

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/11/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		25/10/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
John Nicholls				2012/4765/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
15 A Doynton Street London N19 5BX				See 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>							
Erection of single-storey lower ground floor side and rear extension with rooflight and timber bi-folding doors and replacement of existing window with a timber single door on existing extension.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>15</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed on 28/9/2012 and a press notice on 4/10/2012. No comments have been received.					
<b>CAAC/Local groups comments:</b>		The Dartmouth Park CAAC has not commented.					
<b>Site Description</b>							
The property is a 4 storey property located mid-terrace on the southern side of Doynton Street. The property is divided into flats and this application relates to the lower ground floor/garden flat.							
The property is not listed but does lie within the Dartmouth Park Conservation Area and is considered to be a positive contributor.							
<b>Relevant History</b>							
2008/4147/P - Replacement of rear window in kitchen with French doors at lower ground floor level and replacement of door with window at lower ground floor level of self-contained flat (Class 3 – Granted - 24/09/2008							

## 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

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

**Dartmouth Park Conservation Area Appraisal and Management Strategy**

**Camden's Planning Guidance 2011**

**NPPF - 2012**

## Assessment

### Proposal

The proposal seeks to build a lower ground floor infill extension between the existing outrigger and the neighbouring boundary fence.

The proposal has been amended to be set back from the existing outrigger. The bi-folding doors have also been amended to being located on the new extension and a new door proposed to replace a window at ground floor level on the outrigger.

### Design

The proposal would be built in brick and measure 1.95m deep and 3.3m wide. The extension would measure 2.9m in height. The brickwork would match the existing London stocks and the new windows and doors would be double glazed and match the existing timber. A skylight would be fitted to the roof.

The design is considered to be acceptable because the extension now reads as a separate element to the outrigger and the fenestration pattern has been amended to also reflect this. The extension reads as a subservient extension rather than joining with the existing outrigger to form a much larger flat backed extension across both elements. The materials are also acceptable as they match the existing. The proposal is therefore in accordance with policies DP24 and DP25.

### Amenity

With a height of 2.9m on the side boundary, with the orientation of the plot, the sun's path could block some light to the French doors at No. 17 adjoining the boundary. However, it is noted that a 45° angled line drawn vertically from the mid-point of the most affected window and drawing horizontally on a plan do not encroach on the proposed extension. Therefore, any harm to amenity caused by the extension is within tolerable limits and acceptable and the proposal is in accordance with policy DP26.

**Recommendation:** Grant Planning Permission

### Disclaimer

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