

Delegated Report		Analysis sheet		Expiry Date:		23/12/2010	
		N/A / attached		Consultation Expiry Date:		02/12/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/5689/P			
Application Address				Drawing Numbers			
13A Richborough Road London NW2 3LU				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Renewal of planning permission reference 2007/4645/P, granted 08/11/2007, for erection of ground floor rear extension including installation of folding aluminium doors and windows to ground floor flat.							
Recommendation(s):		Grant Renewal of Planning Permission					
Application Type:		Renewal of Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		4 neighbours were notified, no responses were received.					
CAAC/Local groups* comments: *Please Specify		N/a					
Site Description							
The application site is a two storey semi-detached house on the northern side of Richborough Road. Records show the property is divided into two flats. It does not lie within a conservation area.							

Relevant History

2007/4645/P Erection of ground floor rear extension including installation of folding aluminium doors and windows to ground floor flat Granted 08/11/2007

PWX0203190 Erection of a single-storey rear extension. Refused by virtue of its excessive bulk, height and depth 25/03/2003

4706 Conversion to two flats. Granted 26/01/1968

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 2006

Assessment

The application is for a renewal of planning permission for the erection of a single storey rear extension. For an application for renewal to be valid the permission has to be extant when the application was made and the development must not have been begun. The application for renewal was received on 21/10/2010 and the original permission expired on 08/11/2010. The development has not commenced. The main issue is whether any material changes have occurred since the granting of the original permission.

Materiality

The main change since the grant of permission is the replacement of the Unitary Development Plan with the Local Development Framework in November 2010. The policies that were applied to the original application (B1, B3 and SD6) concerned general design principles, alterations and extensions and the amenity of adjoining occupiers. These policies have been replaced by Core Strategy Policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), and Development Policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours).

Whilst the new policies are not identical to the previous UDP policies, their general thrust, particularly when applied to the design of single storey rear extensions and their impact on residential amenity, is not substantially different.

The proposal is for a single storey rear extension that would slightly wrap around the existing closet wing. It would be constructed in brick to match the existing building with folding doors at the rear. The extension would be subordinate to the host building and not harm the character or setting of the building or its surroundings. As such the application would comply with policies DP24 and CS14 of the LDF.

The design and materials remain acceptable and the extension would allow for the retention of a reasonably sized garden. Camden Planning Guidance 2006 remains the relevant supplementary planning guidance and the proposal is considered to be acceptable on design grounds.

Being single storey, the proposal is not considered to affect the amenity of adjoining occupiers in terms of overlooking or contributing to a loss of daylight or sunlight and would comply with policies CS5 and DP26.

Since the original permission there has been no material change in on-site circumstances or other planning decisions that would affect the assessment.

Recommendation: Grant Renewal of Planning Permission

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