

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>03/07/2008</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>08/07/2008</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Aysegul Olcar-Chamberlin			2008/1259/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
14 Platts Lane London NW3 7NR			See draft 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>				
Erection of single-storey side/rear ground floor level extension and first floor side extension all in connection with the existing single-family dwellinghouse (Class C3).				
<b>Recommendation(s):</b>		<b>Grant Conditional Permission.</b>		
<b>Application Type:</b>		<b>Full Planning Permission</b>		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>19</b>	No. of responses	<b>04</b>	No. of objections	<b>04</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 17/06/08 to 08/07/08.</p> <p><b>Adjoining owners/occupiers</b> The occupiers of 12 and 19 Platts Lane have raised <b>objection</b> to the proposal. In summary, the grounds for their objection are:</p> <ul style="list-style-type: none"> <li>• The proposal by reason of its size and design would harm the appearance and character of the application property and the conservation area.</li> <li>• Narrowing the access path to the gardens and bringing the houses closer would change the ambience.</li> <li>• The application property is the oldest house in Platts Lane. Therefore it should be protected in accordance with existing Conservation legislation. If necessary it should be listed.</li> <li>• The proposed first floor extension by reason of its proximity to 12 Platts Lane, would adversely impact on its light and privacy.</li> <li>• The application site is a Water Board Land and no one can build on it.</li> <li>• Change of view.</li> <li>• Noise from construction.</li> </ul>					
<b>CAAC/Local groups comments:</b>	<p><b>Redington/Frognaal CAAC</b> No objection. It is assumed that there is no problem of overlooking for the adjacent property.</p> <p><b>Local Groups</b> No reply to date.</p>					

## Site Description

The application site is located on the south-east side of Platt's Lane, some 40m from the junction with Clorane Gardens to the north-west, in the Redington/Frognaal Conservation Area. The application property is a yellow-brick, two-storey, semi-detached single-family dwellinghouse. It is part of a pair of cottages which were erected in 1875 in conjunction with the reservoir – the former West Middlesex Waterworks. The surrounding area mainly has red-brick Victorian properties.

## Relevant History

### **PWX0302068**

Planning permission was refused on 18/03/03 for erection of part 1 part 2 storey side and rear extensions.

Reason for refusal: By virtue of their excessive size and bulk, form and location, would be detrimental to the appearance of the building, to the symmetry of both cottages at nos. 14 and 16, and to the positive contribution that they make to this part of the Redington/Frognaal conservation area, and thus would harm the character and appearance of this conservation area.

### **2004/0239/P**

Planning permission was granted on 26/02/04 for erection of a single-storey, side and rear extension for additional habitable floorspace to the existing single dwellinghouse. The permission has not been implemented and remains extant until 26/02/09.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### **London Borough of Camden adopted Unitary Development Plan 2006**

S1/S2 – Sustainable development

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 - Conservation Areas

### **Camden Planning Guidance 2006**

### **Redington/Froggnal Conservation Area Statement**

## Assessment

### **Proposal:**

The original proposal was for “*erection of single-storey side/rear ground floor level extension and first floor level bay windows on side elevation all in connection with the existing single-family dwellinghouse (Class C3)*”.

The proposal was amended and the first floor level bay windows were omitted from this application. Instead a smaller and less bulky first floor extension is proposed on the side elevation of the building in order to minimise the impact on the front elevation and overall architectural integrity of the existing building.

The main issues are the impact of the proposal on the appearance of the existing building and the character of the conservation area and the amenities of the neighbouring properties.

### **Design and Appearance**

Single Storey Side/Rear Extension: The proposed single storey ground floor extension would replace the existing single storey rear extension (conservatory) and would join the existing single storey side extension. It would wrap around the rear and south side of the building. The rear elevation of the extension would be mainly glazed and would have a lightweight appearance. The side elevation of the extension would have matching brickwork and windows designed to match the existing windows of the building.

Redington/Froggnal Conservation Area statement considers minor alterations and extensions to existing buildings could have a cumulative impact on elements that contribute to character and appearance of buildings and the wider Conservation Area. The statement also states that the infilling of gaps between buildings will be resisted where an important gap is central to the symmetry or the composition of a building would be impaired. Additionally, the Council’s planning guidance discourages full width extensions where they are visible from the street.

The application property does not form part of a symmetrical pattern of development in the area. The adjoining sites have different style and size of Victorian properties with no consistent architectural style. There are uniformed terrace of Victorian properties opposite the application site. Although the proposed extension would increase the bulk of the existing side and rear extensions, it would not adversely impact on the appearance and character of the existing building or harm the streetscene. The proposed extension would be subservient to the existing building and would not project any further than the existing side extension. The gap between the south side of the application property and the adjacent building (No.12) would be approximately 3.3m and the proposal would not significantly change the front elevation of the existing building.

It should also be noted that the application site benefits from a planning permission (ref: 2004/0239/P) for a single storey side/rear extension with similar bulk and size to the proposed extension. Moreover, the property could build a similar sized rear extension under permitted development rights, so the refusal of this case on the basis of design would be very difficult to justify.

First Floor Side Extension: The proposed first floor extension would be set back by 5.6m from the front elevation of the building, would reach the eaves height of the building and would be approximately 1.84m from the south side boundary of the site. It would have a depth of approximately 0.55m and a width of 3.2m. The

proposed first floor extension by reason of its size, bulk and design would be subservient to the building and would not be prominent on the streetscene. It would only be glimpsed from the street.

The proposed alterations to the west side elevation are not considered not to harm the architectural integrity of the existing building. The proposal is considered to be in accordance with the Council's relevant policies and guidance and acceptable in terms of its design.

#### **Amenity**

The proposal is not considered to raise any significant amenity issues in terms of loss of daylight, sunlight, outlook or privacy. The proposal is considered to be consistent with policy SD6.

As the proposal does not project beyond the existing rear conservatory extension, no material reduction in this space would result through the implementation of this scheme. As the proposed side/rear extension would have the same depth and height as the existing side and rear extensions, no unacceptable harm would be caused to the residential amenities of the adjacent properties by the proposed scheme. The proposed first floor extension by reason of its modest size would also not be likely to harm the residential amenity of the adjacent property.

The existing approx. 2m high timber panel fence between the application site and adjacent residential property at no. 12 Platt's Lane would ensure that no loss of privacy would be experienced through overlooking (notwithstanding the fact that no flank windows are located within this property). No new windows or openings which would directly face the habitable windows of the adjacent property (No.12) are proposed.

**Recommend:** Grant conditional permission.

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