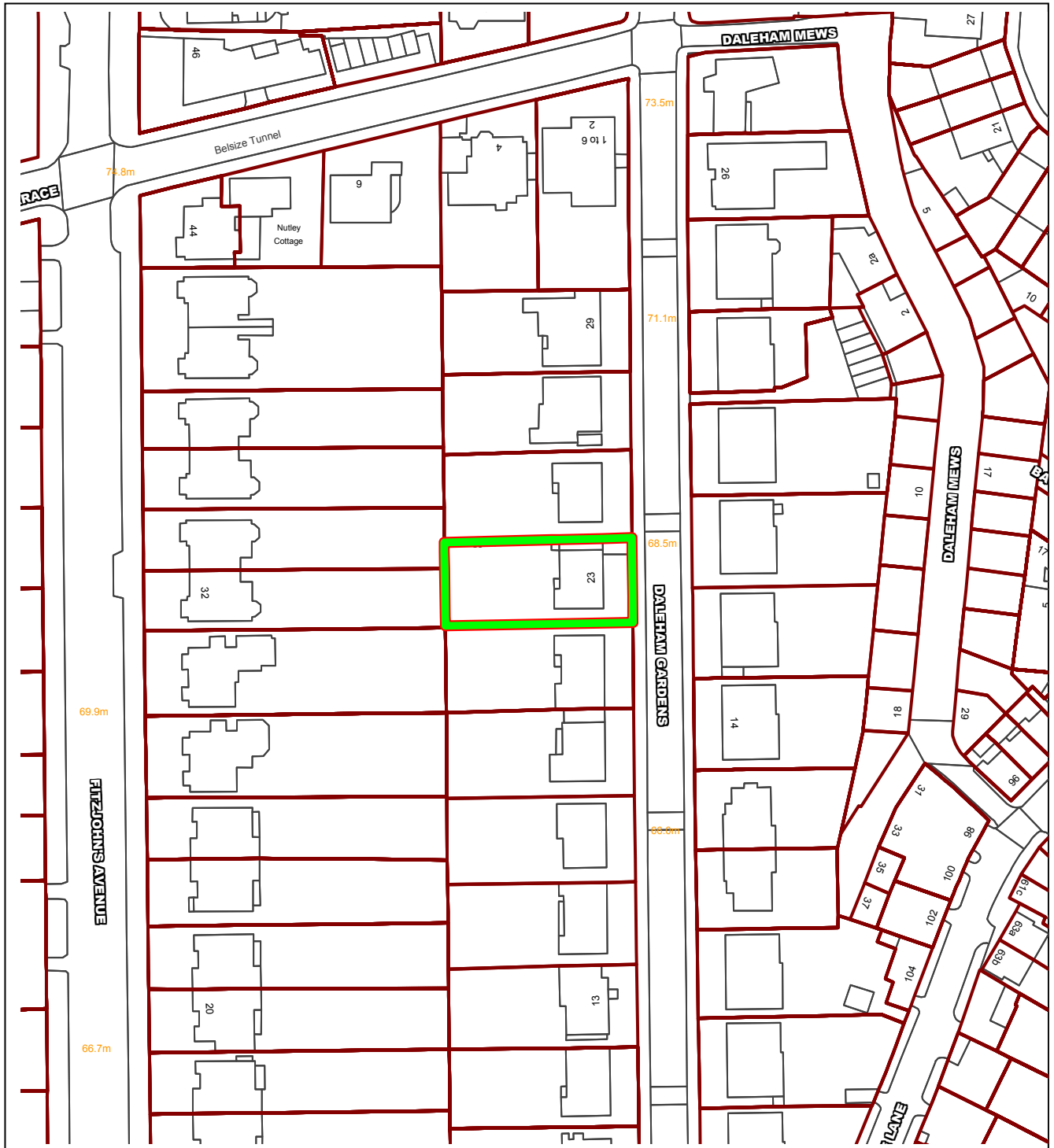


# 23 Daleham Gardens



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View north – above and below





