

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		19/10/2010	
		N/A / attached		Consultation Expiry Date:		28.9.10	
Officer				Application Number(s)			
Charles Thuairé				2010/4520/P			
Application Address				Drawing Numbers			
4 St. Michael's Terrace South Grove London N6 6BH				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey side/rear extension to residential dwelling (Class C3).							
Recommendation(s):		Grant permission					
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:		<p>A site notice was erected on 27/08/2010, expiring on 17/09/2010. One objection received from neighbouring no.3: "For the record, this letter only arrived on 20th September and was dated the 7th September. We live next door at number 3 and are concerned the proposed extension has views and spreads onto our rear garden. We would therefore oppose the proposed work, pending full disclosure of the proposed plans to extend at number 4. Until such disclosure is received and we have had an opportunity to examine these plans, we oppose the application".</p> <p>Officer response: The proposed works do not extend beyond the rear building line of the property. The amount of window space does increase, but this does not significantly exacerbate current levels of overlooking possible from the existing window on the rear elevation at ground floor level.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		Highgate CAAC- no response received.					
Site Description							
3 storey dwelling 19 th C. dwellinghouse on north side of South Grove, not listed but in Highgate Village Conservation Area. It is identified as making a positive contribution to the character and appearance of the conservation area.							
Relevant History							
2010/3625/P- certificate of lawfulness for proposed extension, submitted and later withdrawn in August.							

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 - Amenity for occupiers & neighbours
B1 - General design principles
B3 - Alterations and additions
B7 - Conservation Areas

Camden Planning Guidance 2006

Highgate Village 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.

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

Assessment

1. Introduction

1.1 A previous application for certificate of lawfulness for this extension was withdrawn, as officers noted that it involved an extension to a side elevation of a house within a conservation area and thus could not be classed as permitted development.

1.2 The property is one of 4 identical terraced houses with projecting rear wings. The scheme here involves an infill to a small side patio area between the rear wing and the adjoining flank wall of 22 South Grove. It will be 2.5m long, 1.3m wide and 2.8m high; it will have a stepped flat roof with rooflight; in addition the rear elevation will be remodelled so that the existing non-original casement window is replaced by a new tripartite series of folding patio doors in aluminium.

2. Design-

2.1 The extension is small scale and modest and literally infills the gap between 2 flank walls of the house's 3 storey wing and a 2 storey neighbouring house. The recessed gap is not important in terms of the character or setting of the house, of the terrace of 4 houses, nor of the conservation area. Its design and fenestration is simple and appropriate, using matching brickwork. Several other alterations and additions have taken place to neighbouring houses within this terrace. The scheme does not harm the appearance of the house, nor the character of the conservation area.

3. Amenity-

3.1 The infill does not project beyond the rear facade of the application property nor that of the neighbouring one and does not cause any loss of light, outlook or privacy to neighbours. Thus no adverse amenity implications are anticipated.

4. Recommendation:

4.1 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/>