

Delegated Report		Analysis sheet		Expiry Date:		27/08/2014	
		N/A		Consultation Expiry Date:		08/08/2014	
Officer				Application Number(s)			
Sam Watts				2014/4294/P			
Application Address				Drawing Numbers			
13 Lymington Road London NW6 1HX				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear conservatory and single storey extension following demolition of existing conservatory.							
Recommendation(s):		Grant conditional planning permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press Notice displayed from 17/07/2014 – 08/08/2014 Site Notice displayed from 16/07/2014 – 06/08/2014 No responses received.					
CAAC/Local groups* comments: *Please Specify		No response received from West End Green CAAC.					

Site Description

The site consists of a ground floor flat in a three storey semi-detached building located on the north side of Lymington Road. The site is located in the West End Green Conservation Area, but is not noted as a positive contributor.

Relevant History

14166 - Conversion of ground floor flat at 13 Lymington Road, NW6 into 2 self contained units – Granted **03/01/1973**

33100 - Change of use and works of conversion to create a self-contained maisonette on the basement and ground floors, and a self-contained flat on each of the first and second floors. – Granted **30/11/1981**

PWX0202129 - Erection of a single storey rear conservatory extension – **Granted 21/05/2002**

2007/5322/P - Excavation of enlarged basement and creation of front basement lightwell with associated elevational alterations, in connection with the provision of additional habitable accommodation for the existing ground floor flat. – **Granted 21/12/2007**

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design) (2013)

CPG6 (Amenity) (2011)

The London Plan (2011)

The NPPF 2012

West End Green Conservation Area Appraisal and Management Strategy (2011)

Assessment

Proposal:

The proposal is to demolish the existing conservatory and rebuild a new one and to extend the existing single storey rear extension adjoining the conservatory by 1.2m. The materials for the new windows and doors would be grey powder coated aluminium framing.

Design:

Camden Planning Guidance advises that:

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended.
- Rear extensions should respect and preserve the historic pattern and established townscape of the surrounding area.

The extension would not be seen from the front elevation and as such would have no detrimental impact on the streetscene. The extension would also be subordinate to the existing building and would not result in a significant visual mass or bulky appearance.

Following from this, the bricks that will be used will complement the colour and texture of the materials in the existing building and will not dominate the host property, and as such are in accordance with CPG1 and will also have no detrimental impact on the character or architectural design of the existing building. The proposed doors and windows would also complement the existing building and the materials used would contribute to maintaining the character and appearance of the building design.

Amenity:

The proposal would not be likely to raise any significant amenity issues in terms of loss of daylight, sunlight, outlook or privacy. No openings are proposed on any of the side elevations which would lead to any loss of privacy and the height of the proposed extension is not seen to lead to any substantial loss of light or overbearing impact to any of the neighbouring properties.

In any case, a condition to prevent the use of the flat roof of the proposed extension as a roof terrace is recommended in order to protect the privacies of the adjoining properties.

The proposal is therefore considered to comply with both policy DP26 and CPG6 subject to a safeguarding condition.

Amenity Space:

The proposed extension would allow for the retention of a reasonable sized garden for use by occupants of the house.

Recommendation: Grant conditional planning permission.