

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	05/12/2012
		N/A	<b>Consultation Expiry Date:</b>	08/11/2012
<b>Officer</b>		<b>Application Number(s)</b>		
Seonaid Carr		2012/4673/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
18 Daleham Gardens London NW3 5DA		See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Variation of condition 1 of planning permission dated 11/08/11 (Ref: 2011/3369/P) which amended previous planning permission (Ref:2011/0861/P) to include the erection of a two-storey side extension at lower ground and ground floor level and alterations to the side steps including the creation of a ramp. Amendments to condition 1 (approved plans) include alterations to the fenestration within the rear elevation at lower ground and upper ground floors, reconfiguration of the external stair leading from the upper patio to lower patio and garden, enlargement of the lower patio area and the removal of a window to the northern elevation at lower ground floor level.				
<b>Recommendation(s):</b>		Grant variation of condition		
<b>Application Type:</b>		Variation or Removal of Condition(s)		

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	A press notice was published on 18 October 2012 (expired 08 November 2012) and a site notice was erected 11 October 2012 (expired 01 November 2012).					
<b>CAAC comments:</b>	<p>The Fitzjohns/Netherhall Gardens CAAC were consulted and made the following comments:</p> <ul style="list-style-type: none"> <li>We query whether they have already got consent for the extended ground floor terrace which threatens overlooking the neighbour, we dislike the screen as an additional element over the neighbours garden;</li> <li>If the extended lower ground floor patio has consent in this relatively shallow garden, we would ask for permeable paving, and hedgerow planting.</li> </ul> <p><b>Officer Comments:</b></p> <ul style="list-style-type: none"> <li>The previous planning permission included a lower and upper ground floor terrace. These proposed amendments include an extension to the lower ground floor terrace, given the siting of this terrace at lower ground floor level, it would not result in harm to the amenity enjoyed by the adjoining neighbours. The terrace at upper ground floor will remain as approved.</li> <li>In respect of the screen, this application is seeking no alterations to the screen which already has been previously approved.</li> <li>In light of the existing planning permission it would be unreasonable to condition the current consent to ensure the applicant uses permeable paving and hedgerow planting.</li> </ul>					

## Site Description

A substantial 3-storey-with-basement detached house with a large landscaped rear garden. The property is located on the eastern side of Daleham Gardens with Daleham Mews to the rear. While not listed, the building on the site is identified as making a positive contribution to the Fitzjohns/ Netherhall Conservation Area in which it is located.

The property has an existing lower ground floor which covers the entire footprint of the house and is used for storage.

## Relevant History

### Original permission

**2011/0861/P** – Planning permission granted for enlargement of the dwellinghouse by erection of a full-width flat-roofed single-storey rear extension at lower ground floor level with roof terrace above and further excavation of the existing lower ground floor level for use as habitable accommodation including new front lightwell.

### Amended permission

**2011/3369/P** – Planning permission granted for an amendment to the above scheme to include the erection of a two-storey side extension at lower ground and ground floor level and alterations to the side steps including the creation of a ramp.

## 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  
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**

CPG1 Design  
CPG6 Amenity

### **Fitzjohns/ Netherall Conservation Area Statement**

### **National Planning Policy Framework (April 2012)**

## Assessment

### Proposal

The application is seeking to vary condition 1 of planning permission 2011/3369/P to incorporate amended plans to include alterations to the lower and upper ground floors. At lower ground floor it is proposed to replace the existing single door with sash windows with a set of double sliding doors, it is also proposed to alter the patio area from a patio with planter to one patio which would span across the rear of the extended section of the property for a depth of 2-4.4m at lower ground floor level. To the ground floor it is proposed to alter the position of the external stair leading into the garden and then down to the lower ground floor patio so it sits to the north elevation of the property, some 1.3m from the boundary with No.20.

It is important to note that condition 1 of planning permission 2011/3369/P lists out two proposed plans for the lower ground floor level (Nos.160K and 200B), the applicant has requested No.200 is removed from the application as No.160 is the more accurate. Please note both drawings show the same scale of extension the differences are with the internal layout.

### Design

Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.

To the lower ground floor level it is proposed to replace the existing single door with sash windows either side with a set of metal framed double sliding doors, these would be set within an aperture wider than approved and would be centrally located within this section of the lower ground floor. No objection is raised to this alteration to the fenestration which is considered to be a relatively minor amendment. Given there two sets of metal framed sliding doors to the rear elevation at lower ground and upper ground floor level, it is considered that the proposed double sliding doors would not appear out of keeping with the fenestration. As such the development would accord with the objective of Policy DP24.

To the lower ground floor level it is also proposed to remove an approved side window adjacent to the boundary with No.20, no objection is raised to this aspect of the proposed which would not be readily visible when standing to the front or rear of the dwelling.

It is also proposed to amend the patio area at lower ground floor, as approved the lower ground floor patio to the north end of the dwelling included a stair leading to the upper garden and a shrubbery, to the southern end of the dwelling it included a paved patio. This application is now seeking to amend the development to include a wholly paved patio at lower ground floor level with a single stair leading from the lower ground patio to the upper ground terrace, separate to this would be the stairs leading from the lower patio to garden area. From a design perspective, no objection is raised to the alterations to the lower ground floor patio and reconfigured stairs which are considered to be acceptable amendments in the context of the approved development.

The proposed amendment would result in an enlargement to the existing patio area, although this would be at ground floor level and would involve some additional excavation of the garden area, given the development would not create a basement or extend an existing basement it would not be necessary for the applicant to undertake the screening process outlined in CPG4 relating to Policy DP27.

Following on from the alterations to the lower ground floor patio, no objection is raised to the alterations to the external stair. It is considered the relocated stair would not cause concern in respect of the character and appearance of the host dwelling and surrounding Conservation Area and as such no objection is raised.

To the ground floor level it is proposed to make slight alterations to the double doors which lead onto

the upper floor terrace, the amendment would include an increase in the height and width of the doors. It is considered this amendment would be acceptable and would not result in harm to the fenestrational composition of the building. To the floor of the terrace it is proposed to remove three rooflights which were previously flush with the terrace floor. No objection is raised to this aspect of the development which is considered to be an acceptable amendment which given its siting would not be overly noticeable.

In light of the above, from a design perspective the proposed amendments are considered to be acceptable in the context of the original planning permission and would accord with the objectives of CS5, DP24 and DP25.

### **Amenity**

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

Due to the nature of the proposed amendments, there would be no impact on the levels of daylight or sunlight received into the neighbouring residents. In terms of outlook the proposed amendments would not cause harm to the outlook enjoyed by neighbouring residents.

In regard to privacy and overlooking, in respect of the enlargement and reconfiguration of the lower ground floor terrace, given this would be at lower ground floor level it would not result in harm to the privacy enjoyed by the occupiers of neighbouring dwellings. With regard to the alterations to the upper ground floor terrace, the approved application includes an opaque glass screen to the northern elevation of the terrace, this screen would remain as part of the amendments and there would be no increase in the size of the terrace at upper ground floor level. As such the proposed amendments would not increase the opportunity to overlook neighbouring residents.

### **Conclusion**

In conclusion, it is considered that the proposed amendments would be acceptable and would not prejudice the intentions of the original planning permission and would continue to accord with the objectives of the relevant policies of the Camden Local Development Framework.

**Recommendation:** Grant variation of condition