

<b>Delegated Report (Members' Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/03/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		08/03/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2012/0271/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
54 Lisburne Road London NW3 2NR				See 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 full width infill extension to rear ground floor, replacement windows to front and rear elevations and installation of roof lights to front roof slope of dwellinghouse (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>03</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		<p>Site notice 07/02/2012 – 28/02/2012 Press advert 16/02/2012</p> <p>Flat 3, 56 Comments that the rooflights to the extension should be opaque to prevent overlooking from their terrace.</p> <p>Officer response: <i>See para 3.3</i></p> <p>Another occupier of 56 Lisburne Road objects that there were no dimensions quoted for the extension, rear extensions in the street are not full width, the proposal will spoil the outlook from their property, reduce light and enclose their rear garden.</p> <p>Officer response: <i>The objector was informed that annotated plans were on the web, no. 52 has a full-width extension, see also paras 2.3-2.5 &amp; 3.1-3.4</i></p> <p>52 Lisburne Road objects unless the applicant can guarantee that no damage will be caused to their property</p> <p>Officer response: <i>This would be civil matter, nit a planning issue</i></p>					

CAAC/Local group  
comments:

Mansfield CAAC raise no objection

### Site Description

The application site is a three storey terraced house on the eastern side on Lisburne Road. It lies within the Mansfield Conservation Area and is identified as making a positive contribution to the conservation area.

### Relevant History

2011/5693/P Change of use from House in Multiple Occupation (HMO) (Class C4) to single dwelling house (Class C3). Certificate of Lawfulness (Proposed) Granted 04/01/2012

No. 52 Lisburne Road

2008/1316/P Erection of single storey rear extension, involving the demolition of temporary shed adjacent to existing rear wing. Granted Certificate of Lawfulness (Proposed) 09/05/2008

### 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

#### Mansfield Conservation Area Statement

### Assessment

#### 1 Proposal

1.1 The proposal is for a single storey side and rear extension. The main issues are:

- design
- amenity

#### 2 Design

2.1 The host building, like the rest of the street, has an original two storey closet wing. It is proposed to erect a single storey extension to wrap around it. The extension would infill most of the space between the side return and the boundary wall with a maximum depth of 6.5m, leaving a small lightwell to the rear. Into the garden, the extension would extend beyond the existing closet wing by 3.06m and be full width at 5.5m wide and 3m high.

2.2 The rear elevation of the extension would feature full height folding doors with a rendered surround. It would have two rooflights and the infill section would have a glazed mono-pitched roof. The design and materials are considered appropriate and are not considered to harm the appearance of the building.

2.3 In terms of overall size, the proposal would allow for the retention of a reasonably sized garden. There are similarly deep extensions on either side, no. 52 has a full-width extension that was constructed after the grant of a Lawful Development Certificate in 2008. On the other side no. 56 has a 4m wide extension appended to its original two storey extension measuring 4m (w) x 3.06m (d) with a terrace on top. The proposal would be approximately the same depth and height as these extensions, and although might be inappropriate in an area which has an unspoilt rear building line, is considered acceptable in the context of the neighbouring buildings, and the rest of the street as more than half the properties have rear extensions

2.4 It is also proposed to replace the windows and insert two rooflights into the front roofslope. The windows are a mixture of uPVC and aluminium and it is proposed to replace them with timber casements to the front and sashes to the rear which are more in keeping with the original design of the street. The proposed rooflights would measure 789mm x 1180mm, and although rooflights are not common in the street they would not be highly visible due to the angle of the roof. Furthermore, these alterations could be done under permitted development.

2.5 As such the proposal is not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

### **3 Amenity**

3.1 The proposed extension would be approximately the same height and depth of the neighbouring extensions and although the extension to no. 52 does not wrap around and leaves a small courtyard between the rear of the house and the extension, this has been covered over. On the other side the proposal would abut the extension of no. 56, and being the same depth and height is not considered to have an impact on this property, As such, the proposal is not considered to affect daylight or sunlight to neighbouring properties.

3.2 In terms of outlook, the proposal would only be visible from upper floors of neighbouring properties or from the rear of neighbouring gardens where it would sit between two existing extensions. As such outlook from neighbouring properties is not considered to be affected.

3.3 As the proposal is at ground level it is not considered to create additional overlooking. There is a first floor terrace next door at no. 56 and although a degree of overlooking already exists from this terrace, the rooflights to the extension are indicated on the plans as being obscure glazed which would prevent overlooking from the terrace.

3.4 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

### **4 Recommendation: Grant Planning Permission**

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 26<sup>th</sup> March 2012. For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>