

Delegated Report		Analysis sheet		Expiry Date:		(1) 30/11/2012 (2) 19/12/2012	
		N/A		Consultation Expiry Date:		(1) 05/11/2012 (2) 20/11/2012	
Officer				Application Number(s)			
Tania Skelli-Yaoz				(1) 2012/5205/P (2) 2012/5573/P			
Application Address				Drawing Numbers			
1A Norfolk Road, London NW8 6AX				Refer to draft decision notices.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(1) Erection of roof with rooflight over courtyard at rear ground floor level in connection with existing residential house (Class C3). (2) Alterations to front boundary wall including replacement of pedestrian entrance gate with brickwork, installation of new vehicular entrance gates and erection of trellis on top of brick wall and installation of glass entrance canopy all in connection with existing dwellinghouse (Class C3).							
Recommendation(s):		Grant conditional permissions					
Application Type:		Householder applications					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	05 (03)	No. of responses	00	No. of objections	00	
			No. Electronic	00			
Summary of consultation responses:	No replies to 2012/5205/P. No replies to 2012/5573/P.						
Local groups/other comments:	n/a						
Site Description							
The application site is 1A Norfolk Road which is located on the west side of the street between its junctions with Woronzow Road and Avenue Road. The property is a detached single-family dwellinghouse which comprises ground, first floor and roof storey. A single-storey structure providing an entrance hall and other living space wraps around the north-east and north-west elevations building up to the boundary with Nos. 65 and 69 Avenue Road. The building is not listed and is not located within a conservation area. There is a Myrobalan Plum Tree located within the front garden which is subject to a Tree Preservation Order (TPO).							

Relevant History

2009/1179/P pp **GRANTED** 01/10/2009 for Demolition of existing garage and erection of single storey side extension on north/east elevation, erection of single storey side extension on south/west elevation, creation of internal courtyard and alterations to door and windows on south/east elevation of existing dwelling.

2008/2134/P Planning permission was **GRANTED** on 28/10/08 for the erection of single-storey extension with rooflights to north-west elevation and single-storey extension with rooflights and entrance canopy to north-east elevation (following demolition of existing single-storey extension) all in connection with existing single-family dwellinghouse (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

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

Other Relevant Planning Policies and Guidance

- **Camden Planning Guidance 2011 - CPG 1 and 3 and 6.**
- **St John's Wood Conservation Area Statement July 2009**

Assessment

Background

Planning permission was granted in October 2008 for the erection of single-storey extensions to the side (north-east) and rear (north-west) of the building following demolition of the existing single-storey wrap around extension. Work on this extension has completed on site.

Proposal

The following works are proposed:

1. Internalisation of existing rear courtyard to form a habitable living space by covering the area with a rooflight. (first proposal)
2. Infill of pedestrian opening within front brick boundary to its southern end and addition of trellis to length of front wall. (second proposal)
3. Replacement vehicular gates. (second proposal)
4. Installation of glass entrance canopy above front entrance. (second proposal)

Main Considerations

The visual impact of the proposal and the impact on the amenities of neighbours are the main considerations, as well as whether there would be any harm to a TPO protected tree.

Design

Rooflight: The courtyard would not be visible from the public realm, and it is considered that the rooflight which is at the rear g/f, would not detract from the character or appearance of the existing building. The proposal would therefore be in accordance with policy DP24.

Infill boundary wall: the proposal states that the pedestrian access is no longer required. The boundary wall is to be infilled to match the existing brickwork and style of wall. This is considered acceptable and complies with policy DP24.

Replacement gates: the replacement gates are similar in style to the existing metal gates but slightly taller. This is considered acceptable and complies with policy DP24.

Glass canopy: a new glass canopy is proposed over the existing entrance door. It has a small projection over the entrance steps and is considered modest and of insignificant impact on the appearance of the entrance area. It is therefore considered acceptable and complies with policy DP24.

None of the elements above are considered to have an impact on the character and appearance of the adjacent CA and thereby comply with policy DP25.

Amenity

Rear rooflight:

It is proposed to internalise the recently approved (2008) existing rear courtyard which is access via various ground floor rooms into the only rear open area within this property. In amenity terms, this is considered regrettable. CPG2, section 4.19 requires rear extensions to allow for the retention of a reasonable sized garden, respect the architectural features and proportions of the host building and retain the open character of surrounding natural gardens. Section 4.22 goes further to explain that development in rear gardens may result in the loss of amenity to existing and future residents of the property.

However, this property, which has most likely previously been part of the rear garden to 65 Avenue Road, is not laid in a traditional form, where the house benefits from a reasonable size garden. The Council has previously allowed the loss of most of small area of land that was available to the rear of this house and a small courtyard has been retained to its rear boundary with no. 69 Avenue Road. In my opinion, this space, although of some amenity value, does not offer the same benefits as a garden and may prove harder to maintain and enjoy due to its orientation and size. Moreover, the property benefits from a reasonable size front garden with development constraints due to a TPO tree. Therefore, on balance I do not consider its (the courtyard) loss to result in demonstrable harm to existing and future occupiers of the site.

Since the courtyard is already surrounded by a tall brick wall and the neighbouring property, 69 Avenue Road, benefits from a large garden the only impact will be the additional view into a third rooflight on this elevation. There is not considered to be an increased sense of enclosure to the neighbours, due to the openness of the garden and in summary, there would be no significant additional harm to the amenities of neighbours in terms of loss of light, privacy or overlooking compared to the previously approved scheme, which included the two existing rooflights. The application therefore complies with Policy DP26.

Elements 2-4:

The proposed alterations to the front gates, boundary wall and entrance area are not considered to impact on the amenity of existing or adjoining residents and comply with policy DP26.

Trees

A protected Plum tree is located within the front garden of the site, adjacent to the front vehicular gates. The Myrobalan Plum (T1) on the front boundary is subject to a TPO. The Myrobalan Plum (T1) on the front boundary is to be retained.

The proposal is not considered likely to affect the tree due to the modest nature of proposed works. Nevertheless, due to the proximity of the tree to the area of proposal (gates and boundary wall) it is recommended to condition details of measures for its protection during the construction period to be submitted prior to the commencement of development on site.

Recommendation: Grant conditional planning permissions.

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