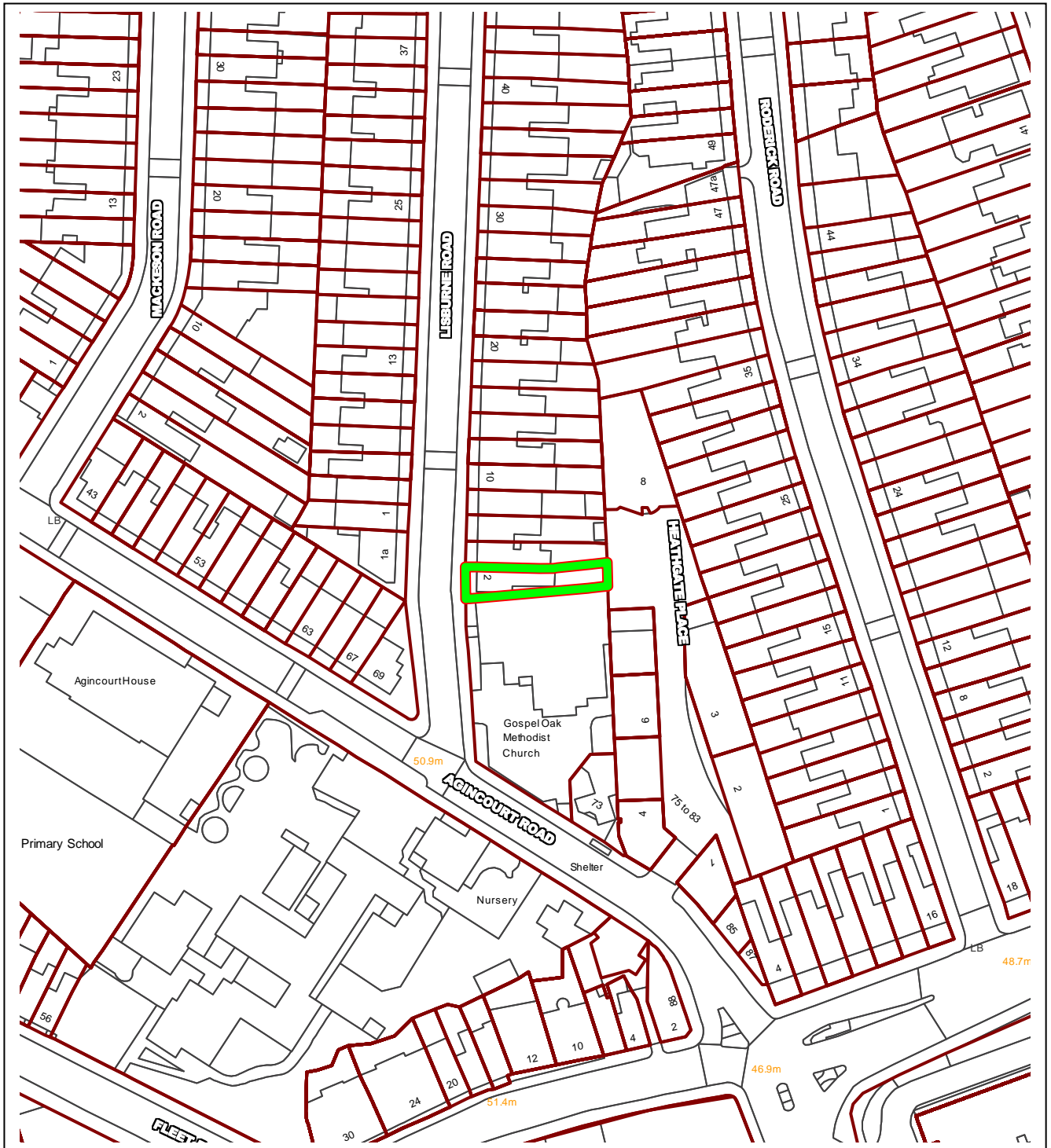


2015/2860/P – 2 Lisburne Road



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1. Existing Rear Elevation



2. Existing Rear Elevation showing existing side passage and boundary wall



Delegated Report		Analysis sheet	Expiry Date:	16/07/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	23/07/2015
Officer			Application Number(s)	
Fiona Davies			2015/2860/P	
Application Address			Drawing Numbers	
2 Lisburne Road London NW3 2NR			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing single storey rear extension with full width single storey rear and side return extension. Relocation of 1 x front rooflight.				
Recommendation(s):		Grant Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	15	No. of responses	04	No. of objections	04
Summary of consultation responses:	<p>A site notice was displayed between 26/06/2015 and 17/07/2015 (inclusive) and the application was advertised in the local press between 02/07/2015 and 23/07/2015.</p> <p>Four objections have been received. It must be noted that no. 4 Lisburne Road expressed support for the application although they also raised some areas of objection.</p> <p>Objections have been received from owner/occupier at:</p> <ul style="list-style-type: none"> • 4 Lisburne Road • 6 Lisburne Road • 8 Lisburne Road • 21A Roderick Road <p>The comments raised are summarised below:</p> <ol style="list-style-type: none"> 1. Concerns that the flat roof of the rear extension may be used as a roof terrace and related concerns that this may introduce overlooking 2. Insufficient details provided about the shed proposed 3. Noise disturbance during the construction period and limiting working hours 4. Query regarding plan labelled "lower ground floor" 5. Light pollution at night 6. Impact on daylight <p><i>Officer comments</i></p> <ol style="list-style-type: none"> 1. <i>The proposal does not seek the creation of a terrace , a suitable condition restricting the use of the flat roof as a terrace will however be attached to the Decision Notice.</i> 2. <i>The shed, previously shown on the drawings has since been removed and will not form part of this assessment</i> 3. <i>The issue of noise from building works is subject to the Control of Pollution Act 1974 (Environmental Health legislation). An informative regarding this matter has been included with the Decision Notice for this application.</i> 4. <i>The 'Existing Ground floor plan' has been correctly labelled via a revision.</i> 5. <i><u>The proposal introduces no concerns (this is more assessment and should be linke to a para in the report) with regard to night-time night pollution.</u></i> 6. <i><u>No concerns with regard to impact on daylight to surrounding properties as extension would not exceed height or depth of existing rear extension. (same as above)</u></i> 					
CAAC	The Mansfield CAAC have raised no objections to this application.					

Site Description

