

Delegated Report		Analysis sheet		Expiry Date:		05/03/2013	
		N/A / attached		Consultation Expiry Date:		31/01/2013	
Officer				Application Number(s)			
Miheer Mehta				2013/0146/P			
Application Address				Drawing Numbers			
43-45 Fitzjohns Avenue Hampstead NW3 5JU				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 3 (external materials), 4 (hard and soft landscaping), and 6 (tree protection plan) of appeal decision dated 14/09/11 (Ref: 2010/6824/P) for the additions and alterations including a two storey rear extension at lower ground and ground floor level, two storey glazed infill extension, alterations to both front and rear fenestration and facades to existing residential building.							
Recommendation(s):		Discharge condition 3, 4 & 6					
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: *Please Specify		N/A					

Site Description

The application relates to two properties known as 43 - 45 Fitzjohn's Avenue dating from the late 1890s on the west side of Fitzjohn's Avenue, close to the junction with Nutley Terrace in the Fitzjohns/Netherhall Conservation Area. The properties were originally built, probably as single-family dwellinghouses, as a pair of red brick four storey Gothic villas that in plan and elevation mirrored each other. The properties have been significantly altered. The properties have been extended to the rear. An external corridor linking the two buildings was added at second floor level. Original windows to the front façade were altered to include projecting bays with new windows. The site includes a forecourt used for off-street parking with crossover from the public highway. 45 Fitzjohn's Avenue is considered to make a positive contribution to the appearance and character of the conservation area. The adjacent St. Mary's School (No. 47) is listed. The houses currently provide residential accommodation in the form of 27 self-contained flats and 21 bed-sits with shared facilities and a small office which is used by the managing agent of the building and 5 employees.

Relevant History

2012/6824/P – 14/09/2011 - Allowed on Appeal (APP/X5210/A/11/2152963) - Additions and alterations including a two storey rear extension at lower ground and ground floor level, two storey glazed infill extension, alterations to both front and rear fenestration and facades to existing residential building that provides a combination of self-contained (Class C3) and non self-contained flats (Sui Generis) and ancillary manager's office.

Relevant policies

LDF Core Strategy and Development Policies 2011

LDF Core Strategy

- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS14 Promoting high quality places and conserving our heritage
- CS15 Protecting and improving our parks and open spaces & encouraging biodiversity

Development Policies Development Plan

- DP2 Making full use of Camden's capacity for housing
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP29 Improving Access

Fitzjohns/Netherhall Conservation Area Statement

Camden Planning Guidance 2006 and 2011

Assessment

Proposal:

The application relates to approval of details pursuant to condition 3 (external materials), 4 (hard and soft landscaping) & 6 (tree protection plan) of an appeal decision dated 17/09/2011 (Ref 2010/6824/P) for additions and alterations including a two storey rear extension at lower ground and ground floor level, two storey glazed infill extension, alterations to both front and rear fenestration and facades to existing residential building that provides a combination of self-contained (Class C3) and non self-contained flats (Sui Generis) and ancillary manager's office.

The specific conditions are stated below:

3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) No development shall take place until full details of both hard and soft landscape works in the rear garden have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include details of any proposed earthworks, including any proposed grading, mounding and other changes in ground levels.

6) No development shall take place until full details of measures for the protection of all the existing trees to be retained on the site have been submitted to and approved in writing by the local planning authority and these protection measures shall be carried out as approved.

Assessment:

The assessment of the outstanding condition has been provided within each section below:

Condition 3:

External Materials:

The materials consist of the following:

- a) Window/Door –
Timber frame to match existing. The specification provided consists of Timber frame Sliding Sash made by “Jeld-Wen”.
- b) Brickwork –
Leicester Red Brick Stock (4930) with Flemish Bond and Mortar to match existing.
- c) Balustrade, External Staircase and Rear Garden Paving –
Black painted metal balustrade (wrought iron), stone treads (yorkstone) and rear garden paving (heritage paving – Yorkstone)
- d) Hanging Tiles –
Marley Eternit Red Sand Faced Tile (sample provided)
- e) Infill Extension –
Frameless Glazing, manufactured by “Cantifix”.

It is now considered that the details are considered acceptable and that this condition may now be discharged.

Condition 4:

Hard and soft landscaping:

The plan identifies some shrub planting along a bank adjacent to the rear extension. Although no new trees are shown to be planted to mitigate those lost, there are other existing trees on site which contribute to the character of the conservation area and the trees to be removed were not considered important specimens. For these reasons, the limited planting proposals are considered acceptable.

The paving materials are of natural stone and will not be visible from the public realm. These details are also considered acceptable.

Condition 6:

Tree Protection Plan:

The condition relates to protection of trees on and off site. The submission includes the original report which was not considered sufficient to demonstrate these trees would be protected, hence the condition. The applicant has however submitted a further plan showing the location of protective fencing and a specification for the fencing which is considered acceptable. A concrete driveway is present adjacent to the Horse Chestnut in the neighbouring garden so this provides ground protection so no further measures are considered necessary for this tree. The plan, along with the method statement outlined in the letter, is considered acceptable to discharge the condition.

Conclusion:

In this instance, the outstanding conditions for the planning permission have been considered acceptable and therefore the outstanding conditions can be discharged.

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