Rear elevation

<b>Delegated Report</b> <b>(Members Briefing)</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>21/10/2013</b>
	N/A / attached		<b>Consultation Expiry Date:</b>	10/10/2013
<b>Officer</b>		<b>Application Number(s)</b>		
Tania Skelli-Yaoz		2013/5398/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
Garden Flat 23 Daleham Gardens London NW3 5BY		See decision notice		
<b>Proposal(s)</b>				
Erection of single storey rear extension, replacement of windows on rear and front elevations, replacement of entrance front door in association with ground floor residential flat (Class C3).				
<b>Recommendation(s):</b>	Grant planning permission			
<b>Application Type:</b>	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	25	No. of responses	09	No. of objections	03
			No. Electronic	00		
Summary of consultation responses:	<p>3 objections received from 23 Daleham Gdns (including adjoining Coach House). The main concerns raised are as follows:</p> <p><u>Design &amp; conservation</u></p> <ul style="list-style-type: none"><li>- site already overdeveloped in 1980s by existing 2-storey extension to south and two-storey coach house to north</li><li>- the overdevelopment of the site is offset by the large rear garden which should be preserved.</li><li>- The extension will harm the integrity of the rear façade</li><li>- Design out of keeping with terrace, in particular roof and glazing</li><li>- Green roof preferable</li><li>- The flat roof should be no higher than the coach house roof level parapet wall</li><li>- Nos. 16 and 18 Daleham Gardens cannot be considered as precedents to this proposal due to different garden configuration and size of houses</li></ul> <p><u>Amenity</u></p> <ul style="list-style-type: none"><li>- Light spillage to coach house first floor windows from proposed rooflights</li><li>- Two-storey extension at no. 21 refused in 1989 which allowed the retention of the valuable gap between the two properties.</li><li>- Internal layout should be aligned through all flats</li><li>- Loss of privacy from rooflights</li><li>- Unsightly flat roof below upper flats</li><li>- Concerns over noise from extension’s windows and rooflights</li></ul> <p><u>Other</u></p> <ul style="list-style-type: none"><li>- Disturbance during construction</li><li>- structural stability</li><li>-</li></ul> <p><i>Officers’ comments:</i></p> <ul style="list-style-type: none"><li>- <i>pls see assessment</i></li><li>- <i>the existing gap between properties is unchanged</i></li></ul>					
CAAC comments:	<p><u>Fitzjohns/Netherhall CAAC:</u> Comment.</p> <ol style="list-style-type: none"><li>1. We do not object to the new extension, given that a piece of hard landscaping is to be removed from the rear garden.</li><li>2. We consider that the new extension could have new windows solely (as shown) but these should not be replicated in the right-hand part of the rear elevation.</li><li>3. We are not impressed by the precedent of the rear extension of no. 27 Daleham Gardens. The new rear extension to no. 23 should not be used as a terrace by the flat above. The ground floor extension should be limit of the height, i.e. there should not be further upward extension. We do not understand the significance of the additional horizontal lines on the existing rear extension. We assume it is just a new string course and it should not present any projection of the existing extension at ground level.</li><li>4. We consider their effort should be made to increase the green garden space at the front, however little.</li></ol>					



	<i>Officers comments:</i>
	<i>Pls see assessment.</i>

### Site Description

The application site is a detached four-storey residential block of flats which lies on the west side of Daleham Gardens. The house is not listed but it is designated as a building that makes a positive contribution to the Conservation Area. It lies within the Fitzjohns / Netherhall Conservation Area. The house is divided into 4 flats and the application site related to the ground floor flat. The surrounding area is characterised as predominantly residential.

### Relevant History

2013/2872/PRE May 2013 Single storey rear extension and conversion. Advice issued.

### Relevant policies

#### LDF Core Strategy and Development Policies

- CS5 Managing the Impact of growth and development
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
- CS16 Improving Camden's health and well-being

- DP21 Development connecting to the highway network
- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP32 Air quality and Camden's Clear Zone

#### Other Relevant Planning Policies and Guidance

- **Camden Planning Guidance 2013 - CPG 1 (section 4.9-4.15), 6**
- **Fitzjohns and Netherhall Conservation Area Appraisal and management strategy – Feb 2001**

## Assessment

### 1.0 Background-

1.1 Permission I sought for the erection of single storey rear extension, replacement of windows on rear and front elevations and replacement of entrance front door in association with ground floor residential flat.

1.2 Revised drawings to this application include minor re-position of the rooflights within the rear extension, minor adjustment of the site's existing measurements on plan and elevation (to include the correct height of the Coach House), minor increase in rear extension's projection (from 3.3m to 3.6m). The originally proposed height of the extension is retained at 3.05m high.

1.3 The main considerations with this application are design & conservation, amenity and transport, as follows:

### 2.0 Design & Conservation-

2.1 The proposed extension is to span half-width of the rear elevation at ground floor level. The proposal will result in a minimal loss of the existing rear garden, allowing for the retention of a sizable garden. The extension is to be no higher than the adjoining Coach house to its left (from rear) and set back slightly both from the Coach House and the existing bay window, so not to compete with those. It does not project beyond the Coach House.

