

Delegated Report	Analysis sheet		Expiry Date:	08/08/2014			
	N/A / attached		Consultation Expiry Date:	10/07/2014			
Officer			Application Number(s)				
Sally Shepherd			2014/3533/P				
Application Address			Drawing Numbers				
Flat B 54 Malden Road London NW5 3HG			Refer to draft decision notice				
Proposal(s)							
Erection of single storey rear extension at first 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	21	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 18/06/2014 A press notice was published from 19/06/2014 to 10/07/2014 No responses were received					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is a four storey (plus basement) mid-terrace property located on the east side of Malden Road close to the junction with Rhyl Street. The property is divided into five flats and this application relates to the first floor flat.

The property is located in the West Kentish Town conservation area and is not listed.

Relevant History

36170 – Planning permission granted on 06/07/1983 for change of use and works of conversion, including the erection of a roof extension and the excavation of the front basement area together with its enclosure by metal railings to provide a self-contained maisonette on the basement and ground floors with a self-contained flat on each of the upper floors.

8501289 – Planning permission refused on 19/09/1985 for change of use including works of conversion to provide 2 self-contained flats (comprising 1 x 1-bedroom flat and 1 x 2-bedroom flat) from 1 maisonette on the basement and ground floors.

48 Malden Road

2011/0317/P – Planning permission granted on 21/03/2011 for conversion of dwelling house to 5 x self-contained flats (Class C3), (1 x 3 bed, 1 x 2 bed, 1 x 1 bed and 2 x studios) including erection of a mansard roof extension, two storey rear extension, installation of lightwell to front elevation and alterations to fenestration.

Relevant policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

West Kentish Town conservation area statement 2005

Assessment

Proposal

Planning permission is sought for the installation of a of a single storey first floor extension on the rear elevation. The extension would measure 2.8m (d) x 2.9m (w) x 2.7m (h). The extension would have glazing on the south elevation and a blind window to the rear. It would be constructed out of brick to match the existing with a felt roof.

Revisions

Originally a timber framed wider conservatory was proposed. This was considered to be unacceptable at first floor level and so the proposal was revised to a half-width brick extension.

Assessment

The main planning issues associated with the proposal are:

- the design/visual impact on the host building and conservation area; and
- the impact on residential amenity.

Design

CPG1 (Design) requires that rear extensions should be subordinate in size to the host building; should respect existing architectural features and the established grain of the surrounding area and not cause a loss of amenity to adjacent properties. It also states that extensions which are higher than one storey below roof eaves/parapet level will be discouraged.

The principle of extending this type of property at first floor level has been established at number 48 (see planning history above) and at no. 56, although no planning records can be found for this extension.

The application proposes to erect a single storey rear extension at first floor level, on top of an existing terrace to the rear of the dwellinghouse. The extension would be constructed in brick to the rear with timber framed glazing on the side elevation facing the terrace. The extension is subordinate to the existing building and is considered to respect the architectural character of the building and wider area.

In light of this it is considered that the proposed addition is acceptable as it complies with Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the LDF.

Amenity

The proposed extension would not extend above the existing boundary walls between the first floor conservatory at no. 56 and it would be 2.7m from the boundary with no. 52. Therefore there are no concerns regarding loss of sunlight, daylight or outlook due to the positioning of the extension. The extension would include a blind window to the rear and so no overlooking could occur from the extension into the rear of properties on Rhyl Street and no overlooking would occur from the windows on the side elevation due to the existing boundary fence between nos. 54 and 52.

Whilst the loss of part of the outdoor amenity space is regrettable, it is not considered that this would not cause significant harm so as to warrant refusal of the application. In light of the above, the proposed first floor rear extension is not considered to adversely impact upon neighbour amenity in terms of overlooking, loss of privacy, loss of sunlight or daylight and complies with Policy DP26 of the LDF.

Recommendation

Grant Planning Permission

