

Delegated Report		Analysis sheet		Expiry Date:	05/03/2013	
		N/A / attached		Consultation Expiry Date:	n/a	
Officer			Application Number(s)			
Tania Skelli-Yaoz			2013/0066/P			
Application Address			Drawing Numbers			
17 Glenloch Road London NW3 4DJ			See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
		Alex Hutson				
Proposal(s)						
Details pursuant to conditions 4 (appointment of chartered engineer) and 5 (hard and soft landscaping) of planning permission dated 31/07/12 (Ref: 2012/2958/P) for excavation to create enlarged basement, rebuilding of rear ground floor level side infill extension, reinstatement of rear boundary walls following removal of existing single storey rear ground floor extension and works to front boundary and alterations to fenestrations all in connection with existing dwelling house (Class C3).						
Recommendation(s):		Approve				
Application Type:		Approval of Details				
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: <small>*Please Specify</small>	Cllr Tom Simon: no reply received.					
Site Description						
<p>The application site relates to a 2-storey late-Victorian residential dwelling with basement and attic storey. The site is located on the south side of Glenloch Road and forms part of similar 2-storey red brick terraces. Characteristic of the area are small rear gardens and in some instances, the use of 'lava' bricks to form frontage boundaries (however this feature has been lost where frontage walls have been removed). The front elevation of the application site has been painted.</p> <p>The site falls within the Belsize Conservation Area.</p>						

Relevant History

2012/2958/P pp was GRANTED on 31/07/12 for excavation to create enlarged basement, rebuilding of rear ground floor level side infill extension, reinstatement of rear boundary walls following removal of existing single storey rear ground floor extension and works to front boundary and alterations to fenestrations all in connection with existing dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

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 2011

CPG 1 (Design)

CPG4 (Basements and lightwells)

CPG 6 (Amenity)

Belsize Conservation Area Statement

Assessment

Approval for the discharge of conditions 4 (appointment of chartered engineer) and 5 (hard and soft landscaping) is sought as part of this proposal.

Assessment:

Condition 4: chartered engineer-

The information submitted includes a CV of the appointed engineer – Wlodek Borzyslawski – CEng, a Structural Engineer. A contract of employment with the above is also enclosed, signed and dated 5/1/13. The qualifications of the engineer accord with CPG4 and the information submitted fulfils the requirement of condition 4.

Condition 5: hard and soft landscaping-

Boundaries- existing brick walls are to be retained or re-instated as existing. Wood fence to south side is to be replaced with new wood fence. The front has been approved with new low wall and railing above.

Planting- the front area is small and is being re-tiled (pathway and landscaped, similar to existing, but with higher quality materials to reflect adjoining properties and allow for refuse storage.

The rear of the house, where a rooflight has been permitted, is to be planted with soft landscaping around the rooflight, to an approximate 50% of the rear garden area, mainly along the boundaries of the rear garden. This extent of the proposed soft landscaping has been revised following advice that the proposed extent was insufficient and an acceptable proposal was received on 4/3/13.

Drainage and maintenance- the proposal includes for drainage measures and maintenance for a healthy and sustainable future of the garden and its neighbours.

Recommendation: Approve and discharge both conditions.

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