

Delegated Report		Analysis sheet		Expiry Date:		12/10/2011	
		N/A / attached		Consultation Expiry Date:		16/09/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/4100/P			
Application Address				Drawing Numbers			
Flat A 29 Lowfield Road London NW6 2PP				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a two storey rear extension to existing ground and first floor flat (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Consultation letters were sent to adjoining properties. 1 comment regarding hours of building work has been received. <i>Officer comment: - The hours of building works are controlled by environmental health legislation. An informative reminding the applicant of these hours will be added to the decision notice.</i>					
CAAC/Local groups* comments: *Please Specify		The site is not within a conservation area and there are no statutory local groups to consult.					

Site Description

The site is located on the east side of Lowfield Road. It comprises a 5 storey mid-terrace property subdivided into flats.

The site not a listed building and is not located within a conservation area.

Relevant History

2007/4052/P - Erection of a ground floor full-width single storey extension and a half-width first floor extension to the rear of an existing flat. *Approved 13/11/2007*

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 the erection of a full width extension at ground floor level and half with extension at first floor level.

Assessment:

This application seeks permission for an extension of the same size and proportions to what was granted in 2007 under ref 2007/4052/P. This approval has since lapsed with the works having not been carried out.

At ground floor level the extension would measure 5.1m in width x 4m in depth (where it extends out from an existing rear wing the increase in depth is 2.8m), the single storey element would 3.13m in height. At first floor level the extension would be 2.8m in depth (extending out from existing rear wing) and 2.6m in width. The two storey element would be 5.6m in height. Although the proportions are the same as the previous application, the current proposal differs with regard to the layout of the ground floor windows and doors, a window in the side elevation at first floor level, the introduction of a rooflight and various internal differences.

Although the Unitary Development Plan and Camden Planning Guidance 2006 which assessed the previous proposal have been superseded by the Local Development Framework and Camden Planning Guidance 2011, there has not been a substantial change in the policies and guidance which relate to applications of this nature.

The proposal is considered to:

- be secondary to the building being extended, in terms of location, form, scale, proportions and dimensions;
- respect and preserve the original design, proportions and architectural features of the host building;
- respect and preserve the historic pattern and established townscape of the surrounding area;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity.

It was not considered that the previous application would cause undue harm to the amenity of adjoining occupiers with regard to loss of sunlight/daylight, loss of privacy or sense of enclosure – with

this proposal being of the same dimensions it is considered to be acceptable.

It is not considered that the first floor window within the side elevation would increase overlooking into neighbouring properties or gardens. The window would be set back from the boundary by approximately 2.5m and would overlook the full width ground floor extension, thus reducing views into the adjoining garden. It would not be possible to see into habitable rooms of adjoining properties from the side window.

The proposal complies with LDF Policies DP24 and D26 and Camden Planning Guidance 2011

Recommendation: Grant Planning Permission

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