

LDC Report		22/01/2009
Officer		Application Number
Elizabeth Beaumont		2008/5235/P
Application Address		Drawing Numbers
7 Bacon's Lane London N6 6BL		Please refer to decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of a single-storey rear extension at ground floor level.		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The application relates to a single storey detached, single family dwellinghouse. The property is located on the north side of Bacon's Lane in the Highgate Village Conservation Area. A search of the planning history reveals that a Certificate of Lawfulness was issued on the 5th December 2003 for proposed alterations to the existing external windows and doors.</p> <p>The proposed single-storey rear extension is considered as permitted development by Part 1, Class A to the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 because:</p> <ul style="list-style-type: none"> a) The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage. (excluding the ground area of the original dwellinghouse); b) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse; c) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse; d) The enlarged part of the dwellinghouse would not extend beyond a wall which fronts a highway or forms either the principal elevation or a side elevation of the original dwellinghouse; e) The enlarged part of the dwellinghouse would have a single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 4 metres or exceed 4 metres in height; f) The enlarged part of the dwellinghouse would not have more than one storey and would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse; g) The enlarged part of the dwellinghouse would not be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres; h) The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse, and would not exceed 4 metres in height, have more than one storey, or have a width greater than half the width of the original dwellinghouse; i) The extension would not include a veranda, balcony or raised platform, installation, alteration or replacement of a microwave antenna, installation, alteration or replacement of a chimney, flue or soil and vent pipe, or alterations to any part of the roof of the dwellinghouse. <p>The site is located within a conservation are and therefore must also be assessed against the provisions of A.2. The extension is considered to be permitted for the following reasons:</p> <ul style="list-style-type: none"> a) The extension would not consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; 		

- b) The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse; or
- c) The enlarged part of the dwellinghouse would not have more than one storey and extend beyond the rear wall of the original dwellinghouse.

Recommendation: Grant LDC

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