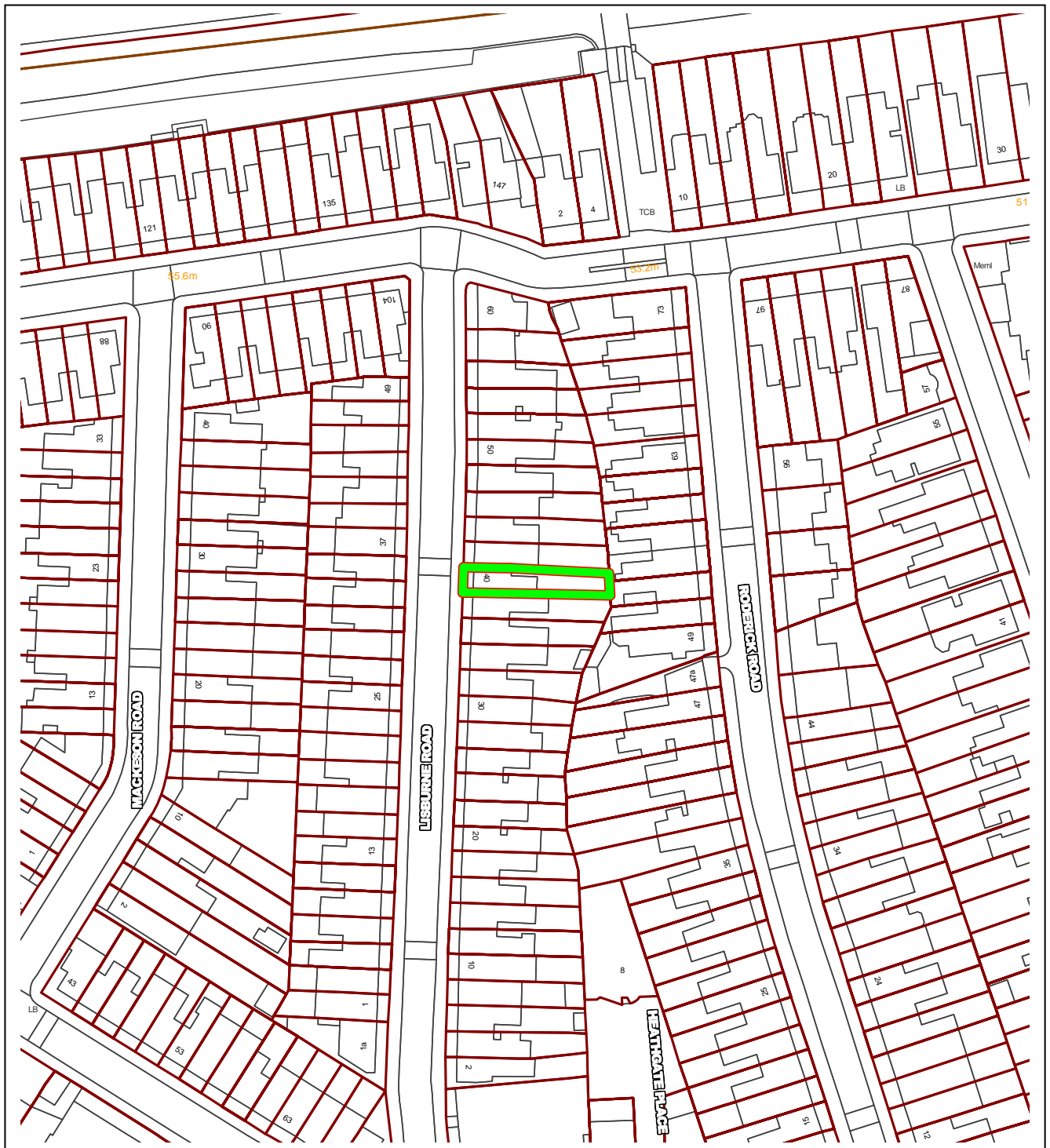


40 Lisburne Road, London NW3 2NR ref.
2018/4073/P



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Photo 1 (above): Rear elevation showing boundary with no. 42



Photo 2 (above): boundary between side passage of no.40 and glazed side infill of 42



