

Delegated Report (Member's Briefing)		Expiry Date:	10/01/2013	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Flat A 11 Mill Lane NW6 1NT		2012/6050/P			
Proposal(s)					
Erection of single storey side extension to ground floor of existing flat (Class C3).					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			
Consultations	Date advertised	21 days elapsed		Date posted	21 days elapsed
Press notice	n/a		Site notice(s)	n/a	
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
AO letters	19/11/12	10/12/2012	16	–	1
Consultation responses:	Flat C, 1 Westbere Road: Concerned over light entering bedroom <i>Officer's comment: Please see assessment of amenity below</i>				
CAAC/ Local groups responses:	Not in CA and no other responses received				
Site Description					
The site is a three storey semidetached property facing Mill Lane which is arranged as 2 flats. It is not in a conservation area.					
Relevant History					
2011/1401/P: Erection of single storey rear extension to ground floor flat (Class C3). <u>Granted</u> 18/05/2011					

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

Assessment

Proposal: A single storey extension measuring approximately 4mx 2m infilling part of the side return is proposed. It would have a pitched roof with a height of approximately 2.7m sloping down to 1.8m at the boundary wall. The pitched roof, front and rear elevation would be aluminium framed glazing. The extension does not cover the footprint of the side return, leaving a small space in front of the ground floor rear elevation window.

Assessment:

Design:

The position, scale and materials of the extension are considered acceptable. The pitched roof when viewed from the garden cuts across the window in the rear elevation, however, given the setback from this window, this is considered acceptable. The lightweight appearance of the extension would not dominate the original fenestration pattern of the building. The impact of the proposed conservatory extension taken together with recently built extension to the rear wing is considered acceptable as the plan form of the original building is still evident.

Amenity:

The pitched roof of the proposed extension slopes to meet the existing party wall. As it is no higher than the party wall there will be no affect in terms of loss of daylight and sunlight to the neighbouring property (9 Mill Lane). The roof of the proposed extension is glazed. Given that this is shown as a non-habitable room, light spillage from the glazed roof to the flat above would not be considered a significant issue.

1 Westbere Road overlooks the rear of 11 and 13 Mill Lane. However given the distance to adjacent properties and size of the proposed extension, it is not considered that any impacts of light spillage from the proposed glazed side extension would harm the amenity of the neighbouring properties. It is not considered necessary to require opaque materials in this instance.

Recommendation

Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th January 2013.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>