

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		20/10/2010	
		N/A / attached		Consultation Expiry Date:		28/09/2010	
Officer				Application Number(s)			
Hugh Miller				2010/4554/P			
Application Address				Drawing Numbers			
24 Langbourne Avenue London N6 6AL				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of enlarged replacement single storey side extension on east elevation of single dwellinghouse (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		Site Notice displayed 01/09/2010, expires 22/09/2010. An occupier at <u>No.26 Langbourne Avenue</u> objects: <ul style="list-style-type: none"> - Concern about the height of the proposed side extension that would block out day/sunlight into no.26; - Concern about the height of the proposed side extension that would block out outlook/ views from kitchen window. Therefore would like existing height of boundary fence to be retained. Officer Comment: Please refer to paragraphs 4.1 – 4.4 below.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Holly Lodge Estate CAAC:</u> Object to the increase in size of the rear dormer and its side glazing which would infringe the privacy of neighbours, contrary to policy SD6. <u>No objection</u> to the proposal for the replacement of the east side ground floor extension. Officer comment: Dormer enlargement deleted - Refer to section 2 below.					

Site Description

A 2-storey plus attic semi-detached property located on the south side of Langbourne Avenue, west of the junction with Hillway and Highgate West Hill. The building is within Holly Lodge Estate conservation area. The building is not listed.

Relevant History

April 1999 – PP granted - Provision of dormer windows to rear and flank elevations; ref. PE9800898R3

July 1999 – PP granted - Erection of a single storey rear extension, as shown; ref. PE9900366.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance 2006

19 : Extensions, alterations and conservatories

29: Overlooking and privacy

Holly Lodge Conservation Area Statement

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

Core Strategy

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

Assessment

1.0 Background

1.1 The proposal seeks permission to replace the existing single-storey lean-to side extension located on the east side of the host building. The Council has no record of planning permission being granted for the lean-to side extension; although there is record of planning permission for the single –storey extension at the rear; also the dormer windows, as noted above in the history section. Officers' site visit confirmed the existence of the structure, which has separate access similar to adjacent properties and has been in use for storage and utility purposes.

1.2 The applicant (new owners) state that they have no written record to confirm the exact time the extension was built. However, the applicant indicated that neighbours are of the opinion that the existing extension was erected sometime in 2003. The general appearance of the extension would indicate that it has been in existence for more than 4 years. As a single family dwelling-house if the single –storey lean-to side extension has been in existence for 4 year or more then it is immune from enforcement action being taken by the local planning authority. It therefore means that the new owners can apply for planning permission retrospectively retain it. However, given that the current proposal is to replace the extension, a separate application to retain it will not be necessary.

2.0 Proposal

- ✓ Original - Erection of a replacement and enlarged single storey side extension on east elevation and enlarged rear dormer roof extension to existing single dwellinghouse (Class C3).

The applicant was advised to delete the proposal to enlarge the rear dormer on ground of its unacceptability.

2.1 Revision

- ✓ Erection of enlarged replacement single storey side extension on east elevation to existing single dwellinghouse (Class C3).

3.0 Design

3.1 The existing lean-to side extension has dimensions of 10.5m depth x 3.1m width x 2.0m (eaves) 2.4m apex) height. The existing side extensions eaves straddle the common boundary line to number 26 Langbourne Avenue. The front elevation is a timber boarded panel set back from the main elevations of the house by approximately 1.0 metre; this has gated entrances to the sides of both nos. 24 and 26 and appears as a timber fence. It is higher than the side extension to number 24, and there is no side extension to number 26. At the rear, the 'lean to' extension extends beyond the original building line of the rear of number 24, with the side wall also clad in timber, and it has a shallow pitched roof covered in felt with 8 roof lights. The existing side extension is largely shielded from views from the street by the front panel, as illustrated on the drawings, and although it is sufficiently subordinate to the host building.

3.2 The proposal is to match the footprint of the existing side extension. It is proposed to retain the front elevation without change and to replace the side and rear facing walls in masonry with rough cast render to match the other existing elevations of the host building. The roof would be a flat surface with asphalt covering. The roof height is to be approximately **300mm higher at the boundary** but will remain below the height of the front screen. To the rear of the extension, at approximately 5 metres back from the screen, a section of the roof will be raised to allow light and ventilation to the kitchen. The raised rooflight would also set back from the boundary with no.26. This raised section is approximately 300mm higher than the level of the front screen, however due to the oblique viewing angles from the street and the setting back of the raised section beyond the screen and the building line, will be difficult to see from the public realm.

3.3 In terms of design, height, materials and execution, the proposed side extension would remain subordinate to the host building and neither would it cause harm to the character or appearance of the

Holly Lodge Estate Conservation Area.

3.4 The property is also to be refurbished cosmetically with replacement of the windows with timber framed casements divided into the original patterns, front elevation, repainting and redecoration of the exterior which does not require planning permission as a single family dwellinghouse.

4.0 Neighbour amenity

4.1 At no26, there are three existing windows that face the proposed extension. Two windows provide daylight into non-habitable rooms (hall way & pantry), whilst the third is located towards the rear and is situated by the kitchen/ dining room area. This window provides limited views plus outlook onto the existing extension at no.24. There is also rear door that is part glazed that provide access to the kitchen. Additionally, there is an existing single-storey conservatory extension that has glazed roof and windows that provide significant amount of day/sunlight into the rear kitchen/dining room of no.26.

4.2 The proposed side extension wall (abutting the boundary with No. 26) would be similar in height to the existing and marginally higher than the existing boundary fence. Thus it is considered to be satisfactory because the new wall would not cause an unreasonable amount of additional loss of sun/daylight to the kitchen/dining room of occupiers at no.26 when compared with the existing.

4.3 The proposal would include a slightly raised rooflight to the rear; it would be set back from the boundary with no.26 and therefore would not have any significant adverse impact on occupiers of that property and is therefore satisfactory.

4.4 There are no proposed side facing windows to no. 26, therefore, there will not be any overlooking.

5. Conclusion

5.1 The proposed replacement single-storey extension is considered satisfactory for all the reasons discussed above.

5.2 Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th October 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>