Photo 3 (above): Rear boundary with no.42



Photo 4 (above): Rear boundary with no.38

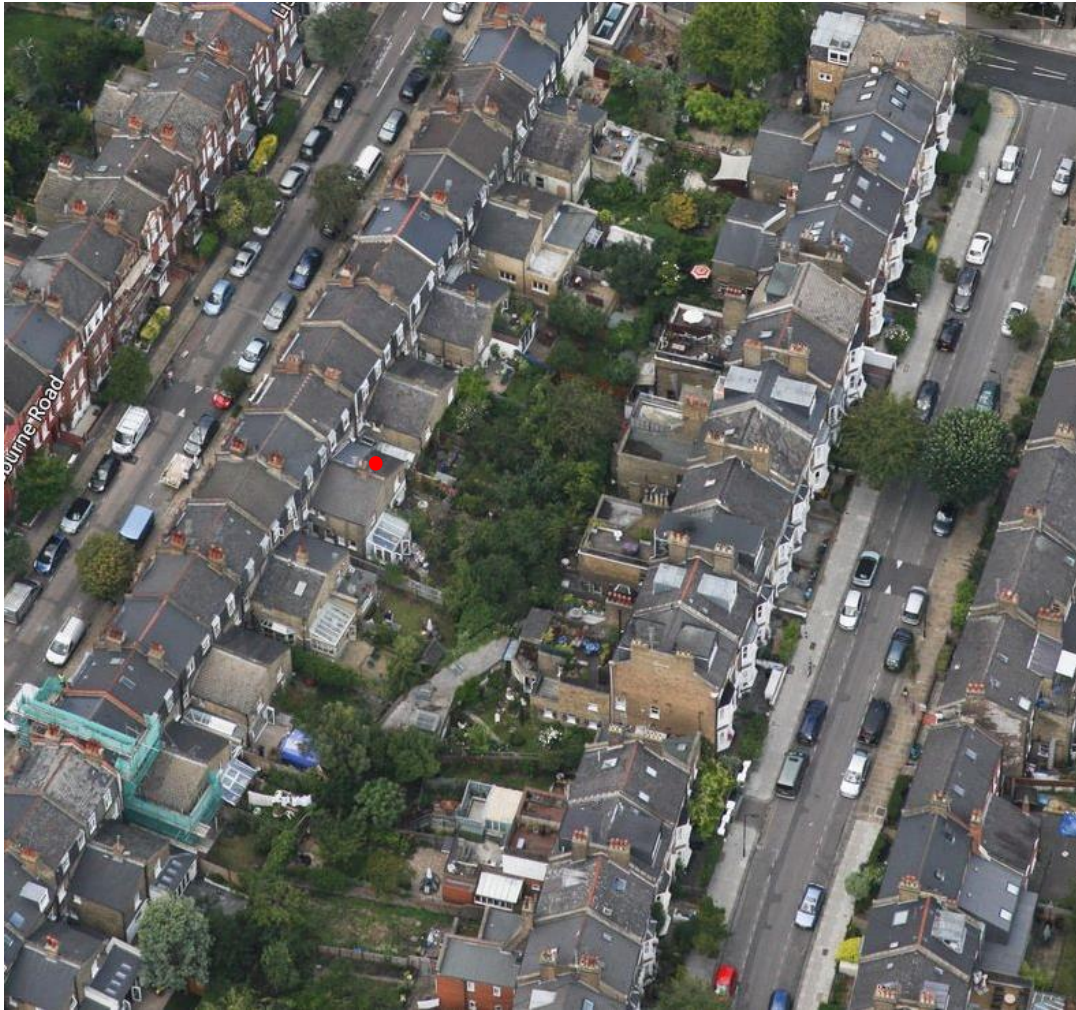


Photo 5 (above): Aerial view of Lisburne Rd- ^ (no.40 just north of conservatory and starred)

Delegated Report		Analysis sheet	Expiry Date:	12/10/2018
(Members Briefing)		N/A / attached	Consultation Expiry Date:	22/10/2018
Officer			Application Number(s)	
Charles Thuaire			2018/4073/P	
Application Address			Drawing Numbers	
40 Lisburne Road London NW3 2NR			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single-storey side and rear extension and replacement of all windows by matching double glazed ones.				
Recommendation(s):		Grant Conditional Planning Permission		
Application Type:		Householder application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Press advert published and site notice displayed on/from 27/09/2018</p> <p><u>Objections from adjacent occupiers at 42 and 44 Lisburne Road:</u></p> <p>Object to the dimensions (height and building right up against the boundary with no.42's garden) and the overbearing bulk of the planned extension, which will have an excessive impact on no. 42. The extension would cut both light and sunlight from their kitchen/living room and from the room immediately behind it, which has a fanlight above glass doors and will be overshadowed by the new extension at no. 40 at the proposed height.</p> <p>The extension will adversely affect the outlook from their kitchen/living room.</p> <p>The extension would completely change the character of gardens of both 42 and 44 and result in loss of garden space and outlook.</p> <p>The claim that permissions have been granted for other equally bulky extensions on this side of Lisburne Road is erroneous as none, as far as they can see, are full width and full depth; thus this would be the largest extension in the road that it would set a precedent for further large developments in what is supposedly a conservation area.</p> <p><u>Officer response:</u></p> <p><i>See paras 2.1-2.3 and 3.2-3.4 within main body of officer report (below).</i></p>					
Mansfield CAAC comments:	<p><u>Mansfield Conservation Area Advisory Committee (CAAC) comment-</u></p> <p>'This type of extension has been approved consistently around the CA; however the height of the boundary wall in this instance may well bring about loss of amenity issues with the neighbouring property'.</p> <p><u>Officer comment-</u></p> <p><i>See paras 3.2-3.4 below.</i></p>					

Site Description

The application site includes a 3 storey terraced dwelling house with a 2 storey rear projection, in a street of terraced residential properties. A number of properties in the prevailing area have existing rear and/or side extensions. The rear garden immediately abuts the rear projections of neighbouring properties in the street behind.

