

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	12/08/2013
	N/A / attached		<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>		<b>Application Number(s)</b>		
Gavin Sexton		2013/3433/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
14/15 College Crescent Swiss Cottage London NW3 5LL		Refer to decision notice		
<b>Proposal(s)</b>				
Details required by condition 5 (hard and soft landscaping), 7 (privacy screen to terrace) and condition 8 (cycle storage) to planning permission (ref:2010/5840/P) granted on 11/04/2011 for the change of use from office (Class B1) to 4 x flats (Class C3) including, rear terrace at first floor level, rear extension at ground floor level and alterations to fenestration.				
<b>Recommendation(s):</b>		Grant Approval of details		
<b>Application Type:</b>		Approval of Details		
<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 No. electronic	00 00
<b>Summary of consultation responses:</b>	N/A			
<b>Site Description</b>				
The site is a four storey end of terrace white stucco building located on the corner of Buckland and College Crescents.				
The site is in the Belsize CA. The CA statement notes 14-24 College Crescent as imposing 4-storey residential terrace built in stucco with classical detailing and wrought iron balconies at first floor level.				
<b>Relevant History</b>				
In April 2013 an application (ref 2013/1069/P) for "Retention of boundary wall to front elevation of house (Class C3)" was <b>withdrawn</b> .				
EN12/0169 – Enforcement case open – relating to tall brick posts on boundary.				
In April 2012 permission was <b>granted</b> (2012/0938/P) for "Amendment to planning permission dated 11/04/11 (ref: 2010/5840/P) for change of use from office (Class B1) to 4 x flats (Class C3) including, rear terrace at first floor level, rear extension at ground floor level and alterations to fenestration,				

*namely, the erection of rear first floor level conservatory and alterations to windows and doors on rear elevation.”*

In April 2011 permission was **granted** subject to s106 legal agreement (2010/5840/P) for “Change of use from office (Class B1) to 4 x flats (Class C3) including, rear terrace at first floor level, rear extension at ground floor level and alterations to fenestration.”

The scheme appears to have been completed and is occupied.

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

DP17 (Walking, cycling and public transport)

DP24 (Securing high quality design)

DP25 (Conserving Camden’s heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### **Assessment**

#### **Hard/Soft landscaping**

*Condition 5 states: “Prior to the first occupation of the development full details of hard and soft landscaping shall be submitted to and approved by the Council. The hard landscaping details shall include identification and specification of areas of porous materials or provision to direct surface run-off to a permeable or porous area within the curtilage of the site. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”*

The original officer report noted *“Details of the proposed landscaping have been submitted which show soft landscaping along the boundary of the site and private garden planting to the rear. No substantial new trees are proposed, but the existing tree on Buckland Crescent would be retained and there is limited scope for tree planting in the front area. Overall the approach to landscaping is acceptable and a condition would be added requiring details of all new or replacement areas of hard landscaping in order to ensure that the inclusion of porous surfaces is maximised on site.*

The site has been planted with a combination of deciduous shrubs to provide privacy and low planting for colour within the site. The extent of hard standing on the site has been significantly reduced from its pre-development state. The submission clarifies the workings of the drainage on the site which either runs to the new areas of soft landscaping or to a valley drain. The landscaping treatment has significantly improved the appearance of the site and the building and provides an enhancement to the CA. The hard and soft landscaping proposals are acceptable.

It is noted that there remains an outstanding enforcement investigation into the unauthorised raising of the boundary treatment and increased height of the brick piers on the corner, restricting driver visibility at the junction. The condition relating to hard and soft landscaping does not include boundary treatments and this recommendation for consent does not include approval for the as-built boundary treatment.

#### **Privacy Screen**

Condition 7 states *“A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on the first floor roof terrace boundary with 16 College*

*Crescent prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.”*

The details submitted demonstrate the location, height and materials of an opaque glazed screen 1800mm tall mounted on the 900mm parapet on the boundary wall with the adjoining neighbour. During the course of the application the screen was set on its side in order to allow it to project forward further along the terrace wall. The height of the screen is acceptable. The screen does not extend the full depth of the terrace and so would not prevent deliberate attempts to view into the neighbouring window from the edge of the terrace. However it *would* prevent occasional or peripheral viewing into the neighbouring window from all locations on the terrace other than the parapet edge and is therefore considered to fulfil its intended purpose of protecting neighbour privacy as far as reasonably possible.

**Cycle storage**

Condition 8 states: *“Prior to first occupation of the development, the secure and covered cycle storage area for 4 x cycles shall be provided in accordance with the approved plans and thereafter permanently maintained and retained.”*

The details submitted show four individual cycle hoops which support the wheel of a bicycle, in an open-walled gated timber enclosure with a roof. The proposals were amended : a roof was added and two Sheffield stands were installed – thus meeting the terms of *secure and covered*. The structure is set back from the street, appears as a lightweight garden structure and is acceptable in design terms.

**Recommendation:** Approved conditions relating to hard/soft landscaping, privacy screen and bicycle storage, all as built.