

SITE AND EXTENT:

The application is for a single-storey extension to an existing house to provide a new study/bedroom of c. 24 sq m.

The proposal is a minor amendment to an approved scheme: ref. 2012 / 0305 / P, showing the re-alignment of the external walls of the extension to courtyard and garden so as to be at right angles to the existing house (rather than to an intermediate angle between the house and College Lane). The change was made following advice from a Structural Engineer (see below).

The existing house (built 1988–9) fronts on to a pedestrian lane, College Lane, running parallel to the Highgate Road and formerly forming the western boundary to a farm belonging to St John's College, Cambridge; the lane was built up from the late eighteenth / early nineteenth century. No part of the site lies within the adjacent Dartmouth Park Conservation Area.

There are four lime trees (*Tilia vulgaris*) on the site, which are to be removed on advice; your Council has confirmed (9 November 2011) that it is in order for the trees to be removed. The structural design takes account of the existing and removed trees by allowing the extension to move independently of the existing house (hence the amendment to the setting out of the structure described in the second paragraph above).

LAYOUT, SCALE AND MATERIALS:

The extension, to be formed between the existing house and the rebuilt boundary wall to College Lane, has materials and design matching the original house as indicated on the drawings. New treillage lining through with the existing architectural elements will enable some climbing plants to the College Lane elevation.

DRAWINGS:

The following drawings are included with the application:

- CL 01 D: Drawings (as proposed):  
Site Plan (1:1,000), Ground & Roof Plans, Elevations & Section (1:200). The scales indicated are for printing @ 100% on an A4 sheet (and pro-rata).
- CL 02 D: Photograph as existing with a perspective diagram showing the proposed extension.
- CL 03 C: Drawings (as existing):  
Site Plan (1:1,000), Ground & Roof Plans, Elevations & Section (1:200). The scales indicated are for printing @ 100% on an A4 sheet (and pro-rata).