The host building lies within the Mansfield Conservation Area. As with all the buildings in this street and indeed nearly all in the area, the house is considered to make a positive contribution to the character and appearance of the Conservation Area within the relevant Appraisal and Management Strategy.

Relevant History

No formal planning decisions have been made on the application site.

2018/2039/PRE- Formal pre-application advice was given for rear/side extension - no objection raised in principle, although a slight reduction of height was recommended. The full pre-application letter has been made available publically as a viewable document under the subject planning application.

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Draft New London Plan showing Minor Suggested Changes (13 August 2018)

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG)

CPG1 Design 2015 (updated March 2018)

CPG Amenity (March 2018)

Mansfield Conservation Area Appraisal and Management Strategy- adopted 4 December 2008

Assessment

1. Proposal-

1.1 The proposal is to erect a wrap-around extension at the rear and side of the projecting rear element, infilling the side passage. The extension would have brick walls to match existing, a fully glazed rear facade and 2 large glazed areas on both roofs, all glazing to be aluminium framed. The rear element would be the full width of the site with a 2.8m height and 3m depth. The side element would cover the full width and depth of the side passage and also be 2.8m high.

1.2 All single glazed timber sash windows at front and rear will be replaced by matching double glazed ones.

1.3 The main issues of consideration are - Design and impact on heritage assets, Impact on amenity.

2. Design and Heritage

2.1 The proposed rear/side extension is typical of many to be found elsewhere on houses of this type and is considered acceptable in principle. The depth of the rear extension by 3m is similar to many

others along this road and is slightly longer than the adjoining lean-to conservatory at no.38 which is approx. 2.7m deep. The side infill would adjoin the existing glazed lean-to side infill at no. 42 which has an approx. 1.9m high side boundary wall.

2.2 The full width extension across the rear of the site is considered acceptable. Although most existing rear extensions along this road are only as wide as the projecting wing, as noted by the objecting neighbour, there are also full width extensions spanning the entire plot width as well as infilling the side passage. For example, similar or identical extensions to that proposed here have been recently granted planning permission at nos.16 (10.5.17), 18 (1.3.18) and 54 (26.3.12); others appear to have been built as permitted development. The proposed 3m depth matches others along this road. The height has been somewhat reduced from the initial proposal of 3m at pre-application stage and is similar to the upper roof slope height of both adjoining lean-to extensions.

2.3 Overall the size and location of this rear/side extension combined is appropriate and subordinate to the house. It does not appear overly bulky and is similar to other existing or approved ones in the road. It would only take up 20% of the overall rear garden, thus retaining adequate amenity space. The design and materials of the extensions are considered acceptable in this rear garden context.

2.4 The replacement windows are acceptable and would match the existing sashes in design, proportions and materials.

2.5 The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Amenity

3.1 The proposed rear extension would adjoin the rear extension of no. 38 to a similar height and depth, thus would not have any impact on that neighbour in terms of loss of light and outlook.

3.2 The proposed side infill would similarly be attached to the adjoining glazed conservatory of no.42 and would not have any significant harmful impacts - due the nature of the glazed roof slope, daylight is already restricted by the existing 2 storey wing of no. 40 and the proposed infill with its raised boundary wall would not affect this further.

3.3 The 3m deep extension would project beyond the rear façade of no. 42 which has large patio doors providing the main source of light to the living/kitchen within. The kitchen area is also lit by a smaller window and glazed roof of the side infill. The proposal would not encroach within any 45 degree light angle projecting from the centre of these patio doors on both plan and elevation, as recommended by BRE national guidance on daylight. Thus it is considered that there will continue to be adequate daylight and sunlight to the rear of the habitable room windows of no. 42. It is noted that a 2.8m height as proposed here is quite typical of many domestic extensions, both in rear projections and side infills.

3.4 Similarly the 1m higher projecting boundary wall at a 3m depth would not be considered to cause a material loss of outlook to no. 42, which currently has a 1.8m high timber fence and already enjoys adequate outlook to its north. There would be no unduly harmful impacts from the glazed rooflights by means of overlooking and light pollution.

3.5 It is thus considered that the extension will not harm the amenities of neighbouring residents.

4. Recommendation

Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th January 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/4073/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 21 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Eastfield Architecture & Construction Ltd
14 Match Court
5 Blondin Street
London
E3 2UU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

40 Lisburne Road
London NW3 2NR

Proposal: Erection of single-storey side and rear extension and replacement of all windows with matching double glazed ones

DECISION

Drawing Nos: (1085-3)- EL-01C, GA-00D, GA-01C, GA-02D, GA-04A, SEC-01C, SEC-02B, OS-01A, OS-02A, X-EL-01B, X-GA-00B, X-GA-01A, X-GA-02A, X-GA-04A, X-SEC-01A, X-SEC-02A

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- (1085-3)- EL-01C, GA-00D, GA-01C, GA-02D, GA-04A, SEC-01C, SEC-02B, OS-01A, OS-02A, X-EL-01B, X-GA-00B, X-GA-01A, X-GA-02A, X-GA-04A, X-SEC-01A, X-SEC-02A

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning