

Delegated Report		Analysis sheet		Expiry Date:		10/09/2014	
		N/A / attached		Consultation Expiry Date:		21/07/2014	
Officer				Application Number(s)			
Mandeep Chagger				2014/4640/P			
Application Address				Drawing Numbers			
42 Hampstead Lane London N6 4NT				N/A			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Partial demolition, extension and renovation of the existing dwelling house.							
Recommendation(s):		No objection					
Application Type:		Request for Observations to Adjoining Borough					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is located on the northern side of Hampstead Lane within the designated Highgate Conservation Area. No.42 Hampstead Lane is on the north side of Hampstead close to the City's boundary with LB Camden.

Relevant History

-HGY/1997/1170-GTD-03-02-98- -Erection of first floor side extension adjacent to 44 Hampstead Lane with front, rear and two side dormer windows.

-HGY/1997/1171-GTD-27-01-98- -Erection of swimming pool and building to rear with associated sauna, changing room and plant room with landscaped terrace garden over.

-HGY/1997/1181-WDN-02-12-97- -Partial demolition of roof to side extension (adjacent to 44 Hampstead Lane) with construction of new first floor over. (Conservation Area Consent).

-HGY/2012/1941-WDN-25-11-12- -Construction of swimming pool enclosure to rear of property

-HGY/2012/2284-PERMISSION NOT REQUIRED-22-01-2013-Certificate of Lawfulness for construction of swimming pool enclosure to rear of property

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS2 (Growth areas)

CS5 (Managing the impact of growth and development)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2011/2013

London Plan 2011

NPPF 2012

Assessment

Proposal:

1.1 This application seeks permission for:

- (i) Partial demolition, extension and renovation of the existing dwelling house.

Assessment

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Views (in and out of Camden)
- Conservation (Hampstead Conservation Area)
- Transport

Views

1.3 The site is not within any protected views.

Conservation

1.4 It is considered that the application site is of a sufficient distance from Camden's borough boundary not to have a detrimental impact on the setting or character and appearance of any Conservation Area or listed buildings.

Transport

1.5 It is considered that the development, by virtue of its sufficient distance from Camden's borough boundary, would not adversely affect transport flows, parking capacity or public transport within Camden.

Recommendation

1.6 It is therefore recommended that LB of Haringey be advised that no objections are raised.