

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>08/10/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>16/09/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2010/4443/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
19 Middlefield London NW8 6ND				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Renewal of planning permission granted on 26 March 2008 ref 2007/5587 for the erection of a two-storey side extension to an existing single dwelling house (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Renewal of Planning Permission</b>					
<b>Application Type:</b>		<b>Renewal of Full Planning Permission</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>03</b>	No. of responses No. electronic	<b>01</b> <b>00</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		<p>3 adjoining occupiers were notified and a site notice displayed from 25/08/2010.</p> <p>17 Middlefield object that the proposal will block light into their garden, cause noise &amp; disturbance from construction, affect the price of their property, and scaffolding will encourage burglars.</p> <p><u>Officer response:</u> <i>Daylight/sunlight issues were considered in the original application and not judged to be a problem, the other issues are not planning considerations.</i></p>					
<b>CAAC/Local group comments:</b>		No responses received.					
<b>Site Description</b>							
The application site is a two storey detached dwelling house located on the eastern side of Middlefield off Finchley Road. The property does not lie with in a conservation area.							

## Relevant History

2007/5587/P Erection of two storey side extension to the single dwellinghouse. Granted 26/03/2010.

## Relevant policies

### Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 General Design Principles

B3 Alterations and extensions

### Supplementary Planning Guidance

- Camden Planning Guidance 2006

**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.

### LDF 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 Development Plan

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

## Assessment

The applicant seeks a renewal of the extant planning permission (reference 2007/5587/P) for a two storey side extension. The main considerations, the design of the extension, affect on amenity and the loss of an off-road parking space, have already been considered. As planning permission has been granted the development proposed has, by definition, been judged acceptable in principle. For applications for renewal the Council is required to consider development plan policies and other material considerations which may have changed since the original grant of planning permission.

The main material change is the forthcoming replacement of the Camden Unitary Development Plan 2006 with the Local Development Framework (LDF). Although the LDF policies have yet to be formally adopted by the Council, considerable weight can now be given to them. However, prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

## Design

The two storey side extension would be set back 1m from the front building line, it would be 0.7m lower than the existing ridgeline and measure 2.8m in width. The rear section of the extension would have a flat roof, rather than a pitched roof as proposed on the front section, which is to be greened. It was considered that the proposal was similar in bulk to the extension at no. 21, and as it would utilise the same architectural design and materials as the existing house, and be subordinate to the host building, it was considered that the proposed extension was acceptable in design terms in line with policies B1 and B3 of the UDP. The proposal also conforms to Camden Planning Guidance 2006 which remains a supplementary planning document.

Similarly, Development Plan Policy DP24 (Securing high quality design) and Core Strategy Policy CS14 (Promoting high quality places and conserving our heritage) require extensions to be subordinate to the host building, and respect its character and proportions. It is considered that the proposal complies with the emerging policies.

### **Amenity**

As the extension is to the side, it was considered that there would be no loss of daylight or sunlight to the adjacent property at no. 17, or an increase in overlooking to the rear gardens of either neighbouring property. No changes have occurred to nearby properties that would alter the impact of the proposal on its neighbours.

### **Parking**

The property is located in a cul de sac with no through traffic, and an off-road parking space will be lost. On road parking is light in the cul-de-sac and there is space for two cars in front of the application site. It was considered that the loss of an off-road parking space would not have a detrimental impact on the flow of traffic in the area, and no material changes have occurred to change this position.

### **Conditions**

The original permission was subject to conditions relating to materials and submission of details in relation to the green roof. These conditions are still considered to be relevant and should be attached to the new permission.

**Recommendation:** Grant Renewal of Planning Permission

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 4<sup>th</sup> October 2010. For further information see**

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