

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd March 2010. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	25/03/2010
		N/A / attached	Consultation Expiry Date:	01/03/2010
Officer			Application Number(s)	
Rob Tulloch			2009/5783/P	
Application Address			Drawing Numbers	
54 Platt's Lane, London, NW3 7NT			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Additions and alterations including the erection of a single storey side extension, a two storey rear extension with terrace at 1st floor level, and alterations to front wall (Class C3).				
Recommendation(s):		Grant Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	03	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	The two adjoining occupiers were notified and a site notice was displayed from 05/02/2010.					
	<u>52 Platt's Lane</u>					
	<ul style="list-style-type: none">• feel that the landscaping to the front and increased car parking provision is inappropriate and unnecessary• the two storey rear extension and balcony will overlook their garden• cause loss of light to kitchen and playroom• Is overly large and bulky					
	<u>Officer's response</u>					
	<ul style="list-style-type: none">• the landscaping is to increase visibility, and there is no increase in the parking area• the garden is already overlooked, it is not considered that the proposal would significantly increase this• due to the proximity of the two buildings and existing limited outlook from the flank elevation of no. 52 any further loss of daylight or overshadowing would be minimal, and due to the extension being to the north east there would be no loss of sunlight• due to the size of the extension is considered to be subordinate to the host building					
	<u>56 Platt's Lane</u>					
	<ul style="list-style-type: none">• the side extension is too close to their property,• the rear extension will block the light to their kitchen and living room• the rear extension will overlook their first floor bedroom• the balcony will overlook their garden and kitchen• insufficient notification					
	<u>Officer's response</u>					
	<ul style="list-style-type: none">• the side extension is only 1 metre wide and would have little impact on their property• the rear extension will be concealed by the existing closet wing and have no impact on no. 56• as above• there is already overlooking to the garden and this will not noticeably increase, the extension itself will not overlook any part of the					

	<p>neighbouring house, the balcony is too small to be used as amenity space</p> <ul style="list-style-type: none"> • adjoining occupiers were notified and a site notice displayed <p><u>56 Platt's Lane</u></p> <ul style="list-style-type: none"> • no objection as long as the boundary fence is not altered or removed <p><u>Officer's response</u></p> <ul style="list-style-type: none"> • the side extension should not affect the boundary fence
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>None received</p>

Site Description

The application site is a detached, three storey, gabled fronted house at the northern end of Platt's Lane, which rises northwards towards Hampstead Heath. It forms a coherent group of properties (nos. 44-56 Platt's Lane) which step back along the bend in this part of the road. It lies within the Redington Conservation Area and is listed as a building that makes a positive contribution to the conservation area.

Relevant History

52 Platt's Lane

2007/5081/P Replacement of hipped roof and dormer with a gabled roof at rear of dwelling house
Granted 29/11/2007

56 Platt's Lane

8905311 The creation of a single storey rear extension at the first floor level and associated external alterations
Granted 27/09/1989

Relevant policies

Camden 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

Extensions and alterations

Redington/Frognaal Conservation Area Statement

Assessment

The proposal is for a single storey side extension, a two storey rear extension with balcony and a reduction in height of the planter alongside the front steps.

The main issues are the visual impact of the works and their impact on the amenity of adjoining occupiers.

Side extension

The distance between the side of the house and the boundary fence with no. 56 Platt's Lane is approximately 1 metre. A small lean-to type extension, approximately 4 metres in length, already exists in this gap. It is proposed to lengthen this by another 5.5 metres, terminating at the beginning of the existing rear bay. The proposed extension will not be seen from the street or affect the gap between the buildings so will not harm the appearance of the host building or street scene.

As the extension will run parallel to the house, and the gap between the house and the party fence widens, the proposed extension will not come up to the fence, but run alongside it. The height of the proposed extension will be the same as the existing one, 3 metres closest to the party fence rising to approximately 3.5 metres where it connects to the house. Due to the height of nos. 54 and 56 and their proximity to each other (approximately 2 metres), the limited width of the extension, and the fact that no windows to no. 56 would be affected, it is not considered that the proposed side extension would cause a loss of light or privacy to no. 56 Platt's Lane.

