

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>14/09/2012</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	23/08/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Carlos Martin			2012/3784/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
16 Ornan Road London NW3 4PX			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>					
Erection of a full-width single-storey rear extension at ground floor level following demolition of existing one and erection of a rear dormer at dwelling house (Class C3).					
<b>Recommendation(s):</b>		Grant			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>09</b>	No. of responses	<b>04</b>	No. of objections	<b>04</b>
			No. Electronic	<b>03</b>		
Summary of consultation responses:	<p>4 objections based on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The proposed works may have an impact on the structural stability of the adjoining property at no. 14 and no details regarding sound insulation have been submitted.</li> <li>2. A party wall agreement must be signed before works commence.</li> <li>3. Works should only be carried out on weekdays from 8am to 6pm.</li> <li>4. The summary of the proposed works is misleading as it suggests that the existing extension will be replaced with a similar one.</li> <li>5. Application states that no trees will be affected. However, the garden layout shows the removal of 2 fruit trees.</li> <li>6. The extension would have a significant impact on loss of light and increased sense of enclosure on no. 14.</li> </ol> <p><u>Officer's comments:</u></p> <ol style="list-style-type: none"> <li>1. Structural and insulation matters are not planning issues and will be addressed by building regulations at a later stage.</li> <li>2. Party wall agreements are private matters in which the council does not get involved.</li> <li>3. Any decision will include an informative reminding the applicants about time restrictions for noisy building works. These are restricted to 8am to 6pm on weekdays and to 8am to 1pm on Saturdays.</li> <li>4. The proposal description has been changed to avoid confusion.</li> <li>5. The proposed extension would be built over a section of hard surface and would not affect any trees. Works to trees are not proposed in this scheme. Applicants have been advised to submit an application for works to trees if any works are planned in the future.</li> <li>6. The proposed extension is of an average size and scale for this type of extensions and it is not considered that it would result in a significant loss of amenity in any adjoining property. <i>Please see amenity section on assessment below for further details.</i></li> </ol>					
CAAC/Local groups* comments: *Please Specify	Fitzjohns/Netherhall CAAC: No response.					

## Site Description

The application site relates to a three-storey semi-detached single dwelling located on the north western side of Ornan Road, near its junction with Perceval Avenue to the north.

The property is located within the Fitzjohn's/Netherhall Conservation Area and is considered to be a positive contributor. The property is not listed.

## Relevant History

None

## Relevant policies

### NPPF

#### 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

#### Fitzjohn's / Netherhall Conservation Area Statement

#### Camden Planning Guidance 2011

## Assessment

### 1. Proposal

#### 2. The proposal involves the following works:

- a. the demolition of the existing single storey extension and its replacement with a new full-width single-storey extension. The new extension would be 3.5m high by 3.3m deep and would feature a set of sliding doors, a glazed flat roof and two flank walls built with brickwork to match existing;
- b. the erection of a new rear dormer featuring a double glazed timber sash window; and
- c. the installation of conservation type rooflights on the main roof.

#### 3. The proposal has been amended to replace the originally proposed double dormer with a single centrally located dormer, as recommended by Camden Planning Guidance.

### 4. Design

5. The proposed ground floor extension would be of an average size and scale for this type of rear extension and is considered to be subordinate to the existing house. The existing extension to be demolished does not appear to be an original element of the property and no objection is raised to its removal in principle. The new extension would have a contemporary appearance. However, it would not be visible from the public realm and given that it is limited to the ground floor its design is considered acceptable.
6. It is noted that a rear infill extension has been constructed at number 18 Ornan Road and that number 12 benefits from a full width rear extension which received planning permission 1987. The rear projection at number 20 is also substantially larger in footprint than the rear projections at numbers 14-16. With this in mind and the fact that the proposed full width rear extension would be marginally deeper than what can be erected under permitted development, it is considered that the proposal would not be harmful to the character and appearance of the conservation area.
7. The proposed new dormer could be accommodated comfortably within the existing roof and broadly complies with council guidance for roof extensions. Therefore, it is considered acceptable. The proposed rooflights would be conservation type and do not require formal consent, as the property is a single dwelling house and benefits from permitted development rights. The same principle applies to alterations to the side door and windows.

## **8. Amenity**

9. Policy DP26, which is supported by CPG6 (Amenity) seeks to manage the impact of development on occupiers and neighbours and lists a number of factors that the Council should consider, inter alia; visual privacy and overlooking, overshadowing and outlook, sunlight, daylight and artificial light levels.
10. Concerns have been raised by the occupiers of the ground floor flat of no. 14 with regards to loss of light and increased sense of enclosure. This property is set at a slightly higher ground level than no. 16 and the extension would be approx. 2.8m near the boundary. This height is not considered excessive in principle and would approx match the height of the objectors rear window and door, which means that the 45-degree angle test would be complied with and no significant loss of light would occur. The depth of the proposed extension is 3.3m. This is 0.3m more than what it is allowed under permitted development and it is not considered to result in a significant increase in sense of enclosure.

## **11. Conclusion**

12. Overall, the proposed extension and alterations are not considered to harm the character or appearance of the Fitzjohn's/Netherhall Conservation Area or the amenity of neighbouring properties and therefore comply with policies CS5 and CS14 of Camden Core Strategy and policies DP24, DP25 and DP26 of Camden's Local Development Framework 2010.

**Recommendation:** Grant Planning Permission

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 10<sup>th</sup> September 2012.**  
**For further information please click [here](#).**