

Delegated Report		Analysis sheet		Expiry Date:		16/07/2014	
		N/A / attached		Consultation Expiry Date:		03/07/2014	
Officer				Application Number(s)			
Fergus Freaney				2014/3251/P			
Application Address				Drawing Numbers			
100 Prince of Wales Road London NW5 3NE				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of lower ground and ground floor rear extension.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	01	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		Site notice: 06/06/2014 – 27/06/2014 Press notice: 12/06/2014 – 03/07/2014 1 letter of support received.					
CAAC/Local groups* comments: *Please Specify		Kentish Town CAAC – No comments received.					

Site Description

The site is located on the north side of Prince of Wales Road. It comprises a mid-terrace 4 storey property which is subdivided into flats. The site is not listed, but is within the West Kentish Town Conservation Area.

Relevant History

No relevant history

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

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 2011 (CPG1: Design; CPG6: Amenity)

West Kentish Town Conservation Area Statement

NPPF

Assessment

Proposal:

Permission is sought for the erection of a lower ground and ground floor rear extension. The application has been revised to slightly reduce the height of the extension.

Assessment:

The proposed extension would be erected at a lower ground floor patio level. It would measure approx. 3.9m in width x 4.3m in height (from natural garden ground level) x 3.5m in length.

The extension would be most glazed at the rear with brickwork to match the existing building.

The proposal is considered to be acceptable, it would be subordinate to the building being extended and is not full width, although modern in design the brickwork would blend in with the existing building. As the extension would be built on an existing hardstanding patio area the existing garden would remain relatively intact and would provide an appropriate amount of amenity space for future residents.

The proposal would not result in any overlooking into habitable rooms or into gardens above what currently exists. As the rear of the building is north facing and the extension would be adjacent to a higher neighbouring extension there would be no impact on sunlight/daylight to adjoining properties.

Recommendation: Grant Planning permission