

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>22/12/2010</b>
		<b>Consultation Expiry Date:</b>	<b>01/12/2010</b>

<b>Officer</b>			<b>Application Number(s)</b>
Amanda Peck			2010/5748/P
<b>Application Address</b>			<b>Drawing Numbers</b>
60 Lisburne Road, London, NW3 2NR			Refer to draft decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

**Proposal(s)**  
Erection of single storey side and rear extensions and alterations to side entrance gate of a single dwelling house (Class C3).

**Recommendation(s):** Grant planning permission

**Application Type:** Householder Application

**Conditions or Reasons for Refusal:** Refer to Draft Decision Notice

**Informatives:**

**Consultations**

<b>Adjoining Occupiers:</b>	No. notified	<b>06</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		

**Summary of consultation responses:** A site notice was displayed between 1 November and 22 November and a press notice was in place between 4 November and 25 November.

**CAAC/Local groups comments:** Mansfield CAAC – no response received

**Site Description**

The site is a three storey dwelling house on the corner of Lisburne Road and Savernake Road within the Mansfield Conservation Area.

**Relevant History**

PEX0000627 – Change of use from two flats to single family dwellinghouse with alterations and extension to elevation and side boundary wall. Granted 20 March 2001.

**Relevant policies**

**LDF Core Strategy and Development Policies**

- CS1 – Distribution of growth
- 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 2006**  
**Mansfield Conservation Area Statement**

**Assessment**

## **Proposal**

The proposal is for:

- A single storey side extension in the existing gap between the main property and the side boundary wall. This extension is set back from the front elevation by 1m, from the rear elevation by 0.7m and is triangular in shape. It has a depth of 6.3m along the side boundary of the house, a width of 2.3m at the front dropping to 0.7m to the rear and a height of 3m dropping down to 2.2m at the eaves;
- A single storey rear extension with dimensions of 5.6m width (with roof overhang 6.6m), 2.3m depth and 3m height; and
- Enlargement of the side entrance gate from 0.7m to 1.2m width and the relocation of one of the existing brick columns to allow for this increase in width (the height of the gate and adjacent pillars remains the same).

Planning permission was granted in 2001 for a similar size side extension (it was slightly deeper to the rear aligning with the rear elevation and with a glazed roof that sloped up in height from the rear towards the front). This application also included the conversion of the property, installation of new entrance doors at the front and rear, new windows and the rebuilding of part of the side boundary wall. This application has been partially implemented with the conversion, new windows, new doors and rebuilt side boundary wall being carried out and the side extension not yet erected. In theory because this application is still 'live' the side extension can be erected without the need for further planning permission

## **Design**

In terms of design, materials [matching bricks, timber and aluminium windows], scale and proportions, the proposed single storey rear and side extensions are considered satisfactory and will ensure that a reasonable amount of the garden area remains available for continued use as an amenity area. Whilst they will be partially visible from Constantine/Savernake Road, they are of a suitable scale that is subordinate to the main building and appropriate in a residential area. It is therefore considered that the proposed development will not have a detrimental visual impact on the appearance of the building or the character and appearance of the Mansfield Conservation Area.

The proposed widening of the side entrance gate and relocation of the existing pillar is considered acceptable in design terms.

## **Amenity**

The application property is an end of terrace building at the corner of Lisburne and Constantine / Savernake Roads. The proposed side extension is therefore a sufficient distance away from nearby properties on the opposite side of these roads not to cause any detrimental impact in terms of overlooking or daylight/sunlight.

The proposed rear extension is adjacent to the boundary with number 58 Lisburne Road. At number 58 there is a small original wc extension adjacent to the shared boundary and patio doors located adjacent to their other shared boundary with number 56. It is therefore considered that the proposed rear extension will not result in any significant impact on the daylight/sunlight to the adjacent property. There are existing doors on the rear elevation of the application site and a large shed structure in the rear garden of the property to the rear (73 Roderick Road). It is therefore considered that the proposed rear extension will not result in any overlooking into any habitable room windows or garden areas of neighbouring properties.

The widening of the existing side gate is not expected to cause any amenity impacts on nearby properties given the fact that it is of a similar height and design to the existing gate

## **Recommendation**

Grant planning permission

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