be little change to the amount of sunlight/daylight received at surrounding neighbouring properties. Ample usable amenity space would remain at the rear to allow for the in-fill of the bay shape. The relocation of the shed would not cause any issues with residential amenity.

Recommendation

This proposal is considered to be acceptable and complies with the relevant policies and guidance of the Council. It is therefore recommended to be granted subject to conditions.