

Delegated Report		Analysis sheet		Expiry Date:		14/11/2012	
		N/A / attached		Consultation Expiry Date:		18/10/2012.	
Officer				Application Number(s)			
Hugh Miller				2012/4754/P			
Application Address				Drawing Numbers			
Flat A 42 Lady Margaret Road London NW5 2NR				See draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 5 (development to be carried out in accordance with the approved plans) pursuant to planning permission 2011/1113/P (decided 04/05/2011 for Erection of single storey extension at rear ground floor level, including rooflights and green roof) to allow for the increase in height of extensions' southern flank wall by 275mm and provision of new water gutters behind brick parapet (Class C3).							
Recommendation(s):		Grant variation of condition 5.					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	02	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>Flat C - 44 Lady Margaret Road: Comment.</p> <ul style="list-style-type: none"> ▪ Concern raised about being notified of the time work would commenced; ▪ Concern about storage of materials and builders sitting on the front garden wall; ▪ Object to proposal if builders obstruct garden access. <p>Officer Comment. The above concerns are not material consideration relevant to the determination of the development and are civil matters pertinent to the applicant and neighbours.</p> <p>42 Lady Margaret Road: Support</p> <ul style="list-style-type: none"> ▪ No objection to the 275mm height increase to extension flank wall; wish work complete soon. 					

**CAAC/Local groups*
comments:**
*Please Specify

Bartholomew Estate and Kentish Town CAAC: - Objection
Application 2012/4754/P Flat A 42 Lady Margaret Road London NW5 2NR
The Bartholomew estate and Kentish Town CAAC OBJECT to this request
the plans are unclear and it is impossible to see what changes are proposed
from the original. We are happy to look at revised plans.

Officer Comment: Drawing no. WK-1980-24 (Proposed Section DD) &
Drawing no. wk-1980-24 Rev. A, Approved Section, 27/04/2011) shows the
changes proposed.

Site Description

The site is located on the east side of Lady Margaret Road with Ospringe Road to the north and Countess Road to the south. The site comprises a three storey mid-terraced property divided into flats. The terrace comprises four properties with a drop in height between nos. 40 and 42. The building is not listed but is now located a conservation area following the recent extension to boundary of the Kentish Town Conservation Area.

Relevant History

- March 1981–PP Granted. Change of use to form three self-contained flats and works of conversion including the construction of a rear extension at first floor level; ref. (CTP/F12/5/11/31697)
- May 2011–PP Granted. Erection of rear extension to ground floor flat (Class C3); ref. 2011/1113/P

Relevant policies

LDF Core Strategy & Development policies

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)
CS16 (Improving Camden's health and well-being)
DP22 (Promoting sustainable design and construction)
DP32 (Air quality)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

Kentish Town Conservation Area Statement 2011

NPFF 2012

Assessment

Proposal

On 4th May 2011, the Council granted planning permission for the erection of single-storey rear extension to ground floor flat, including green roof and rooflights. This variation of condition application has been submitted to make a minor material amendment to the approved scheme, namely to increase the height of the southern flank wall and to provide new gutters behind the parapet

Assessment

Extending the height of the southern flank wall by 275mm (adjacent to no.40) and installation of new gutter with marginal increase to the brick upstand will not be discernable, will have no impact on the buildings appearance and views will be limited to the occupiers of the host building. The proposed brick would be London stock to match the extant approved. The proposal is therefore in accordance with design guidance set out in CPG1 and policy DP24 of the LDF.

Amenity

The proposed height increase to the flank wall would not have any additional significant adverse impact on the neighbouring occupiers in terms of loss of day/sunlight or loss of outlook and views. The proposal is in accordance with DP26 and CPG 3.

Recommendation: Grant minor-material amendment.

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