2.2 The extension has been re-designed as proposed following pre-application discussions over width, height and detailed design. The proposed extension is considered subordinate to the host building and does not compete with existing architectural features.

2.3 The extension is to be of brick, glass and timber. It is designed with a flat roof with two rooflights and the applicant has agreed to provide a green roof, details of which are to be conditioned. The extension in its entirety cannot be viewed from the public realm. The re-modelling of the fenestration to the remainder of the rear elevation is considered acceptable at this elevation and not harmful to the surroundings.

2.4 While other similar and larger extensions in the vicinity have been taken into consideration, those do not act as a precedent for the consideration of this case. The site comprises of a large detached residential block and is considered to have capacity to be extended further at this level, despite being extended in the past. For this reason and for its design it is considered to be in keeping with the surrounding character and does not harm the character and appearance of the conservation area.

2.5 Alterations to the front include new double glazed windows to match existing and a new timber entrance door. The applicant has agreed to increase the amount of landscaping to the front as much as possible with constraints of car parking and the shared ownership of the front area. This is to be conditioned.

2.6 Accordingly, the proposal is considered to comply with policies DP24 and DP25.

### 3.0 Amenity-

3.1 Loss of privacy: Concerns have been raised over overlooking into first floor windows of the site building. Due to the re-positioning of the rooflights closer to the rear elevation and the resulting angle of view it is considered unlikely that direct overlooking can occur into those first floor windows.

3.2 Noise: concerns are raised over noise from the extension and its rooflights. It is considered that such noise would be of standard residential nature and not to a level that would detract from residential amenity at upper floors. Concerns were also raised over the internal layout of rooms and their impact on noise in the adjoining residential units. The existing rooms adjoining to the Coach house include bedrooms and bathrooms, which are replaced in the proposed layout and add a living area. This use of room is not considered to result in loss of amenity to the adjoining property. No similar harm is considered likely to the flat above.

3.3 Light spillage: concerns have been raised over light pollution from the rooflights into the upper floors. The re-positioning of the rooflights closer to the rear elevation is considered to prevent a harmful effect arising. Moreover, the proposed rooflights are not overly large and are of a domestic nature.

3.4 Day light & sunlight: no impact is considered due to the size, position and orientation of the extension.

3.5 Accordingly, the proposal is not considered to result in loss of amenity to adjoining occupiers and complies with policy DP26.

### 4.0 Transport-

4.1 Residential extensions of this nature can result in disturbance to adjoining occupiers during construction. While the

size of the proposed extension and the access to the site via the front area do not warrant the requirement for a Construction Management Plan. It is recommended to condition such a construction management statement (CMS) due to the number of other similar extensions constructed on this road and in order to avoid congestion and disturbance by construction vehicles. This complies with policy DP21.

4.2 To summarise, the proposal is considered acceptable at this location and complies with the relevant policies as stated above. It is therefore recommended to grant planning permission.

**DISCLAIMER**

Decision route to be decided by nominated members on *14<sup>th</sup> October 2013*. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'



Xul Architecture  
102 Belsize Lane  
London  
NW3 5BB

Application Ref: **2013/5398/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

10 October 2013

Dear Sir/Madam

**DRAFT**  
**DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

**Full Planning Permission Granted**

Address:  
**Garden Flat**  
**23 Daleham Gardens**  
**London**  
**NW3 5BY**

**DECISION**

**Proposal:**

Erection of single storey rear extension, replacement of windows on rear and front elevations and replacement of entrance front door in association with ground floor residential flat (Class C3).

Drawing Nos: [Prefix: 13\_05] (Existing:) ESP-01/01, EX01-01/01, 02/02, 03/02, 04/02, (Proposed:) PA-01/06, 02/06, 03/06, 04/05.

The Council has considered your application and decided to grant permission subject to the following condition(s):

**Conditions and Reasons:**

- 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Prefix: 13\_05] (Existing:) ESP-01/01, EX01-01/01, 02/02, 03/02, 04/02, (Proposed:) PA-01/06, 02/06, 03/06, 04/05.

Reason:

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

- 4 A Construction Management Statement shall be submitted to and approved in writing by the local planning authority before the commencement of development.

Reason: To avoid obstruction of the surrounding streets and site and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Full details in respect of the green roof in the area indicated as flat roof on the approved roof plan [to include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance] shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No development shall take place until details for additional hard and soft landscaping to the front area of the site have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance

with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase of the development]. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

**DRAFT**

**DECISION**