


Delegated Report		Analysis sheet		Expiry Date:		03/06/2003	
				Consultation Expiry Date:		17/07/2003	
Officer				Application Number(s)			
Nigel Granger				PWX0302305/P			
Application Address				Drawing Numbers			
25 Nassington Road London NW3 2TX				001 and Ordnance Survey plan.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
07		J Waadelu					
Proposal(s)							
The enlargement of the existing projecting balcony at rear first floor level.							
Recommendation(s):							
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	00
Summary of Consultation responses:		None received.					
CAAC/Local groups comments:		<u>Hampstead CAAC – No Objection.</u> <u>South End Green Association – No Objection.</u>					

Site Description

The application site is located on the south side of Nassington Road, some 90m from Tanza Road to the east. The application property is a two-storey semi-detached former dwellinghouse with lower ground and attic accommodation. The property has been subdivided into 4 x self-contained flats. The site lies within the South Hill Park Conservation Area.

Relevant History

There is no planning history which would affect the determination of this application.

Relevant policies

EN1 General environmental protection and improvement,
EN13 Design of new development,
EN19 Amenity for occupiers and neighbours,
EN21 Alterations to existing buildings,
EN31 Character & appearance of conservation areas,
SPG – Roofs and terraces.

Assessment

The application is for the enlargement of the existing projecting balcony at rear first floor level. The proposed amount of additional balcony area would be approximately 900mm. It is proposed to extend the decked area with matching cast iron grated panels.

The principal considerations material to the assessment of the application are as follows:

- the effect of the proposed extended balcony on the architectural integrity of the property, and the CA; and
- the effect of the proposed extended balcony on the current received daylight to the window serving the habitable room below.

The assessment of the application is as follows:

- The proposed increase in projecting balcony area at 900mm is considered modest, and officers are of the opinion that no demonstrable harm would be resulted to the architectural integrity of the property, or the character and appearance of the CA. The materials proposed for the construction of the balcony have been indicated as cast iron, which is consistent with the existing development, and is acceptable.
- With regards to the daylighting issue, it is noted that the room which the potentially affected window serves is a bedroom; which are not considered as sensitive as living rooms according to the Council's adopted standards developed by the British Research Establishment. Notwithstanding, it is considered that due to the perforated nature of the proposed decking to be used, in conjunction with the modest increase in projecting depth of the balcony, no unacceptable loss of daylight would be resulted to this room, and therefore is acceptable.

Recommend Approval (Conditions).