

Delegated Report		Analysis sheet		Expiry Date:		04/04/2012	
		N/A / attached		Consultation Expiry Date:		22/03/2012	
Officer				Application Number(s)			
Carlos Martin				2012/0955/P			
Application Address				Drawing Numbers			
8 Oakeshott Avenue Highgate London N6 6NS				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey conservatory extension to rear of dwelling house (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 22/02/2012 to 14/02/2012. Press notice published from 01/03/2012 to 22/03/2012. No response.					
CAAC/Local groups* comments: *Please Specify		Holly Lodge CAAC: No objection.					

Site Description

The application site relates to a 2-storey detached house situated on the south side of Oakeshott Avenue. The property is sited close to the front boundary of the plot and has a large rear garden. The property is located within Holly Lodge Estate conservation area. It is not listed.

Relevant History

8 Oakeshott Avenue

9101138: pp **granted** for erection of single storey extensions at rear and side and new front porch. 23/04/1992

26 Oakeshott Avenue

2009/0823/P: pp **granted** for erection of single storey side and rear extensions to dwellinghouse (Class C3). 27/04/2009

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

Camden Planning Guidance 2011: 1 (design) & 6 (amenity)

Holly Lodge Estate Conservation Area Appraisal

Assessment

Proposal

This application seeks to develop a single storey conservatory rear extension at no. 8 Oakeshott Avenue. The depth of the proposed conservatory would match the depth of the existing single-storey rear extension and the conservatory would be 3.6m wide by 2.9 m of maximum height. It would feature a sloping roof and a set of folding doors opening up onto the garden.

Design

Rear extensions are a characteristic feature of a number of properties along the northern and southern side of Oakeshott Avenue; these vary in size, design and materials used. The proposed conservatory would be a lightweight extension and would not obscure any significant architectural features of the rear elevation. The existing rear extension is an addition from 1992 while the rear ground floor door is of a contemporary design. Therefore, it is not considered that the proposal would cause any harm to the appearance and character of the building.

Although the scheme would effectively become a full width rear extension which can be contrary to advice in Planning Guidance, it is considered acceptable in this case as the extension will not be visible from the street scene and is completely obscured from the public realm. It is subordinate to the overall size of the house in bulk and height and is one storey below eaves level and no wider than the main house. Similar extensions are a common feature in the Holly Lodge Estate Conservation Area, therefore it would be difficult to argue that this proposal would have a detrimental impact on the surrounding Conservation Area.

Amenity

Due to its size, scale, location and detailed design, it is considered that the proposed conservatory would not impact on the neighbouring properties in terms of loss of privacy or loss of light. The garden is of a considerable size so there are no issues regarding reduction in garden amenity.

Recommendation: Grant Planning Permission.

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