

2020/1715/P	25 Langbourne Avenue N6 6AJ	Erection of a part ground floor, part first floor rear extension; erection of a single storey side extension; installation of a side dormer and rear dormer roof extension; installation of two rooflights to the front roof slope.	Alice Jeffery
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Objection

Comments

The application seeks permission for;

- a) installation of 2 conservation style Velux windows to front roof slope
- b) a single storey side extension
- c) a 2 storey, part width, rear extension
- d) a further full width single storey rear extension
- e) a rear dormer for the proposed loft conversion
- f) a side dormer for access stairs to the loft

Taking each in turn

- a) Installation of 2 conservation style Velux windows to front roof slope

As stated in the D&A these will match those on 27 and additionally will not be highly visible from the street and are thus considered acceptable.

- b) Single storey side extension.

No comment

- c) 2 storey rear, part width, extension

The D&A identifies that other houses in Langbourne Avenue (LA) have such extensions. On the north side this is true for all the semi-detached houses other than 1 & 3, 25 & 27 and 29 (29 is interesting as its pair, 31, does have the extension), see photo below.



Rear of Langbourne Avenue houses, north side (odd nos)

On the south side it is less common with only the pair 6 & 8 having the feature, the other extensions are later additions



The original 2 storey part width extensions were approx. 1.61m deep x 3.85m wide, the proposed is 3m x 3.9m (by scale).

For rear extensions the HLE Conservation Area Appraisal & Management Strategy (CAAMS) states (pages 46 & 47);

Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area. In most cases such extensions should be no more than one storey in height, but the general effect on neighbouring properties, views from the public realm, and relationship with the historic pattern of development will be the key factors in the consideration of their acceptability. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the conservation area is prejudiced.

Extensions should be in harmony with the original form and character of the building and the historic pattern of extensions within the group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

If it is to be a 2 storey extension (which are normally refused) it needs to match the historic pattern, as drawn it fails this test being too deep.

d) Full width single store rear extension

At the end of the section on rear extensions the CAAMS state;

Part width extensions are appropriate on houses that originally had a shallow part-width extension, but on flat backed properties a shallower full width extension is likely to be more suitable

As drawn it is a full width extension projecting beyond the depth of the 2 storey part width extension and thus is contrary to the above.

Additionally at 4m depth and 3.2m (+ a bit) high it fails the 45° test mentioned in 'CPG Altering & extending your home' (3.1.f) and detailed in 'CPG Amenity' (3.10, etc)

e) Rear dormer

No comments

f) Side dormer for access to the loft

Although the neighbour at 23 has yet to extend into the loft this is likely to occur at some stage and thus the windows should be specified as requiring obscured glass to prevent overlooking both of the garden and future staircase.

Note, in CPG Amenity, item 4.4, recommends that dormers are sited 500mm down from the ridge. By scale this appears to be the case for the rear dormer but not for the side dormer, for clarity it should be added to the drawings.

Other

There are various erroneous statements such as the property being in the Highgate Conservation Area (rather than the Holly Lodge CA) and references to Haringey as the local authority rather than Camden.

Summary

The rear extension should be redesigned to comply with the CAAMS – either shallow 2 storey matching original with possible shallow part width extension or shallow full width and the dimensions (width & depth) added to the drawings.

The side dormer should comply with CPG Amenity

MG Narraway
Chair HLE CAAC

If planning permission is granted the hours of permitted work should match those in the HLE Builders' Code (available from the HLE Manager / HLE website);

*08.00 to 18.00 Monday to Friday
09.00 to 13.00 on Saturday
No working is permitted on Sundays and Bank holidays*