

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		04/07/2012	
		N/A / attached		Consultation Expiry Date:		14/06/2012	
Officer				Application Number(s)			
Gideon Whittingham				2012/2280/P			
Application Address				Drawing Numbers			
39 Langbourne Avenue London N6 6PS				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey side extension to dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 16/05/2012 (expiring on 06/06/2012) and a public notice was displayed in the local press (Ham & High) from 24/05/2012 (expiring on 14/06/2012).</p> <p>No representations have been received</p>					
CAAC/Local groups comments:		<p><u>The Holly Lodge CAAC was formally consulted and objected to the proposal:</u></p> <p>“-the render finish on the southern end (front of the house) and the east side wall should be the same as the main house. -the window on the southern end of the extension should retain the same design (number of bars and glass pains) as the main house. -the roof tiles should be the same as the main house. -the rooflights should be flush with the roof.”</p> <p>Officer comment: The proposal and plans match those comments raised by the CAAC (following revisions which clarified some points – see paragraph 1.2), except for the window, which is discussed at paragraph 2.2.</p>					

Site Description

The host building is a 20th century two storey semi-detached dwellinghouse located on the north side of Langbourne Avenue within the Holly Lodge Estate Conservation Area. There are no buildings currently on the Statutory List of Buildings of Architectural or Historic Interest within the Holly Lodge Conservation area. It is however considered that all the buildings in the Conservation Area contribute to its character. The surrounding area is predominantly residential in character.

Relevant History

39 Langbourne Avenue –

2003/2080/P (29/10/2003) - Certificate of lawfulness granted for a proposed single storey conservatory to the rear of dwellinghouse.

35 Langbourne Avenue –

2009/0764/P (24/03/2009) - PP granted – for the erection of a single storey ground floor side extension and replacement of windows and doors at single dwelling house.

Relevant policies

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: 1 – Design; 6 – Amenity

The Holly Lodge Estate Conservation Area Statement (Draft 2001)

London Plan 2011

NPPF 2012

Assessment

1. Proposal:

1.1 The application proposes:

-The erection of a single storey side extension, measuring 1.3m in width x 8m in depth x 2.5m in height (to the eaves) and 3.4m in height (to the ridge), located at ground floor level. The extension would feature a pitched slate roof, punctuated by three 'flush' rooflights, a timber framed window on the front elevation and be rendered to match the host building. It would be set back 0.8m from the main front building line.

1.2 The proposal has been amended during the course of this application to show the render and roof tiles to match the host building and the accurate proportions of the proposed rooflights.

1.3 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the building and the surrounding conservation area;

-The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties;

2. Impact on the host building and surrounding conservation area:

2.1 The host building forms one of four semi detached dwellings on the North side of Langbourne Avenue. The host building to the East is bounded by the four storey residential block of No.1-8 Langbourne Mansions. In terms of similar developments, the paired property of No.37 features a side extension as does No.35, approved in 2009 (2009/0764/P – see relevant history), which this application seeks to reproduce. Within this context, the pattern of side extensions located at ground floor level has adequately been established along the North side of Langbourne Avenue at this point.

2.2 In terms of detailed design and arrangement, the proposed extension would be set back 1.5m from the established front building line of the property, comprising a single storey with a pitched slate roof and provide approximately 8sqm of additional residential accommodation. The facing materials would be rendered matching that of the host building, as would the colour and materials of the pitched roof. The proposed window on the front elevation would be of similar design to those on the host building. It is considered a single pain, without glazing bars, is appropriate given its limited size and prominence given it is set back 0.8m from the main front building line. Within this context, by virtue of its size, position and materials, the proposed side extension would represent a subordinate structure similar in character and appearance to the host building and the surrounding conservation area.

3. Amenity

3.1 A distance of approximately 2.8m separates the West facing flank elevation of No.1-8 Langbourne Mansions from the East facing flank elevation of the host building, between which is a timber and brick boundary wall rising approximately 1.3-2m in height. The West facing flank elevation of No.1-8 Langbourne Mansions features a number of obscurely glazed windows serving non-habitable rooms overlooking the boundary wall set 1m away. The proposal would result in a brick built boundary wall (part of the side extension), rising up to 2.3 in height, facing No.1-8 Langbourne Mansions.

3.2 Permitted development, granted upon the host building, would allow a brick wall of 2m in height along this side elevation.

3.3 Within this context, it is considered that no undue harm would be caused to the amenity levels enjoyed by the occupants of the surrounding properties by the side extension in terms of access to sunlight, daylight, visual bulk or sense of enclosure by virtue of its location, size and proximity to surrounding residential properties, in particular to No.1-8 Langbourne Mansions.

Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd July 2012. For further information please click [here](#).