

Delegated Report		Analysis sheet		Expiry Date:	08/03/2013	
		N/A / attached		Consultation Expiry Date:	N/a	
Officer			Application Number(s)			
Jason Traves			2013/0944/P			
Application Address			Drawing Numbers			
28 Norfolk Road London NW8 6AU			See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Observations to the City of Westminster for details of tree protection and replacement, and a Construction Method Statement pursuant to conditions 10,11 and 16 of appeal decision dated 11 December 2012 (Ref: APP/X5990/D/12/2184786).						
Recommendation(s):		No objection				
Application Type:		Request for Observations to Adjoining Borough				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		N/a				
CAAC/Local groups* comments: *Please Specify		N/a				

Site Description

The application site falls within City of Westminster on the south east side of Norfolk Road. The site falls within Westminster's St John's Wood Conservation Area. The site is occupied by a two storey dwelling house which is Grade II listed. The dwelling is set back within landscaped gardens behind the boundary walls.

Relevant History

In addition to applications for works to trees in a conservation area, the following applications are noted:

12/08605/FULL - excavation under rear garden and part of dwellinghouse to create basement and erection of associated plant enclosure in corner of rear garden. Demolition of single storey garage, two storey side extension and single storey rear extensions. Erection of part single and part two storey pitched roof side extension to south-west of dwellinghouse. Erection of single storey pitched roof extension above existing single storey side extension to north-east of dwellinghouse. Alterations to front and rear fenestration. All to provide extension to dwellinghouse (Class C3). – **Refused**

31.10.12

12/02051/FULL - Excavation under rear garden and part of dwellinghouse to create basement and erection of associated plant enclosure in corner of rear garden. Demolition of single storey garage, two storey side extension and single storey rear extensions. Erection of part single and part two storey pitched roof side extension to south-west of dwellinghouse. Erection of single storey pitched roof extension above existing single storey side extension to north-east of dwellinghouse. Alterations to front and rear fenestration. All to provide extension to dwellinghouse (Class C3). – **Refused**

14.08.12

12/02052/LBC - Excavation under rear garden and part of dwellinghouse to create basement and erection of associated plant enclosure in corner of rear garden. Demolition of single storey garage, two storey side extension and single storey rear extensions. Erection of part single and part two storey pitched roof side extension to south-west of dwellinghouse. Erection of single storey pitched roof extension above existing single storey side extension to north-east of dwellinghouse. Alterations to front and rear fenestration. – **Granted (date unspecified)**

10/10558/FULL - Excavation under rear garden and part of dwellinghouse to create basement and erection of associated plant enclosure in corner of rear garden. Demolition of single storey garage, two storey side extension and single storey rear extensions. Erection of two storey pitched roof side extension and single storey pitched roof extension above existing single storey side extension and alterations to front and rear fenestration. – **Appeal dismissed 01.11.11**

10/10559/LBC - Excavation under rear garden and part of dwellinghouse to create basement and erection of associated plant enclosure in corner of rear garden. Demolition of single storey garage, two storey side extension and single storey rear extensions. Erection of two storey pitched roof side extension and single storey pitched roof extension above existing single storey side extension and alterations to front and rear fenestration together with minor internal alterations. – **Granted 14.07.11**

Relevant policies

NPPF 2012

London Plan 2011

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)

DP16 (The transport implications of development)
DP20 (Movement of goods and materials)
DP21 (Development connecting to the highway network)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Assessment

Observations are sought for details of tree protection and replacement, and a Construction Method Statement in conditions 10,11 and 16 of appeal decision dated 11 December 2012 (Ref: APP/X5990/D/12/2184786, Westminster Ref: 13/01334/ADFULL).

Opposite the property, this section of Norfolk Road as well as properties in Woronzow Road and Queens Grove form part of the St John's Wood (east sub area) conservation area. Opposite the site are two statutory listed residential properties.

Tree protection comment: In respect of condition 10, an arboricultural report has been prepared to indicate the works to trees it being noted that there is no impact to trees in the front setback of the application site and adjoining sites such that there is no change to the setting of the property across from LB Camden.

Construction method statement comment: In respect of construction, amongst other criteria considered it is noted that the construction traffic Management Plan indicates movement are limited to 10 per day during the program, controlled by marshals, utilise the existing entry points to the site, will be Mon-fr 8am-6pm Sat 8am-1pm and no work on Sundays and public holidays.

As such there are no design, appearance, character, conservation and transport implications for Camden. Therefore, the application should be determined in accordance with Westminster's policies.

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