

**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 (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>12/12/2007</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>26/11/2007</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Victoria Lewis			2007/4586/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 1 15 Lawn Road London NW3 2XR			See 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 rear extension to lower ground floor flat.				
<b>Recommendation(s):</b>	Granted			
<b>Application Type:</b>	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	04	No. of objections	04
			No. Electronic	00		
Summary of consultation responses:	<p>4 representation have been submitted objecting to the proposal on the following grounds:</p> <p>The proposal would be an extension not a conservatory and would increase the area of the flat by 71% - officer response – the description of development has been amended and the plans amended to reduce the size of the extension.</p> <p>Questions the viability of the green roof and maintenance issues – officer response – condition for a large-scale detail recommended to ensure adequate planting depth and species density.</p> <p>Extension out of proportion with the original design of the building and its neighbours – officer response – the proposal has been amended and the extension made smaller. It would be in proportion with the building.</p> <p>The extension would reach the balcony of the flat above – officer response – agreed; no objections.</p> <p>The detailed design would not be appropriate and would cause harm to the appearance of the conservation area – officer response – the detailed design would be acceptable and would be as per a recent permission for 16 Lawn Road (see history section of this report).</p> <p>Loss of view – officer response – there is no scope within planning legislation to take loss of a view into consideration.</p> <p>The extension would pose a security problem, allowing easier access to the upper floor flats – officer response – extensions such as this are commonplace and it would be unreasonable to refuse the application on these grounds. This would also be inconsistent in planning terms.</p> <p>Decrease in value of the other flats within the building – officer response - is no scope within planning legislation to take property value into consideration.</p>					
CAAC/Local groups* comments: *Please Specify	<u>Parkhill CAAC</u> <p>Object to the size of the conservatory which is too close to the underside of the existing rear balcony and which takes up too much of the garden space – officer response – amended plans have been submitted which overcome these concerns.</p> <p>Belsize Residents Association</p>					

	<p>The proposal would destroy 2/3 of the garden ensuring that trees and shrubs would never grow there again – officer response – the depth of the extension has been reduced and it would incorporate a green roof and retain an adequate sized garden.</p> <p>The design includes large areas of glass in a time when reducing our carbon footprint is important – officer response- the amended plans show reduced areas of glazing, restricted only to the doors facing down the garden and a glass door in the side elevation of the extension.</p> <p>Light pollution from the glazed roof – officer response – the plans have been amended and a sedum roof would be provided.</p>
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### Site Description

This application relates to a 4-storey plus basement flat-roofed semi-detached property on the east side of Lawn Road opposite the junction with Downside Crescent located within the Parkhill Conservation Area. The property is in use as 5 self-contained flats.

### Relevant History

#### 15 Lawn Road

No relevant history

#### 16 Lawn Road

PEX0200218 - Erection of a single storey rear conservatory – GRANTED.

### Relevant policies

SD6 – Amenity for occupiers and neighbours  
SD9 – Resources and energy  
B1 – General design principles  
B3 – Alterations and extensions  
B7 – Conservation areas  
Camden Planning Guidance 2006  
Parkhill Conservation Area Statement

## Assessment

### Overview

Planning permission is sought for the erection of a single-storey extension to the rear of the basement flat. It would be almost full width, being set in slightly at each side, and would measure 3.3m deep and 3m high. The structure would have a flat sedum roof and the rear elevation would be glazed, with a lead canopy over.

### Amended plans

The plans as originally submitted showed the extension measuring 7.3m deep and this has subsequently been reduced to 3.3m.

### Design

Policy B1 establishes general design principles; policy B3 relates specifically to alterations and policy B7 seeks to preserve or enhance the character or appearance of designated conservation areas.

Following the amendments to the scheme, it is considered that the extension would represent a subservient addition to the building and would retain an adequate sized amenity area. Whilst it would abut the balcony to the flat above, it is not considered that this would detract from the rear elevation of the building. It is noted that the extension would be very similar to extension granted permission at 16 Lawn Road which adjoins the site to the north (reference: PEX0200218).

Overall, it is considered that the proposal would preserve the appearance of the building and the character and appearance of this part of the Parkhill Conservation Area.

### Amenity

Policy SD6 seeks to ensure an adequate standard of amenity for occupiers and neighbours.

The proposed extension would be located approximately 3.8m from the flank wall of 14 Lawn Road and boundary treatment with the site consists of a brick wall with trellising above totalling approximately 1.8m in height. This is sufficient to ensure there would be no significant loss of light to number 14 and the orientation of the site is such that shadow would be cast away from this property throughout the day.

The boundary treatment with 16 Lawn Road measures approximately 1.8m and could be increased to 2m without the need for planning permission. The proposed extension would measure 3m high and a 45 degree loss of light test has been undertaken which indicates there would not be any significant loss of light to a window at the rear of this property. Shadow from the extension would be cast towards number 16 throughout the day, but the area immediately on the boundary is already in the shadow of the boundary fence therefore the proposal is unlikely to result in any demonstrable harm.

### Recommendation

That permission be granted, subject to conditions.