

Delegated Report		Analysis sheet		Expiry Date:		26/03/2012	
		N/A / attached		Consultation Expiry Date:		28.2.12	
Officer				Application Number(s)			
Gideon Whittingham				2012/0305/P			
Application Address				Drawing Numbers			
30 College Lane London NW5 1BJ				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The erection of a single storey front extension to the south elevation of existing residential dwelling (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	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Plus a site notice was displayed from 03/02/12. To date no representations have been received					
CAAC/Local groups comments:		none					

Site Description

This application relates to a two storey detached dwellinghouse located on the West side of College Lane, to the rear of Nos. 72-74 (evens) Lady Somerset Road. The property is not listed, nor is it located within a conservation area.

Relevant History

(Ref. 8602243) – **Pp granted** - for the erection of a two-bedroom (three habitable-room) studio house. (29/01/1987). This permission was implemented.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 – (Managing the impact of growth and development)

CS14- (Promoting high quality places and conserving our heritage)

Development Policies:

DP24- (Securing high quality design)

DP26- (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

Assessment

1. Proposal:

1.1 The applicant proposes:

-The erection of a single storey infill extension, measuring 2.4m in height (main eaves), 4m in width and 6.5m in depth, abutting the Western boundary wall with College Lane. The extension would feature a slate covered pitched roof and timber framed doorways on the North and South elevations.

1.2 Whilst regrettable, there is no control over the removal of four lime trees located along the edge of College Lane to make way for the new extension as the site is not within a conservation area and so the trees can be felled at any time regardless of this scheme.

1.3 The main issues for consideration are:

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

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

2. Impact on the host building and conservation area:

2.1 The application property forms a late 1980's development whereby the rear gardens of Nos.72 & 74 Lady Somerset Road were used to provide a dwelling and garden plot of approximately 143sqm. As a single development, it is considered the subject property, by virtue of its detailed design, size and arrangement, unsuccessfully relates with the surrounding built environment, particularly the terraced properties to the South or the commercial properties to the North.

2.2. In consideration of design and siting, the proposed infill extension, by virtue of its size and position, whilst not typical, would represent a relatively subordinate addition. As a result of its proposed materials and detailed design sympathetically matching that of the parent building, it is considered the extension would preserve the character and appearance of the building and the surrounding area. In particular the intimate atmosphere of the path and sense of enclosure will not be

worsened as the wall will not be raised and the roof pitch will be set away by 1m from this boundary and thus have minimal impact on the public realm.

3. Neighbour amenity

3.1 It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, visual bulk or sense of enclosure.

3.2 Forming part of a rear garden measuring approximately 56sqm, the enlarged infill extension would cover a total of 24sqm, less than 50%. Whilst regrettable, it is considered that this would not cause significant harm so as to warrant refusal of this application, as a reasonable area of garden space remains.

Recommendation: Grant planning permission

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