

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>15/11/2012</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	08/11/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Carlos Martin			2012/4460/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat A 20 Lawn Road London NW3 2XR			Refer to draft 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>					
Minor material amendments to planning permission granted 20/12/11 (ref. 2011/5223/P) for the erection of a single storey rear extension to ground floor flat (Class C3), namely to increase the height of the extension's north elevation wall from 2.6m to 2.9m and its depth from 5.58m to 5.78m.					
<b>Recommendation(s):</b>		Grant			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	19	No. of responses	02	No. of objections	01
			No. Electronic	02		
Summary of consultation responses:	<p>Press notice published from 18/10/2012 to 08/11/2012. Site notice displayed from 05/10/2012 to 26/10/2012.</p> <p>1x comment suggesting the extension is painted white to soften its impact; and 1x objection based on the following grounds:</p> <p>The roof of the extension is too high reaching the same level of the balconies of the flat above, intruding into its private space and causing a significant loss of outlook. Extractor fans recently installed in the application's flat result in noise disturbance.</p> <p><u>Officer's response:</u> The principle of a rear extension in this site was considered acceptable under the previous application. The current application is to regularise an increase in height of 30cm and depth of 20cm of the north elevation wall only. This alteration is not considered to result in any impact on the first floor flat, as the wall is located well away from its windows and balcony.</p> <p>Residential extractor fans do not normally require permission and they are not shown on the submitted drawings. However, this information has been passed to Enforcement to investigate.</p> <p>Similarly, painting the exterior of any building does not normally require planning permission and there is no scope to request such amendment within the current application. However, the suggestion has been communicated to the applicant who has state he will consider it.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	Parkhill CAAC: No objection.					

## Site Description

The application relates to the lower ground floor of a 4 storey, semi detached property located on the east side of Lawn Road within the Dartmouth Park conservation area.

## Relevant History

**2011/5223/P:** pp **granted** for the erection of a single storey rear extension to ground floor residential flat (Class C3).

## Relevant policies

### NPPF

#### The London Plan

#### 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)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

#### Camden Planning Guidance 2011

CPG 1 (design)

CPG 6 (amenity)

#### Parkhill Conservation Area Appraisal

## Assessment

1. The application seeks to regularise the existing extension which was not build entirely according to the approved drawings. The amendments consist of an increase to the height of the north elevation wall from 2.6m to 2.9m and an increase of its depth from 5.58m to 5.78m. In addition, a side elevation window has been removed from the previously approved scheme.
2. The originally submitted scheme was amended to reduce the height and width of the extension as advised by the case officer in order to safeguard the amenity of the neighbouring property at no. 21 Lawn Road. The extension was pulled away from the northern boundary by 0.7m reducing the overall width from 5.5m to 4.8m. The height of the extension was also reduced from 3.2m down to 2.5m where it extends beyond the side elevation of the house. The proposed amendments are minor and are not considered to alter the design concept of the extension or to result in any demonstrable harm to the amenity of neighbours.
3. The extension is not visible from the street due to the combination of its 10m setback from the front of the building and the gated side entrance. The overall bulk and the extent of its lateral projection as built are not considered to be at odds with the prevailing open aspect of the surrounding rear gardens, which are a defining characteristic of this part of the conservation area. The extension is still considered to be subordinate to the host building in terms of bulk and scale and it is not considered to harm the character or appearance of the building, streetscene or the conservation area.
4. The extension sits between 1.7m and 2.5m from the shared boundary with no. 21 Lawn Road to the north at a height of 2.5m. The original proposal of a height of 2.3m did comply with the BRE guidelines and was not considered to result in a harmful reduction of sunlight or daylight to this property. Therefore, it is considered that the new amended height of 2.9m is acceptable on amenity grounds as there would be no harmful loss of outlook or sense of enclosure to the neighbouring property.
5. **Recommendation:** Grant Planning Permission

## DISCLAIMER

Decision route to be decided by nominated members on Monday 12<sup>th</sup> November 2012.

For further information see

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