

Delegated Report		Analysis sheet	Expiry Date:	24/12/2013
		N/A / attached	Consultation Expiry Date:	19/12/2013
Officer			Application Number	
Aysegul Olcar-Chamberlin			2013/6678/P	
Application Address			Drawing Numbers	
59 Goldhurst Terrace London NW6 3HB			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Rear ground floor extension to flat.				
Recommendation:	Grant conditional permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	21	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 20/11/2013 to 11/12/2013. A press notice was advertised on 28/11/2013.</p> <p>No response from the adjoining occupiers has been received.</p>					
CAAC/Local groups comments:	<p>There is no CAAC for the South Hampstead Conservation Area.</p> <p>No response.</p>					

Site Description

The application site is a three storey mi-terrace property located on the west side of Goldhurst Terrace in the South Hampstead Conservation Area. The property is licensed as a HMO containing one self-contained flat and 8 bedsits by the Council.

Relevant History

None for the application property.

61 Goldhurst Terrace – Planning permission was granted on 21/12/2009 for the erection of a single storey rear extension (with a similar depth to the proposed extension) and single storey outbuilding at rear of flat (Class C3)

Relevant policies

NPPF (2012)

London Plan (2011)

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

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 2011

CGP1 - Design

South Hampstead Conservation Area Character Appraisal and Management Strategy

Assessment

Revisions

The roof profile of the existing rear extension has been altered to flat roof to match with the flat roof of the proposed extension in order to improve design and appearance.

Proposal

It is proposed to extend the existing single storey rear extension by 3.4m to add an additional floorspace of 9.6sqm to the rear ground floor self-contained flat. Overall, the proposed rear extension would have a depth of 6.8m, a width of 3.5m and a height of 2.9m with a flat roof. It would be rendered in white colour matching the existing rear extension at no. 61.

Living Standards

The proposal would increase the floorspace of the ground floor self-contained unit from 20.5sqm to 29.6sqm. This would enable the improvement of kitchen and bathroom facilities and living spaces.

Design and Impact on Conservation Area

Policy DP24 requires extensions and alterations to respect the character and proportions of the existing buildings and character, context and scale of the neighbouring properties. Policy DP25 seeks to preserve and enhance important elements of local character in order to maintain the character of the conservation areas. According to section 4 of Camden Planning Guidance for Design (CPG1) the proposed rear extensions should be secondary to the building being extended.

Many of the nearby terrace properties on that side Goldhurst terrace have substantially large single storey rear extensions with varying styles. Some of these extensions are also full width and wrap around the rear closet wings.

The proposed extension would not wrap around the closet and therefore it would not be full width. Although the proposed extension would have a substantial projection towards the rear garden it would not go beyond the existing rear extension at no. 61 or cover significant proportions of the rear garden.

The proposed extension would be subordinate to the host building and would respect to the recent development pattern in the area. The proposal is considered not to harm the appearance and character of the conservation area and therefore is considered acceptable in design terms.

Neighbouring Amenity

Policy DP26 aims to protect the quality of life of neighbouring properties that might be affected by developments.

The proposed rear extension would not project beyond the adjoining rear extension at no.61 and therefore it would affect the daylight amenities of that property. Given the height of proposed extension and its distance to the closest windows of no.57 the proposed extension would not have significantly greater overshadowing impact than the shared boundary with no.57 within 45 degree line.

The existing boundary treatment with no. 57 would also be sufficient to prevent any unacceptable overlooking from the side windows of the proposed extension no. 57.

The proposed extension is considered not to have a significant impact on the daylight, outlook and privacy of the neighbouring residential properties.

CIL

The additional floor space would be below 100sqm therefore the proposal is not liable for the Mayor's CIL payment.

Conclusion

The proposal would not harm the character and appearance of the host building and the wider conservation area. The proposal would also not affect the amenities of the neighbouring properties.

Recommendation: Grant conditional planning permission.