The application site is a two-storey end of terrace dwelling on the south-eastern side of Lisburne Road. To the north the site is bounded by no.4 Lisburne Road and to the south by The Gospel Oak Methodist Church. Properties on Heathgate Place lie to the east of the site.

The site is not listed but lies within the Mansfield Conservation Area.

Relevant History

PE9900504 - Planning permission for *the erection of a two-storey extension* was refused on 24/08/1999.

Since this application from 1999, no further planning history for this site exists.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan March 2015 (consolidated with alterations since 2011)

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

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

CPG1 Design 2014

CPG2 Housing 2013

CPG3 Sustainability 2013

CPG6 Amenity 2011

Mansfield Conservation Area Character Appraisal and Management Strategy Adopted 2008

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the demolition of the existing rear extension and erection of a single storey rear and side extension. Additional permission is sought for the relocation of a front roof light.
- 1.2 The proposed rear extension will measure 3m deep (same depth as existing rear extension) and c.4.9m wide (full-width) with a height of 3.04m, replacing the existing rear extension measuring, c. 3.8m wide and 3.4m in height.
- 1.3 The proposed side infill will not extend beyond the depth of the existing rear extension (to be replaced), but in any case will project rearward of the host building by 8.75m
- 1.4 The extension will be constructed of London Stock brick to match existing. Proposed windows to be white timber and the double-glazed aluminium sliding door into the garden to be a dark grey finish.

Revisions:

- 1.1 The proposal has been amended during the course of the application to ensure that the rear extension will not project any further at the rear of the property than the existing extension.

2.0 Assessment

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

- Design and conservation
- Neighbour amenity

2.2 Design and Conservation

2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves or enhances' its established character and appearance.

2.2.2 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

2.2.3 The Mansfield Conservation Area Appraisal and Management Strategy advises rear extensions will not be acceptable where they would diverge significantly from the historic pattern.

2.2.4 This south-eastern side of Lisburne Road is characterised by tunnel back terraced houses with the majority of properties along the terrace benefitting from additional rear extensions of a similar depth as the proposal. Some similar side infill extensions also exist including at no. 46 Lisburne Road (2012/2172/P). A single storey conservatory side extension exists at the adjacent property no.4 (Ref: PEX0000364). The proposal would not harm the character and appearance of the building or this part of the conservation area, where rear extensions have been permitted.

