

| | | | | | | | |
|---|----------------------------|--|-------------------------------------|----------------------------------|----|-------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 02/12/2011 | |
| | | N/A / attached | | Consultation Expiry Date: | | 10/11/2011 | |
| Officer | | | | Application Number(s) | | | |
| David Glasgow | | | | 2011/4952/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 65 Hillway London N6 6AB | | | | Refer Draft Decision Notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of a single storey side extension following the demolition of the existing side extension to dwelling house (Class C3) and associated alterations to include the extension of the existing boundary fence. | | | | | | | |
| 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 | 00 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Site notice: 14/10/2011 to 04/11/2011 Press Notice 20/10/2011 to 10/11/2011 No representations received as a result. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | The Holly Lodge CAAC commented as follows: Condition that proposed fence should be retained to hide extension. | | | | | |

Site Description

The site is located on the east side of Hillway on the corner with Oakeshott Avenue. The site comprises a two storey detached single family dwelling house with single storey garage, off-road parking and a large front and rear garden. The property has previously been extended to the rear and side at ground floor level. The building is not listed but is located within the Holly Lodge Conservation Area.

Relevant History

18/08/2010 – **planning permission granted (2010/3065/P)** for additions and alterations, including the replacement of existing rear conservatory with the erection of new rear conservatory with two new rooflights, extension of existing garage/storage room and replacement of existing doors, removal and replacement of existing lean-to structure to side elevation to residential dwelling (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

Core strategies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2011

Holly Lodge Conservation Area Statement

Assessment

Proposal

It is proposed to erect a single storey lean to side extension along the Oakshott Avenue secondary frontage. The extension would measure 4.35m in length, 1.2m in width with a maximum height of 2.3m sloping down to 2.2m. The extension would infill the gap between the side of the house and the existing 2.2m high boundary fence. The fence would also be extended 2.0 further toward Hillway to obscure external views of the extension.

Design

The proposed lengthening of the existing boundary fence would ensure the proposed extension is entirely screened from public view. Although the extension would be 0.05m higher than the fence at its highest point nearest the house, due to the ground level difference between the site and the road, the extension would still not be visible from external views of the site. The Holly Lodge Estate is typified to some degree by the variety of its residential extensions. It is considered that the proposed extension, being painted timber and reading as a lightweight almost temporary outbuilding, would not have a demonstrably negative impact on the original character of the host building and its location hidden behind the boundary fence would prevent any harm to the character and appearance of the streetscene and conservation area.

The extension of the fence itself would be a very minor alteration to the Oakshott Avenue streetscene and is not considered to harm its character or that of the conservation area. It is recommended that a condition be attached requiring the fence be permanently retained to ensure the screening of the extension.

Amenity

The proposed works would not result in any reduction of neighbouring sunlight, daylight privacy or outlook.

Recommendation

Grant Planning Permission.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444