

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		11/01/2013	
		N/A / attached		Consultation Expiry Date:		12/12/2012	
Officer				Application Number(s)			
Carlos Martin				2012/6135/P			
Application Address				Drawing Numbers			
34 Fairfax Road London NW6 4HA				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of an entrance porch, extension of existing brick boundary wall to the side elevation and re-alignment of paving to road side of the existing dwelling house (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	01	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>1 comment from a neighbour requesting the inclusion of a condition specifically preventing the applicant from carrying noise works in the back garden during construction works due to previous noise nuisance.</p> <p><u>Officer's comments:</u> It would be unreasonable to restrict building works by condition as requested; however, nuisance that may occur is controlled by separate legislation and an informative is included in the decision notice to advise the applicant.</p>					
CAAC/Local groups* comments: *Please Specify		None; not in CA.					

Site Description

The application site is located on the east side of Fairfax Road. The property is an end of terrace two-storey dwelling house with a single-storey garage located to the site. There is a private road between the terrace of houses where the application site is located and Fairfax Road. The building is not listed and is not located within a Conservation Area.

Relevant History

2011/4060/P: Revisions to planning permission granted on 19/4/11 (ref: 2011/0739/P) for "erection of a two storey side extension above a garage that would be incorporated in with the additional habitable space created, installation of windows within the side extension and to the front at ground floor level of what was formerly the garage and erection of a full width single storey extension to the rear to residential dwelling (Class C3)", namely the installation of 2 x air conditioning units and a boiler flue. **Granted** 10/10/2011.

2011/0739/P: Erection of a two storey side extension above a garage that would be incorporated in with the additional habitable space created, installation of windows within the side extension and to the front at ground floor level of what was formerly the garage and erection of a full width single storey extension to the rear to residential dwelling (Class C3). **Granted** 19/04/2011.

2008/2612/P: Removal of condition 2 of planning permission (TP 102028/W) which requires the retention of the garage for parking purposes, to enable the conversion of the garage to habitable accommodation in connection with the existing single-family dwellinghouse. **Granted** 22/07/2008.

2008/0405/P: Certificate of lawfulness for proposed alterations to property involving the enlargement of the opening to the garden at the rear of east facade and installation of new double glazed timber sliding doors. **Granted** 10/03/2008.

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

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

1. Planning permission is sought for the erection of a porch to the main entrance of the property. The porch would be 2.2m deep by 1.8m wide and would reach a height of 3.5m to the top of the ridged roof. It would consist of an overhead canopy to be made of polywood and softwood boards with copper sheet roofing to match the extension's roof. The canopy would be supported by a steel structure.
2. It is also proposed to erect a new boundary wall made of bricks to match the brickwork of the house and an associated steel gate and a bin store behind the wall along with the realignment of the adjoining pavement. The wall and gate would be 1.17m high. That is 0.17 m higher than the height allowed under "permitted development" rights and no objection is raised to these works.
3. The proposed porch is of a reasonable size and subordinate in terms of scale to the existing house, as required by policies CS14 and DP24. The design of the porch is considered satisfactory given that the property is not within any conservation area and given that it is located on the side elevation of the house and therefore does not interfere with the homogenous front elevation of the terrace.
4. Due to the location and nature of the proposed development, no impact on neighbouring amenity is expected from the proposal.
5. The proposal is considered acceptable in design and amenity terms and therefore approval is recommended subject to the standard conditions.

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/>