

<b>Delegated Report</b> <b>(Member's Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>23/10/2013</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>26/09/2013</b>

<b>Officer</b>	<b>Application Number(s)</b>
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Charles Thuaire	2013/3790/P
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<b>Application Address</b>	<b>Drawing Numbers</b>
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The Lodge North End Avenue London NW3 7HP	Refer to Draft Decision Notice
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<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>
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<b>Proposal(s)</b>
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Erection of a single storey rear extension at ground floor level and extension to create two gable bays at rear first floor level, alterations to fenestration including replacement of windows with doors, and addition of balustrades in connection with the creation of two roof terraces on south and east sides to existing house (Class C3).

<b>Recommendation(s):</b>	<b>Grant Planning Permission</b>
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<b>Application Type:</b>	<b>Full Planning Permission</b>
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<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>
<b>Informatives:</b>	

<b>Consultations</b>
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<b>Adjoining Occupiers:</b>	No. notified	<b>05</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
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<b>Summary of consultation responses:</b>	Plus site notice and press advert, expiring 20/9 and 26/9 respectively.
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<b>CAAC/Local groups* comments:</b> *Please Specify	<p><u>Hampstead CAAC:</u> object. This represents garden take up of more than is desirable. There is also the risk of the extension not being subservient to the original house.</p> <p><u>Officer's comment:</u> see paras 5 and 6 below. It should be noted that this scheme is identical to the previous permitted scheme on which Hampstead CAAC raised no objection to the extensions.</p>
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<b>Site Description</b>
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The application site relates to a two-storey detached Arts and Crafts style dwelling house with 2 gables on garden side, in grounds of Northgate, a more substantial property, and probably designed originally as a lodge house for this latter mansion. It adjoins a private lane leading to the Heath and has a rear garden adjoining this lane, which is level with the 1<sup>st</sup> floor of the Lodge. Located in Hampstead conservation area.

## Relevant History

19.5.06- (2006/1265/P) permission granted for the erection of a single storey rear extension and a 2-storey gabled rear extension with associated garden excavations, both to provide additional accommodation on the southern side of the existing dwellinghouse. (not implemented)

11.3.08- (2007/5120/P) permission granted for erection of a partially submerged rear two-storey extension and replacement of garage door with windows to dwellinghouse (not implemented)

## Relevant policies

### LDF Core Strategy and Development Policies

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

### CPG 2013

Hampstead Conservation Area Statement

London Plan

NPPF

## Assessment

1. Proposal is effectively a renewal of the previous permission of 2008 which has now lapsed. Since then the only circumstances that have changed is the adoption of new policies within the LDF which replace the previous UDP; otherwise everything remains the same in terms of the proposal and the site context of being in a conservation area.
2. Proposal involves the following as before- erection of a partially submerged rear single storey extension approx 5m deep 7m wide located in raised section of rear garden which adjoins lane and is level with 1<sup>st</sup> floor of house; 1st floor roof terrace with balustrade above this extension; two 1<sup>st</sup> floor gabled extensions projecting 2m from existing pitched roof gabled dormers facing south to this rear garden; narrow roof terrace with balustrade over flat roof on north side; various elevation alterations to windows including replacing garage door by windows.
3. Issues- new policies since last permission, design, amenity.
4. Policies in the new LDF on design and amenity have not materially changed since the previous UDP ones against which the previous 2008 application was assessed and therefore the previous conclusions of the Council relating to the 2008 scheme remain the same, summarised as follows. It should be noted that in relation to the previous permission, Hampstead CAAC raised no objection to the extensions.
5. Design- The principle of replacing the existing garage door with windows to match has already been accepted. The proposed railings are sympathetic to the style of the house and would not harm its appearance. The proposed extensions are subordinate to the house: the ground floor extension will be barely visible from public realm, as it is hidden behind the boundary fence and mostly level with the raised garden levels; the gabled roof projections match the design and form of the existing gables and are modest in size and sympathetic to the design and form of the house. The proposal preserves the character and appearance of the Conservation Area.
6. There will be no material loss of garden amenity space as the garden is over 20m long in contrast to the proposed 5m long ground floor extension which itself will have a roof terrace above it.
7. Amenity- The roof terrace will not cause any overlooking to neighbours in Northgate over 20m away to the east. The gable extensions similarly will have no impact on daylight, sunlight or outlook to neighbours.
8. Recommendation: Grant planning permission, subject to same condition on matching materials as previous 2008 permission.

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 21st October 2013. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**