Rear extension

Nos. 44-56 Platt's Lane form a coherent group, but most have all been altered at the rear, no. 52 has a hip to gable extension at rear first floor level and no. 56 also has a first floor rear extension. No. 54 has an original two storey closet wing measuring approximately 5 metres in depth and approximately 4.3 metres in width (more than half the width of the house) with a hipped roof and a ground floor projecting bay with a small balcony on top. The proposal is to create a similar extension alongside this. The proposed extension would also be two storeys in height with a hipped roof, it would also have a projecting bay at ground floor level with a small balcony on top. It would extend approximately 4 metres from the rear of the host building and thus be set back from the existing closet wing by approximately 1 metre, which would lessen its overall impact and avoid the visual dominance and bulk of a full width extension.

Although the proposal is for a two storey extension, due to the scale of the building it is considered to be subordinate to the building being extended, and would allow for the retention of a reasonably sized garden. The design and materials would match the existing house and neighbouring properties, as such the proposed rear extension would not harm the appearance of the host building, the group of building it forms a part of, or the wider conservation area. The Council's planning guidance favours ground floor extensions, but does allow higher extensions as long as they respect the proportions of the building being extended and the pattern of the surrounding area, the conservation area statement advises that the effect of higher extensions on neighbouring properties and the conservation area will be the basis for their suitability.

Nos. 44-56 Platt's Lane are on the south side of the road and are set back from Platt's Lane at an angle rather than being perpendicular to the road, this gives the rear of the properties more natural sunlight as the rear elevations face south east and the interior side elevations of the extensions face south west. If they were not designed this way the rear of the properties would suffer from a more pronounced tunnelling effect which could be made worse by the erection of infill extensions.

No. 56 Platt's Lane have objected to the loss of light and privacy the proposed rear extension would cause. As the proposed rear extension does not extend as far as the existing closet wing it will not be seen from no. 56. In fact, due to its position behind the existing extension it would only be seen from the rear garden of no. 56. As such the proposed extension would not cause any loss light or cause any additional overlooking, other than exists at present, to no. 56.

No 52 Platt's Lane object that the rear extension will overlook their garden and cause a loss of light to their kitchen and playroom. The Council's planning guidance advises that extensions and balconies should not overlook gardens to an unreasonable degree. The first floor of the proposed extension will overlook the garden of no. 52, however the garden of no. 52 is already overlooked by five separate windows from the upper floors of no. 54 (the proposal will reduce this to three). It is not considered that, by effectively moving one side of the rear first floor of no. 54 forward, overlooking of the garden would increase by any significant amount. A balcony is proposed to sit on top of the bay of the proposed two storey extension, it is in line with the ground floor extension at no.52 so would not cause any overlooking, and although it is forward of the first floor elevation, its small size and the fact that it is tapered to match the bay below mean that overlooking from the balcony would be limited.

There is a window at ground floor level on the north east side elevation of no. 52 which would be affected by the proposal. It is 2 metres away from the flank wall of no 54, a 25° line projecting from this window when measured perpendicularly from the side elevation of no. 52, is already substantially broken by no. 54. Even when measured acutely, to incorporate the closet wing of no.54, the angle a 25° line is still substantially breached. Therefore due to its location at ground floor level, its proximity to the existing flank elevation of no. 54 and the fact the rear garden slopes upwards steeply, it is considered that it already has a limited outlook and this would not be seriously compromised by the proposed extension.

No. 52 has been extended at ground floor level which brings it approximately level with the proposed rear extension so there would be no loss of light or outlook to the ground floor and only a limited loss of light, if any, to the first floor, which has benefitted from a hip to gable extension at first floor level. The fact that the proposed extension would be to the north east of no. 52 means that there would be no loss of sunlight to no. 52.

Alterations to front

The proposal is to reduce the height of the planter alongside the front steps to improve visibility when reversing out of the parking space. The proposed alterations would not increase the size of the front hardstanding. Such works would not harm the appearance of the building or the street scene.

Recommendation

Grant Planning Permission