

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/07/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		27/06/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Hilary Cuddy				2013/2771/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
38 Frogna Lane London NW3 6PP				Refer to decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Extension at first floor level above garage and to the rear, extension to provide a rear ground floor level conservatory, alterations to roof of ground floor level extension, raising height of roof of dwelling house (Class C3).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A press notice was published between 06/06/2013 and 27/06/2013 A site notice was displayed between 29/05/2013 and 19/06/2013					
<b>CAAC/Local groups* comments:</b> *Please Specify		Redington/Frogna CAAC have not responded.					

## Site Description

The application site is a two storey detached dwelling-house situated on the southern side of Frogna Lane, directly opposite the junction with Chesterford Gardens. The building was originally built as the stable block to 12 Langland Gardens and is in residential use since the late 1930's.

The property is not listed but is noted as a positive contributor in Redington & Frogna Conservation Area.

## Relevant History

Full planning application, reference 2013/0801/P for the renewal of planning permission granted on 05/02/2010 (2010/0056/P) for the renewal and alteration of existing pitched roof, replacement of rear flat roof with pitched roof and alterations to fenestration to first floor windows front and rear to a residential dwelling (class C3). Granted 03/04/2013

Full planning application, reference 2012/6336/P, for an extension at first floor level above garage and to the rear, extension to provide a rear ground floor level conservatory, alterations to roof of ground floor level extension, raising height of roof of dwelling house (Class C3). Withdrawn.

Full planning application, reference 2010/0056/P, was granted on 05/02/2010 for the renewal and alteration of existing pitched roof, replacement of rear flat roof with pitched roof and alterations to fenestration to first floor windows front and rear to a residential dwelling (class C3).

Full planning application, reference 2004/2534/P, was granted in August 2008 for the erection of a single storey side extension and the replacement of a door on the rear elevation with a window, as an amendment to planning permission 2003/2758/P, granted on 02/04/04, for the erection of a single storey rear conservatory extension and 2-storey side extension for a swimming pool, plus associated elevational alterations.

Full planning application, reference 2003/2758/P, was granted in April 2004 for the erection of single storey rear conservatory extension and 2 storey side extension for swimming pool, plus associated elevation alterations.

Full planning application, reference 2003/2920/P, was granted in January 2004 for the erection of new boundary wall and railings and two new vehicular entrances with gates, plus provision of forecourt parking.

Full planning application, reference 2003/1122/P, was granted in September 2003 for the erection of new boundary wall and railings and 2 new vehicular entrances with gates, plus the provision of forecourt parking in front garden.

## Relevant policies

### **The National Planning Policy Framework 2012**

### **The London Plan: Spatial Development Strategy for Greater London 2011**

### **LDF Core Strategy and Development Policies 2010**

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)**

CPG 1 Design

CPG6 Amenity

### **Redington/Frogna Conservation Area Appraisal and Management Strategy 2003**

## Assessment

### Proposal

Permission is sought for the;

- The erection of a single storey extension above the existing garage at first floor level, with a gable end roof, the extension measures 5.3m wide and 2m high to the eaves, 4.4m high to the pitch of the roof and 6.1m deep. The extension would be set back 1m from the face of the building. There would be one timber framed window to the front elevation and one timber framed window to the side elevation, the extension would be brick to match existing;
- The erection of a conservatory to the rear of the property. The conservatory would be fully glazed and constructed from timber with ornate detailing. The conservatory would measure 8.7m wide and 2.9m high and 3.8m deep.

This application is a re-submission following the withdrawal of the previous application.

### Assessment

The principal considerations material to the determination of this application are summarised as follows:

- Design and impact on the character and appearance of the conservation area; and
- Adjacent residential amenity.

### Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used. The building is a positive contributor in Redington and Frognaal and the Council will only grant permission for development that preserves and enhances the character and appearance of the conservation area.

### Extension

The proposed extension above the existing garage would be set back by 1m from the front building line of the host building. Camden Planning Guidance states that in most cases extensions that are higher than one full storey below roof parapet level will be strongly discouraged. However in this case it is considered that the extension, given its position would be subordinate to the host building in terms of location, form and scale. Furthermore it is considered that the extension would respect the period and proportions and materials of the main dwelling and the existing architectural features. It is therefore considered that the proposed extension would not have a detrimental impact on the character of the building or the character and appearance of the wider conservation area.

### Conservatory

The conservatory would appear subordinate to the existing building. Despite its detailed design, it would be glazed and relatively lightweight. It is considered that the 3.8m depth is acceptable for this location and there would still be a large garden space remaining for the property. Although the addition of the conservatory would mean that the full width of the rear elevation is covered, the architectural detail of the host property can still be read. The conservatory would still be in harmony with the existing building and the general pattern of the development in the area in terms of its materials, size and bulk. The proposal would not harm the appearance of the host building nor the appearance of the Redington/Frognaal conservation area. The proposal is considered to comply with policies CS14, DP24 and DP25 of the LDF and associated planning guidance.

### Amenity

Development policy DP26 seeks to ensure that the amenities of existing and future occupiers and neighbours are not unduly impacted by development in terms of reduced daylight/sunlight, outlook, privacy and enclosure.

The proposed alterations will not result in a loss of amenity to neighbour properties in terms of overlooking, loss of privacy or loss of sunlight/daylight.

**Recommendation:** The proposal is considered acceptable in relation to policies CS5, CS14, DP24, DP25 and DP26 of Camden's LDF.