

Delegated Report		Analysis sheet		Expiry Date:		30/03/2012	
		N/A / attached		Consultation Expiry Date:		08/03/2012	
Officer				Application Number(s)			
Gideon Whittingham				2012/0743/P			
Application Address				Drawing Numbers			
1 BARRINGTON COURT LAMBLE STREET LONDON NW5 4AT				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey side extension of single 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	01	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		To date no representations have been received.					
CAAC/Local groups* comments: *Please Specify		To date no representations have been received.					

Site Description

This application relates to a two storey end of terrace dwellinghouse located on the West side of Grafton Road, to the South of Lambie Street. The property is not listed, nor is it located within a conservation area.

Relevant History

No relevant history

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 extension, measuring approximately 2.9m in height, 4m in width and 3.5m in depth, located at rear ground floor level, enlarging an existing store. The extension, matching the detailed design and materials of the parent building, would provide approximately 7sqm of additional habitable accommodation.

-The increase in height, by approximately 700mm, of a 5m East facing boundary wall.

1.2 It is considered that, in this particular instance, the proposed replacement 'like for like' of timber framed windows to the front elevation, rear first floor level and installation of timber framed sliding doors to the rear ground floor level, depicted in the drawings submitted would constitute permitted development by virtue of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and would not therefore form part of this permission.

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 Located on the West side of Grafton Road, the six properties forming Nos.1-6 Barrington Court have remained relatively unimpaired by extensions. Whilst incidental elements such as window alterations have taken place within the terrace, the rear elevations are considered complete and unspoilt. Typically within this terrace, the gardens to the rear measure 7.5m in depth and 5.5m in width and feature a store to the back end, however, the application property of No.1 features an extended garden plot to the side, gaining an additional 9sqm within which a store is located. Within

this context, it is considered the proposed extension would be located in a unique and concealed location which could not be replicated along the terrace, thereby preserving its character.

2.2. In consideration of design and siting, the proposed extension, by virtue of its location and size would not significantly reduce garden space of amenity value. As a result of the lightweight materials proposed, the extension would represent a lightweight and subordinate feature, therefore preserving the character and appearance of the building and the terrace of which it forms part and of the surrounding area.

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 The proposed extension, by virtue of its position set away from the neighbouring property and against the boundary wall would not impinge on any amenity issues such as privacy, outlook, noise, or sunlight and daylight.

3.3 With regard to land contamination, it is considered the development would not significantly increase the level of risks to the occupiers of the parent and surrounding properties.

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