

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd March 2009. 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:	25/03/2009
		N/A / attached	Consultation Expiry Date:	18/03/09
Officer			Application Number(s)	
Katrina Christoforou			2009/0764/P	
Application Address			Drawing Numbers	
35 Langbourne Avenue London N6 6PS			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey ground floor side extension and replacement of windows and doors at single dwelling house.				
Recommendation(s):	Grant planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Two neighbours were consulted and a site notice was erected on the 25/02/09.					
CAAC/Local groups* comments: *Please Specify	<p>The Holly Lodge CAAC were consulted and offered the following objections:</p> <ul style="list-style-type: none"> - The northern and southern extensions to the east side boundary wall are apparently outside the boundary of the property and will require repositioning within the curtilage of the property. - The proposed water conservation system is not mentioned in the application neither is it indicated in the submitted plans but is proposed to be placed underground in the rear garden. 					

Site Description

The 20th century two storey semi-detached dwelling house is located on the north side of Langbourne Avenue within the Holly Lodge Conservation Area.

Relevant History

Planning permission 2008/4599/P was granted on the 27/11/2008 for excavation works to provide a basement level to provide additional accommodation to the existing single family dwelling house (Class C3) and replacement of all PVC windows by timber double glazed windows.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life

SD6- Amenity for occupiers and neighbours

B1- General design principles

B3- Alterations and extensions

B7- Conservation Areas

Camden Planning Guidance 2006

Assessment

The proposal

1.1 The proposal is to add an infill extension to the side of the house to provide additional accommodation to the dwelling house at ground floor level. The extension would be between the dwelling house and the boundary with number 37 and would be 1.25m in width by 8.8m in depth. The extension would have a pitched tile roof sloping down to the boundary with the neighbouring property from 3.2m to 2.4m (the same height as the current boundary). A small window would be added to the addition in the rear elevation and to the front a small window will be added to the extension and to the side of the original dwelling adjacent. A 1.8m timber gate would be added closing off the side link.

1.2 The proposal also includes the replacement of the existing upvc windows with timber.

Assessment

2.1 The proposed extension would be set back 1.1m from the established front building line of the property, would be single storey and of minimal volume. The choice materials (render and tiles) is in keeping with the main house. On this basis the extension is considered to be subordinate to the host property in terms of its size, position and materials. The extension would have no significant affect on the appearance of the building.

2.2 The new timber gate would be inline with the front wall of the main house and would enclose a small area of the front garden for cycle/bin storage. The timber fence will be in keeping with the garden and house and will provide a discrete utility space.

2.3 The existing upvc windows and rear door would be replaced with timber framed double glazed units. The arrangement of panes will match the existing arrangement with further glazing bar details to the upper section. The application form suggests that the windows are only to be replaced at the rear of the property however, the drawings appear to show that those on both the front and rear elevations will be changed. It would also appear that the replacement of upvc windows with timber was approved as per planning permission 2008/4599/P, granted 27/11/2008. The proposed replacement of the windows with the more traditional timber framed windows would be considered to be an improvement to the appearance of the property.

2.4 The character and appearance of the Holly Lodge Conservation Area would be preserved.

Amenity

3.1 The extension would be at ground floor level and would be at the same height as the side addition to immediately neighbouring number 37. There are no windows to which daylight or outlook would be affected.

Objections

4.1 Objections have been raised by the CAAC on the grounds that the proposed extension would be outside of the boundary of the property. The extension appears to share the boundary wall with number 37. This is on the boundary indicated by the red line on the site plan. The applicants may

require a party wall agreement to carry out the works but this is a legal matter between the two parties and is not a material consideration to the planning application.

4.2 The CAAC have also objected on the grounds that the grey water harvesting system, referred to in the design and access statement but not in the description of development (on the application form) has not been shown on the drawings. The DAS describes that the tank will be underground. It is unlikely that this would require planning permission but if it does then it would need to be the subject of a further planning application where full drawings and details would be required.