LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0207 **Ward:** Highgate

Date received: 20/01/2016

Last amended date: N/A

Drawing number of plans: Design and Access Statement dated 13/01/2016, Ordnance Survey, 935-10A, 935-11, 935-12, 935-13, 935-14, 935-20, 935-21, 935-23

Address: 48 Talbot Road N6 4QP

Proposal: Erection of single storey rear extension (householder application)

Applicant: Mr Justin Rose

Ownership: Private

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:
1) Development begun no later than three years from date of decision
2) In accordance with approved plans

Informative:
1) Party Wall Act
2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for the erection of a single storey rear extension.

3.2 Site and surroundings

The application relates to a two-storey (with accommodation in the roof), middle of terrace building located on the western side of Talbot Road. The property is not listed however is within the Highgate Conservation Area. The surrounding area is predominantly residential.

3.3 Relevant planning history

None.

4. CONSULTATION RESPONSE

The following were consulted regarding the application:

- 11 neighbouring owner/occupiers: No responses
- LBH Conservation Officer: No response
- Highgate CAAC: Neighbours views should be taken into account (Officer comment: No neighbour representations have been received).
- Highgate Society: No response

5. MATERIAL PLANNING CONSIDERATIONS

The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area; and
2. The impact on the amenity of adjoining occupiers

5.1 Character and appearance of the conservation area

Saved UDP policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP policies UD3 and CSV5, London Plan policy 7.8, Local Plan policies SP11 and SP12 and policy DM9 of the Pre-Submission Version of the Development Management DPD January 2016.

NPPF chapter 7 'Requiring good design', London Plan policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan policy SP11, saved UDP policy UD3 and policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016 reinforce this approach.

The proposed development will be single storey, of a relatively modest size and retain sufficient rear garden space so as to remain subservient to the host building. Furthermore, the proposed aluminium folding sliding doors and stock brick to match are considered acceptable materials in this context.

Overall, the proposed development will not harm the character and appearance of the conservation area and is in accordance with the above policies.

5.2 Impact on the amenity of adjoining occupiers

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP policy UD3 London Plan policy 7.6 and policy DM1 of the Pre-Submission Version of the Development Management DPD January 2016.

With regard to the adjoining property to the south (#50), the proposed extension is of a relatively modest height and depth and will be sufficiently separated so as to meet the 45 degree BRE guidelines for adjoining habitable room openings. It is therefore considered that the proposed development will not result in an unduly harmful increased sense of dominance, enclosure or tunneling or loss of light, outlook or privacy for the occupants of that adjoining property.

With regard to the adjoining property to the north (#46), the proposed rear extension will not extend past the adjoining rear building line and will be smaller in height. Therefore, the proposed development will not to result in such increased dominance or enclosure or loss of daylight or sunlight or privacy as to unduly harm the residential amenities enjoyed by the occupants of that adjoining property.

5.3 Conclusions

The development is acceptable as it does not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and does not harm the character and appearance of the conservation area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for either the mayoral or local CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Officer contact: Tobias Finlayson

Registered No. HGY/2016/0207

Applicant's drawing No.(s) Design and Access Statement dated 13/01/2016, Ordnance Survey, 935-10A, 935-11, 935-12, 935-13, 935-14, 935-20, 935-21, 935-23

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

Design and Access Statement dated 13/01/2016, Ordnance Survey, 935-10A, 935-11, 935-12, 935-13, 935-14, 935-20, 935-21, 935-23

Reason: In order to avoid doubt and in the interests of good planning.

INFORMATIVE: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.