

Delegated Report		Analysis sheet		Expiry Date:		02/12/2011	
		N/A / attached		Consultation Expiry Date:		03/11/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/5058/P			
Application Address				Drawing Numbers			
8 LOWER MERTON RISE LONDON NW3 3SP				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendments pursuant to planning permission 2011/3458/P dated 12/09/2011 (additions and alterations to include the erection of a two storey side extension at first and second floor levels on existing side extension) to enlarge the footprint of the proposed side extension.							
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	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Consultation period: 13/10/2011 – 03/11/2011					
CAAC/Local groups* comments: <small>*Please Specify</small>		No CAAC or statutory local groups.					

Site Description

The site is located at the corner of Lower Merton Rise and King Henry's Road, it comprises a 3 storey end of terrace dwelling constructed in the 1970's.

The site is not within a conservation area and is not a listed building; however it is adjacent to the Elsworthy Conservation Area.

Relevant History

2004/3914/P - The erection of a single storey side extension to provide additional habitable accommodation for the existing single family dwelling house. *Approved 25/11/2004*

2005/1904/P - Amendment to planning permission granted 25th November 2004 (Reg.no. 2004/3914/P) for the erection of a single storey side extension to provide additional habitable accommodation for the existing single family dwelling house. *Approved 12/07/2005*

2011/3458/P - Erection of a two storey side extension at first and second floor levels on existing side extension and replacement of garage door with windows at ground floor front elevation to dwelling house (Class C3). *Approved 12/09/2011*

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

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Proposal

Permission is sought for amendments to a previously approved scheme (2011/3458/P) to alter the footprint of the proposed extension.

Assessment:

Permission was granted for the erection of a two storey extension above an existing single storey extension to the side of the dwelling.

This application would see a small set-back area infilled to bring it flush with the main front elevation of the side extension. The area to be infilled measures approx 3.2m in length x 1.2m in depth would be extended for the full height of the proposed side extension.

The proposal is considered to be acceptable. The amendment to the approved scheme would still allow for an extension which complies with Camden Planning Guidance in that it would still be subordinate to the building being extended and read as an extension. It would also still respect the original design and proportions of the host building being of a complementary design and constructed from matching materials.

Furthermore, the side extension would still be set back from the front façade of the main building by approximately 1.8m; this complies with Camden Planning Guidance which advises that side extensions must be set back from the main building.

There would be no loss of amenity to adjoining neighbours as a result of the amendment with regard to loss of sunlight/daylight, overshadowing or sense of enclosure.

Recommendation: Grant Planning Permission.

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