

**Application reference: 06/2218/HOT**  
**BARNES WARD**

Date application received	Date made valid	Target report date	8 Week date
05.07.2006	05.07.2006		30.08.2006

**Site:**

317 Lonsdale Road, Barnes, London, SW13 9PY

**Proposal:**

Replacing one velux window to front elevation with cabrio velux window. Creating an opening to the rear kitchen elevation and installing a pair of glazed french doors.

**Present use:**

FLAT

**Status:** Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**

J And L Mack  
317 Lonsdale Road  
Barnes  
London  
SW13 9PY

**AGENT NAME**

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

**Neighbours:**

313 Lonsdale Road, Barnes, London, SW13 9PY, - 07.07.2006  
319 Lonsdale Road, Barnes, London, SW13 9PY, - 07.07.2006  
311 Lonsdale Road, Barnes, London, SW13 9PY, - 07.07.2006  
321 Lonsdale Road, Barnes, London, SW13 9PY, - 07.07.2006  
10A St Anns Road, Barnes, London, SW13 9LJ, - 07.07.2006  
8A St Anns Road, Barnes, London, SW13 9LJ, - 07.07.2006  
8 St Anns Road, Barnes, London, SW13 9LJ, - 07.07.2006  
10 St Anns Road, Barnes, London, SW13 9LJ, - 07.07.2006  
6 St Anns Road, Barnes, London, SW13 9LJ, - 07.07.2006  
6A St Anns Road, Barnes, London, SW13 9LJ, - 07.07.2006

**History:**

Ref No	Description	Status	Date
06/1242/HOT	<ul style="list-style-type: none"> <li>Creation of small dormer and balcony. Replacement of front elevation windows to comply with current building regs. Installation of french doors to rear elevation. Internal alterations and improvements.</li> </ul>	REF	09/06/2006
06/2218/HOT	<ul style="list-style-type: none"> <li>Replacing one velux window to front elevation with cabrio velux window. Creating an opening to the rear kitchen elevation and installing a pair of glazed french doors.</li> </ul>	PCO	

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): ANK

Dated: 2/8/06

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: 4 Aug 06



This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

The following table will populate as a quick check by running the template once items have been entered into Uniform

<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

**317 LONSDALE ROAD  
BARNES WARD  
Contact Officer: ANR  
06/2212**

---

**Policies:** BLT 2, 11, 15 & 16.

**Site, history & proposal:**

The site is located on the eastern side of Lonsdale Road and contains a two-storey maisonette that forms part of a terrace row that has a relatively uniform appearance. The property is not a BTM, however falls within the Barnes Green Conservation Area.

History:

06/1242/HOT – Creation of small <sup>rear</sup> dormer and balcony. Replacement of front elevation windows to comply with current building regs. Installation of French doors to rear elevation. Internal alterations and improvements. Refused permission 9/6/06 <sup>because</sup> of roof extension.

The applicant proposes to replace one roof-light window on the front elevation with a larger roof-light and insert double French door on the first floor rear elevation with a Juliet style balcony.

**Public representations:** None

**Professional comments:**

Design:

The SPG for house extensions suggests that the scale and design of all extensions and alterations should be in keeping with the existing property and should not appear dominant or incongruous. Policy BLT 2 requires development to preserve or enhance the character and appearance of conservation areas.

The proposed replacement roof-light would be larger than the existing roof-light, however it would be in keeping with the general number and size of roof-lights within the terrace row. As such, I do not consider that the replacement roof-light would appear out of keeping with the development pattern of the area and would not appear dominant upon the property. As such, I consider that the development would preserve the character and appearance of the conservation area.

The proposed French door on the rear first floor elevation <sup>is</sup> ~~are~~ not a traditional feature of these properties, however, given their small scale, simple design and that the rear elevations of the surrounding properties has been substantial altered, I do not consider that the proposed doors would appear incongruous. The proposal would therefore preserve the character and appearance of the property and the conservation area.

Neighbour amenity:

The SPG for house extensions seeks to ensure that extensions do not result in an unreasonable loss of light or privacy to neighbouring properties and do not appear overbearing when seen from gardens and rooms of adjoining houses.

The proposed French door would not provide any addition views into neighbouring properties that could not already be achieved by the existing kitchen door/window

and the stair landing. Therefore the proposal would not lead to any unreasonable loss of privacy.

**Recommendation:**

The proposal has been considered in the light of the Development Plan and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is no demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. The proposed extension would not result in an overbearing impact on, or excessive loss of light or privacy to, neighbouring properties and would not detract from the character and appearance of the building or the area.

↑  
Conservation

APPROVE

Notes of Telephone calls/discussions/meetings

DATE

ACTION

--	--