

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/09/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Hilary Cuddy				2013/5253/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
45 Avenue Road, London, NW8 6BS							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Request for observations from City of Westminster for variation of condition 1 of planning permission dated 26 February 2013 (RN: 12/08194/FULL); namely, to increase the height of the ceiling at first floor level by increasing the ridge of the building by 300mm by inserting a stone band between the ground and first floors.							
<b>Recommendation(s):</b>		No objection					
<b>Application Type:</b>		Request for Observations to Adjoining Borough					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The existing dwelling houses, no's 45 and 45A, which currently occupy the site, were built in the early part of the 20th Century as a single house. According to the planning statement, the house was subdivided in around the 1950's and was substantially extended and remodelled in the form of two separate semi-detached houses. Further extensions and alterations were subsequently made. The properties are located behind a brick wall with iron gates and each benefits from generous, landscaped front and rear gardens.

The site is located within the St Johns Wood Conservation Area of Westminster. Both properties have been designated as being 'Unlisted Buildings of Townscape Merit', including numbers 45 and 45A Avenue Road. To the east of the site lies Camden's Elsworthy Road Conservation Area. The area is of residential character, low density, with a suburban townscape, characterised by large substantial family dwellings with generous gardens in diverse traditional architecture styles, including arts and crafts, neo-Georgian and new-classical.

## Relevant History

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Various applications have been granted as recently as 2012 for alterations that include changes to the external appearance of the building and its cartilage.

## Relevant policies

### LDF Core Strategy and Development Policies

- CS1 (Distribution and growth)
- CS4 (Areas of more limited change)
- CS5 (Managing the impact of growth and development)
- CS14 (Promoting high quality places and conserving our heritage)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP27 (Basements and lightwells)

### Camden Planning Guidance

- CPG1 (Design)
- CPG6 (Amenity)

## **Assessment**

### **Proposal**

Permission is sought for a minor amendment to planning permission 12/08194/FULL, granted 26<sup>th</sup> February 2013.

The amendments include:

- Raising the ridge of the roof by 300mm; and
- Inserting an external stone band between the ground and first floors of the building on all four elevations.

### **Assessment**

Overall, there are no implications for Camden. Therefore, the detailed design and impact to the host building and surrounding area is a matter for Westminster to assess giving regard to material considerations such as local policies and guidance. As such, no objection is raised.