

**Supplementary Information
Planning Committee on 24 February,
2010**

Item No. **11**
Case No. 09/1204

Location 10 Alverstone Road, London, NW2 5JT
Description The demolition of conservatory at rear patio level, the increase height of patio (Increase of 0.07m), retention of single-storey rear extension with a reduced height, boundary treatment between no.10 and no.12 Alverstone Road, and introduction of boundary fence

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For clarity one of the two formal objectors to this application and set out in the agenda report was Cllr Shaw. Cllr Shaw viewed the development to be out of character with the area and further found the development to cause a loss of light to neighbouring property No 12 Alverstone Road.

During the site visit on the 20th of February 2010, Members queried a number of other developments on the site that did not form part of this application. Therefore for information purposes only, officers will clarify these matters. These will be addressed in turn:

Outbuilding and forecourt

Both the outbuilding (Including the patio serving the outbuilding) and hardsurfaced front forecourt are more than 4 years old and therefore immune to enforcement action.

Officers had investigated the outbuilding in September of 2004 and viewed it to be permitted development. In 2004 the outbuilding (Including patio), occupied less than 50% of the curtilage of the property, was being used as a pool house and was less than 4m in height.

Rear dormer window

The rear dormer window was deemed lawful in 2002 by way of an approved proposed Certificate of Lawful development (Ref No: 02/2644)

Front boundary walls

During the dismissed appeal, the Inspector granted permission for the boundary walls fronting the highway but viewed the walls and piers running from the back edge of the footway to the house be unacceptable. These features have been altered and are now considered to be permitted development

Porch

By way of a Certificate of Lawful Development, the applicant has proposed to demolish the existing porch and construct a new porch. However owing to its height, the proposed porch is not seen to be lawful and planning permission would be required for it. This decision was made on the 23rd of February 2010.

Members are aware that there is a valid enforcement notice requiring the removal of the existing porch. Now that the certificate of lawfulness application has been refused and owing to concerns relating to slow implementation of enforcement action, officers suggest an additional informative relating to a time limit for action. This informative will require the porch to be demolished within one month from date of issue of this permission and the failure to do so would be likely to result in direct action.

Additional Informative

The applicant is advised that the existing porch must be removed within one month from date of issue of this decision notice and that failure to do so will result in direct action by the Local Authority

Recommendation: Remains recommended for approval with additional informative

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