

Delegated Report		Analysis sheet		Expiry Date:		07/12/2012	
		N/A / attached		Consultation Expiry Date:		22/11/2012	
Officer				Application Number(s)			
Philip Niesing				1. 2012/5365/P; and 2. 2012/5457/L			
Application Address				Drawing Numbers			
4 Grove Terrace London NW5 1PH				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. Reinstatement of single family dwellinghouse (C3) involving the loss of the lower ground floor flat, the erection of a replacement single storey rear extension with roof terrace, changes to the fenestration and other associated internal and external works. 2. Internal and external works in connection with the reinstatement of the single family dwellinghouse (Class C3), involving the erection of a replacement single storey rear extension with roof terrace, changes to the fenestration and other associated internal and external works.							
Recommendation(s):		1. Grant planning permission 2. Grant Listed building Consent					
Application Type:		1. Full Planning Permission 2. Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	9	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice 26/10/2012 until 16/11/2012 Press Notice 01/11/2012 until 22/11/2012 No response was received.					
CAAC/Local groups comments:		No response from Dartmouth Park CAAC					

Site Description

The application site forms part of Grove Terrace, which is situated on the eastern side of Highgate Road. The application site constitutes a four storey plus basement mid terrace property that has been subdivided into two self-contained residential units, comprising 1-bed unit at basement level and a 5-bed unit on the upper levels. The subject property has also been extended at basement level by means of a small infill extension.

Grove Terrace is grade II listed. The houses are flat fronted in brown brick with rusticated stucco ground floors. The site falls within the Dartmouth Park Conservation Area.

Relevant History

PEX0001076 & LEX0001077 The formation of a self-contained flat in the basement; the erection of a single storey conservatory and a second floor extension at the rear, and tank housing on the roof; internal and external alterations and works of refurbishment. **Granted** on 14/01/2002

2003/0617/P & 2003/0320/L The installation of new railings within the front garden and the replacement and installation of new railings along the side boundary shared with Number 5 Grove Terrace. **Granted** on 06/08/2003

2012/2387/L Retention of an existing opening formed between dining room and kitchen at ground floor level (Class C3). **Granted** on 18/05/2012

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)

DP2 (Making full use of Camden's capacity for housing)
DP5 (Housing size mix)
DP6 (Lifetime homes and wheelchair homes)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and the availability of car parking)
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)
DP29 (Improving access)

Camden Planning Guidance, 2011

CPG1 (Design)
CPG2 (Housing)
CPG3 (Sustainability)
CPG6 (Amenity)
CPG7 (Transport)

Dartmouth Park Conservation Area Appraisal and Management Statement, 2009

London Plan, 2011

NPPF, 2012

Assessment

Proposal

Planning permission and listed building consent are sought to reinstate the listed property to its former single family occupancy, involving a loss the lower ground floor flat and internal and extension alterations to the building itself. The proposed works include the replacement of the modern lower ground floor rear conservatory

extension, with a similar size rear extension with roof terrace; re-introduction of stair to lower ground floor; replacement of existing ground floor sash window with matching door to allow access onto the proposed roof terrace and changes to the existing hard landscaping in the rear garden.

Works associated with the removal of trees in the rear garden will be submitted under a separate application for tree works. The development proposal, including works in the rear garden considered under this application would not significantly affect trees.

The key planning considerations relate to land use, the impact of the proposed alterations on the special historic interest of the list building and the Dartmouth Park Conservation Area and the impact on residential amenity.

Amendments

During the course of this application revised drawings were submitted. The subject changes primarily related to the size of the rear opening at lower ground floor level and the retention of sufficient nibs either side of the opening, changes to the fenestration detail and internal changes.

Land use

The proposal is to combine two residential units to form one larger unit, resulting in the loss of one residential unit. Policies CS6 and DP2 seek to ensure that Camden make full use of its housing capacity through inter alia minimising the net loss of existing homes. Policy DP2 states that the Council will resist development that would involve the net loss of two or more homes. In paragraph 2.23 it states that the Council would not seek to resist schemes combining dwellings that involve the loss of a single home. Moreover, through policy DP5 the Local Development Framework acknowledges Camden's need for homes of different sizes, including larger, 3+ bedroom homes and it gives 3-bedroom houses a priority of medium. The development proposal is therefore considered acceptable in principle.

Lifetime Homes Standards: The submitted Lifetime Homes Statement refers to 16 criteria of Lifetime Homes standards, and indicates that the development is readily capable of meeting 10 of the 16 standards. 2 of the standards relate to vehicle parking and therefore not applicable in this instance. Notwithstanding, the proposal would not worsen the existing accessibility conditions throughout the building and given the heritage importance of the listed building it would be unreasonable to expect compliance of all 16 Lifetime Homes Criteria. The proposal is considered to be in accordance with the aims of policy DP6.

Design and appearance

Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. The application building is grade II listed and special regard should therefore be given to the special historic interest of the building itself. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia *'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'*. The property lies within Dartmouth Park Conservation Area, and any alterations/extension to these buildings should *preserve and enhance* the character and appearance of this conservation area.

The development proposal, as revised has adequately addressed the Council's concerns and would not compromise the value of the grade II listed building or character and appearance of the Conservation Area. The proposed replacement rear infill extension would be a modest addition that would remain subordinate in appearance to the host building, whilst respecting the historic character and appearance of the listed building. It would not project the rear building line and given its position at lower ground floor, it would not be readily visible from neighbouring properties. It would not be visible from the public realm. The proposal to incorporate a small (3m x 2.3m) roof terrace with associated traditional wrought iron balustrade above the proposed extension is also considered appropriate in design terms.

The proposal includes alterations to the rear garden, involving the laying down of hard surface and a patio area. These works would not materially affect the character or appearance of the conservation area or the setting of the listed building.

The proposals are accordingly considered to be in line with Policies CS14, DP24 and DP25 of the LDF and thus deemed acceptable in design terms.

Residential amenity

The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity in accordance with Policy DP26.

The proposal includes the installation of a small roof terrace above the proposed replacement infill extension at lower ground floor level. The wrought iron balustrade associated with the subject roof terrace would be set back from the main rear building line by 500mm and not considered to cause material harm in terms of overlooking and loss of privacy. Other changes proposed to the existing fenestration would also not cause harm to amenity in this respect. Moreover, given its size and location of the terraced area it is not considered that this aspect of the proposal would cause unreasonable harm in terms of noise and disturbance.

The proposed extension would be sandwiched between the existing rear wings of the application building and the neighbouring property number 3 Grove terrace. It would not project beyond the rear building line of these properties and thus not affect the amenities of the neighbouring properties due to overshadowing or loss of daylight and sunlight.

Transport

The properties in question have no on-site vehicle parking spaces. As the proposal would result in the reduction of a self-contained unit there would be no impact on the existing transport conditions.

Recommendation

1. Grant planning permission; and
2. Grant listed building consent

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