


Delegated Report		Analysis sheet		Expiry Date:		29/04/2013	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Miheer Mehta				2013/1211/P			
Application Address				Drawing Numbers			
11, 13 & 15 Lower Merton Rise London NW3 3RA				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
							
Proposal(s)							
Submission of details as requested by condition 3 (a contract for the carrying out of the works to demonstrate that the works shall be carried out as a single operation) of planning permission dated 13/09/2013 (ref 2012/3711/P), for the erection of a third floor extensions to existing 3-storey terraced houses including balcony with associated balustrade to dwellings (Class C3).							
Recommendation(s):		Discharge conditions 3					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
Summary of consultation responses:	N/A						
CAAC/Local groups* comments: *Please Specify	N/A						

Site Description

The site comprises a terrace of 3x three storey properties located on the west side of Lower Merton Rise.

The site is not listed, nor is it within a conservation area.

Relevant History

2012/3711/P - Erection roof extensions to 3x terraced properties (11, 13 & 15 Lower Merton Rise) (Class C3). *Approved 13/09/2012*

2012/3742/P - Erection of a single storey rear extension and replacement of garage door with window to front elevation of dwelling house (Class C3). *Approved 10/09/2012*

2011/1857/P - Erection of single storey rear extension, extension to balcony at rear first floor level, and installation of 2 windows to side elevation at ground floor level all in connection with existing dwelling house (Class C3). *Approved 20/06/2011*

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

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

Camden Planning Guidance 2011

Assessment

Proposal:

The application is to submit details as requested by condition 3 (a contract for the carrying out of the works to demonstrate that the works shall be carried out as a single operation) of planning permission dated 13/09/2012 (ref 2012/3711/P), for the erection of a third floor extensions to existing 3-storey terraced houses at 11, 13 and 15 Lower Merton Rise, NW3, including balcony with associated balustrade to dwellings (Class C3).

Condition 3:

Before the commencement of any development hereby permitted, a contract for the carrying out of the works shall be submitted to and approved by the Council to demonstrate that the works shall be carried out as a single operation as shown on the approved drawings. Thereafter the development shall be implemented and completed only in accordance with the approved contract. Under no circumstances shall the development be partially implemented for one or more of the properties.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

The applicant has submitted details that show the 2 contracts from the owners of the 3 properties. Nos. 11 and 13 Lower Merton Rise is owned by one individual and no.15 owned by another individual.

The contract clearly stipulates that both owners have signed an agreement with one building firm to demonstrate that the works will be carried out as a single operation. The building firm will carry out the works in accordance with the above planning condition and for the extension to be built in accordance with the approved plans.

The condition can be discharged.

Recommendation: Discharge condition (3)

