

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 17<sup>th</sup> December 2007. For further information see

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

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>17/12/2007</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>10/12/2007</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Philip Niesing			2007/5427/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
5 West Cottages West End Lane London NW6 1RJ			Refer to 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 rear ground floor level extension to existing single-family dwellinghouse (Class C3).				
<b>Recommendation(s):</b>	Grant conditional permission			
<b>Application Type:</b>	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed 19/11/07 to 10/12/07.  <b>Adjoining owners/occupiers</b> The occupier of 12 West Cottages has raised objection on the following grounds: <ul style="list-style-type: none"><li>• The existing dormer roof extension contravenes planning regulations;</li><li>• Previous workmen ignored health and safety regulations; and</li><li>• Increase in number of people on site with increase pressure on drainage in street.</li></ul>					
CAAC comments:	<b>West End Green CAAC</b> The drawings are inaccurate and do not relate to the photographs. No drawings for existing elevations. The extension to No. 4 is not completed, has this got planning approval.					

## Site Description

The site is a mid-terrace property in row of two-storey Victorian Cottages located to the rear of Welbeck Mansions. Access to the Cottages is through a narrow alleyway off West End Lane, past Carlton House and Carlton Flats. The building is not listed but it is situated within the West End Green Parsifal Road Conservation Area. It is currently in use as a single-family dwellinghouse (Class C3).

## Relevant History

### 5 West Cottages

Planning permission was granted on 19.09.83 for erection of single storey rear extension and wooden rear boundary fence.

Planning permission was granted on 18.12.85 for erection of a single storey rear extension with a flat roof and alterations to the front and rear dormer windows

### 4 West Cottages

Planning permission was granted on 16.07.04 for replacement of existing single storey rear extension and roof terrace by an enlarged extension and roof terrace, plus erection of a rear dormer window to enlarge the existing loft room.

Planning permission was granted on 28.11.05 for enlargement of the existing single storey rear extension plus provision of enlarged roof terrace with new metal balustrades, to provide additional accommodation for the dwellinghouse.

## Relevant policies

### **London Borough of Camden 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)**

Section 10 Conservation Areas  
Section 19 Extensions, alterations and conservatories

### **Conservation area statement**

West End Green Parsifal Road

## Assessment

Planning permission is sought to erect a single-storey rear extension at ground floor level in order to enlarge the kitchen of the dwellinghouse.

The proposed extension would be located between the existing rear extension and the boundary fence with 4 West Cottages. It would project 3.6m from the rear building line of the original dwellinghouse and extend to the line of the extension approved and built at number 4 West Cottages (2005/3436/P). It would maintain the same height as the existing rear extension. No windows would be incorporated within the flank wall on the boundary with number 4. The applicant proposes to incorporate a small window and a double door in the rear flank wall of the extension. The proposed extension would cover 43% of the existing garden area, retaining a garden area of 12.66sqm.

The proposed extension would not result in any loss of daylight/sunlight or the loss of privacy to the neighbouring properties. The extension is sandwiched between the existing projecting wing of the application site and the rear extension at No. 4 which has no windows in its flank elevation. The extension does not project any further into the garden than that at No. 4 so it would not result in any impact on windows on its rear elevation. All new windows face into the rear garden of the application site and not towards neighbouring properties.

The proposed extension is considered to be subordinate to the main building in terms of its scale, proportion and size. Whilst policy B3 generally discourages extensions which cover the whole width of the rear elevation in this instance it is considered to be acceptable. The extension because it is set well back from the existing rear projecting wing will prevent it appearing full width from the rear. The extension adjacent at No.4 is only slightly under full-width, is higher than the extension proposed at No. 5 and altogether appears much more bulky. In the context of this it is considered that it would difficult to resist the proposed extension at No. 5 solely on the basis that it extends the 'existing extension' full-width across the rear elevation. It is noted that the applicant intends to use UPVC window frames. Such a material is normally not acceptable in conservation areas. However, it is noted that the application site has a mix of UPVC and timber windows as does the neighbouring property and therefore in this instance it would be unreasonable to require timber framed windows.

The proposal is considered to respect the architectural design of the building and would not cause harm to the

character of the building or the conservation area.

The objectors have raised a number of issues. The occupier of 12 West Cottages has raised concerns about the manner in which previous building works were carried out and speculates as to the potential standard of proposed extension and the manner in which the building site is managed. These are not issues which are considered to be relevant to the determination of this application. The proposed new extension would need to be constructed to meet Building Regulations and work on site would be covered by the normally health and safety regulations which is enforced by the Health and Safety Executive not the local authority. Matters to do with drainage are again outside Planning Legislation.

In response to the CAAC's comments you are advised that the drawings are accurate and correspond with the photographs and the on-site situation. The extension at No. 4 has been constructed and was granted planning permission in 2005 (see planning history).

**Recommendation:** Grant conditional permission