

Delegated Report		Analysis sheet		Expiry Date:		30/10/2012	
		N/A		Consultation Expiry Date:		25/10/2012	
Officer				Application Number(s)			
Nicola Tulley				2012/4431/P			
Application Address				Drawing Numbers			
134 Gloucester Avenue London NW1 8JA				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Infill of existing arch and removal of rear extension at ground floor level in association with provision of additional habitable space, with alterations to front and rear elevations and erection of rear wall to provide enclosed area, all to dwelling house (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Householder Application					
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:		<p>A site notice was displayed from 27/09/2012 to 18/10/2012. A notice was placed in the Ham & High on 04/10/2012.</p> <p>No letters of comment or objection have been received to date.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Primrose Hill CAAC raise no objection but suggest a condition should be imposed to ensure the details and materials of new doors and windows, as well as stucco details, fully match those of the adjoining building to which they are modelled on.</p> <p>Officer's response: If the proposal is considered acceptable detailed drawings and details of materials would be requested by condition.</p>					

Site Description

The application site is a four storey with converted roof space terraced property located on Gloucester Avenue. There is an existing opening at ground floor level which would have provided vehicular access to the rear yard behind the site; this is currently sealed by large timber doors.

The application site is located in Primrose Hill Conservation Area and is noted as a positive contributor in the Conservation Area Appraisal and Management Strategy (CAAMS).

Relevant History

Application site

No relevant planning history.

134a-136 Gloucester Avenue

Full planning application, reference 2012/4188/P, was granted subject to S106 for: Erection of extensions at ground floor level in front and rear courtyards, alterations to fenestration, installation of rooflights creation of roof terraces and change of use from offices and workshops (Class B1) to 2 x 3 bedroom dwellings (Class C3) and flexible B1 accommodation as well as ancillary landscaping and the provision of one servicing bay.

Full planning application, reference 2011/4940/P, was granted subject to S106 for: Erection of extension at roof level and single-storey extension at ground floor level onto courtyard, creation of terrace at roof level, installation and alterations to windows and doors, associated landscaping and provision of servicing bay in connection with conversion of building from office and workshop space (Class B1) to 1 x 4-bedroom dwelling and flexible business space (Class B1).

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design

Conservation Guidance

Primrose Hill conservation area appraisal and management strategy 2000

Proposal & background

The application site relates to a four storey dwelling-house on Gloucester Avenue, which is in close proximity to the Bridge Approach, Chalk Farm. At ground floor level there is an existing arched opening that would have historically provided access to the rear of the site and the site adjacent has a similar arrangement. The rear of the dwelling faces onto a rear yard which supports a group of one and two storey buildings which are currently used as offices.

The applicant has proposed the following works:

- Infill of existing arched opening at ground level;
- Demolition of existing single storey rear projection; and
- Erection of rear boundary wall.

Planning permission has recently been granted at the site adjacent under planning reference, 2012/4188/P for: *Erection of extensions at ground floor level in front and rear courtyards, alterations to fenestration, installation of rooflights creation of roof terraces and change of use from offices and workshops (Class B1) to 2 x 3 bedroom dwellings (Class C3) and flexible B1 accommodation as well as ancillary landscaping and the provision of one servicing bay.* While the location plan of this permission indicates a red line which surpasses the 2.6m yard connected to Number 134 Gloucester Avenue the proposed site plan utilises part of this area as a cycle storage area. This is clearly a case of land ownership and if the permission relating to planning reference 2012/4188/P were to be implemented, the condition requiring cycle storage details will need to designate a new location for cycle storage.

Infill of arch at ground level

On inspection of the site officers considered that the ground floor of the subject property was not particularly attractive, featuring a large curved porch canopy and wide fascia. The infill would enclose the ground level opening at both front and rear building lines to provide approximately 24m² additional floorspace. The infill would not alter the built pattern or rhythm of the street to the detriment of the local conservation area and is therefore considered acceptable in relation to development policy DP24.

It was evident that a vehicle currently benefits from parking in this area and that the development would result in the loss of this off street space. However, in view that existing parking rights cannot be removed a car free clause would not be applied in this instance.

The proposal would result in the removal of the porch canopy with a simpler projecting cornice line with support brackets and replacement door which would respect the proportions of the dwelling and detailed design of neighbouring buildings. The infill would reinterpret the detailed design of neighbouring properties at this level through the inclusion of a timber sash window with two side lights and a rusticated rendered masonry wall.

The rear elevation would also be rationalised through the demolition of the existing single storey rear extension which sits adjacent to the neighbouring boundary of Number 132 with the inclusion of two steel crittal doors. The existing arch detail to the rear would remain and would be enclosed through the installation of crittal doors with top light.

Development Policy DP25 will only grant permission in conservation areas that preserves and enhances its special character. Officers consider that the proposal would enhance the appearance of the property and local conservation area. In consideration that policies DP24 & DP25 seek to ensure that all developments are of the highest standard of design, the quality of materials to be used and detailed 1:10 plans and sections will be required by condition.

Erection of rear boundary wall

In conjunction with the removal of the single storey rear extension the applicant has proposed the enclosure of the area of yard closest to the dwelling-house. The rear boundary wall would be approx. 2.5m high and run along the side boundary of Number 132 by 2.6m. In consideration that the existing single storey structure is higher than the proposed boundary wall the development would improve outlook from the neighbouring property.

The height of the wall at patio level would be approx. 1.8m high and should not therefore provide the opportunity for overlooking into the neighbouring property.

Conclusion

The proposed infill at ground floor level and erection of rear boundary wall is considered acceptable in relation to policies: CS14; DP24; DP25 & DP26 of Camden's LDF.

Recommendation

Approve subject to condition.

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