2.2.5 There is an existing rear extension at the property which has been in situ for more than 4 years and thus is immune from enforcement action, as no planning history exists for this extension. Similarly there is an existing terrace on the roof of the rear extension however this terrace will not be reinstated as part of this application for a replacement rear/side infill extension.

2.2.6 The proposed side and rear extensions are considered acceptable in scale, design and materials. The rear extension with side infill will replace the existing rear extension and will project to an equal depth as this existing extension. Furthermore the area to be in-filled lies at the southern boundary of the property where there is an existing high boundary wall with the adjacent Gospel Oak Methodist Church. The materials are sympathetic to the host building with the brick to match the main property, aluminium sliding doors and proposed windows are considered acceptable at the rear of the property. The rear and side infill extension will not be particularly visible from the public realm due to their location at the rear of the site and the presence of boundary walls and vegetation around the perimeter of the site and therefore are not considered to negatively impact on the conservation area. Furthermore, with the property at this end of terrace location, it is considered that there would not be significant harm on the overall integrity of the terrace or of the host property. Maintaining the depth of the existing rear extension, the proposal would not over-dominate the original dwelling.

2.2.7 Although, the side extension will infill part of the side return, the space is currently paved over with the resulting garden space of 35m² being retained.

2.2.8 A green roof is proposed to the top of the flat roof which is encouraged as it promotes sustainable development as set out in the guidance set out in CPG1 and CPG3. This element shall be secured by condition.

2.2.9 The relocation of the front roof light to the other side of the bay window is proposed. The new roof light will be of the same modest scale as the existing and will be flush with the roof plane. This is considered to be of an acceptable design and to cause no significant harm to character of the building or the Conservation Area.

2.3 Neighbour Amenity

2.3.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of

the loss of daylight caused by a development on the amenity of existing occupiers.”

2.3.2 CPG6 Amenity states: “Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house.”

2.3.3 The proposed rear and side infill extension is not considered to raise any concerns in terms of amenity. The rear extension will not project any further than the existing extension. The rear extension only includes a glazed aluminium sliding door in the rear elevation. The boundary wall between the subject site and the adjacent property at no.4 Lisburne Road screens much of the views between the two properties and loss of privacy or outlook is not a concern. Furthermore, to the southern boundary of the site there is already an existing high boundary wall with the adjacent building of the Gospel Oak Methodist Church. The rear extension will only be marginally higher than this existing boundary wall by approximately 0.26m.

2.3.4 The proposed single storey rear extension is not considered to result in loss of daylight or sunlight to neighbouring properties due to its location at the rear of the site and proximity to neighbouring windows. The side extension element of the extension would only slightly exceed the existing boundary wall height.

3 Recommendation

3.1 Grant Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 3 August 2015. For further information, please go to www.camden.gov.uk and search for ‘Members Briefing’.

Mr Luigi Montefusco
LBMV Architects
27 Elizabeth Mews
NW3 3NR

Application Ref: **2015/2860/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

3 August 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Lisburne Road
London
NW3 2NR

DECISION

Proposal:

Replacement of existing single storey rear extension with full width single storey rear and side return extension. Relocation of 1 x front rooflight.

Drawing Nos: A1001 Rev 01, A1002 Rev 01, A1003 Rev 01, A1004 Rev 01, A1005 Rev 01, A1006 Rev 01, A2001 Rev 03, A2002 Rev 03, A2003 Rev 03, A2004 Rev 03, A2005 Rev 03

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

A1001 Rev 01, A1002 Rev 01, A1003 Rev 01, A1004 Rev 01, A1005 Rev 01, A1006 Rev 01, A2001 Rev 03, A2002 Rev 03, A2003 Rev 03, A2004 Rev 03, A2005 Rev 03.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The extension hereby approved shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No part of the roof to the extension hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent detrimental overlooking and noise impacts on neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The railings at rear first floor level, as indicated on the drawings hereby approved shall be installed prior to the first occupation of the rear extension and shall be permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy

DP26 of the London Borough of Camden Local Development Framework
Development Policies

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION