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| Delegated Report | | Analysis sheet | Expiry Date: | 25/10/2012 |
| | | N/A | Consultation Expiry Date: | 11/10/2012 |
| Officer | | | Application Number(s) | |
| Nicola Tulley | | | 2012/4461/P | |
| Application Address | | | Drawing Numbers | |
| Flat A 130 Gloucester Avenue London NW1 8JA | | | See draft decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Variation of condition 2 for minor material amendments to planning permission dated 26/09/11 (Ref. 2011/3725/P) for the erection of part single, part two storey rear extension at lower ground and ground floor level with external staircase to rear garden and creation of ground floor level roof terrace all in connection with existing maisonette (Class C3), namely to alterations to fenestration at rear lower ground and ground floor level and alterations to design of external staircase from rear ground floor to garden. | | | | |
| Recommendation(s): | | Approve variation of condition 2 | | |
| Application Type: | | Variation or Removal of Condition(s) | | |

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|--|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 08 | No. of responses | 01 | No. of objections | 00 |
| | | | No. electronic | 00 | | |
| Summary of consultation responses: | <p>A site notice was displayed from 12/09/2012 to 03/10/2012. A publicity notice was placed in the Ham & High on 20/09/2012.</p> <p>One letter of comment was received from Number 128 Gloucester Avenue: The neighbour would like to know why they are being asked to comment again after it was approved in May June last year. They are fed up with the noise and dust generated and the time it has taken to complete.</p> <p><u>Officer's response:</u> This application is to vary the Condition 2 'plan numbers' for minor material amendments to the proposed scheme.</p> | | | | | |
| CAAC/Local groups* comments: *Please Specify | Primrose Hill CAAC: no response received to date. | | | | | |

Site Description

The application site is a three storey with basement property which is part of a staggered terraced group on Gloucester Avenue and within Primrose Hill conservation area. The surrounding area is predominately residential with similar three storey terraced properties with basements secured by black metal railings.

The building has been subdivided into 2 self contained residential units.

Relevant History

Variation of condition, reference 2012/2985/P, for: Variation of condition 2 (development in accordance with the approved plans) of planning permission dated 26/09/11 (Ref: 2011/3725/P) for erection of part single, part two storey rear extension at lower ground and ground floor level with external staircase to rear garden and creation of ground floor level roof terrace all in connection with existing maisonette (Class C3) namely, to install metal stair to front lightwell, alterations to garden staircase, erection of extension on terrace at rear ground floor level, and alterations to fenestration, was **refused**.

Full planning application, reference 2011/3725/P, for: Erection of part single, part two storey rear extension at lower ground and ground floor level with external staircase to rear garden and creation of ground floor level roof terrace all in connection with existing maisonette (Class C3) was **granted**.

Full planning application, reference 2011/2064/P, for: Erection of part single, part two storey rear extension at lower ground and ground floor level to existing maisonette (Class C3), including creation of an upper ground floor level roof terrace, was **withdrawn**.

Full planning application, reference PEX0000281, Replacement of existing window with French doors and associated balustrade. As shown on drawing number: DR/1F1, DR/2F2, DR/3F3, DR/4F and DR/SF (revised).

Relevant policies

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

LDF Core Strategy and Development Policies 2010

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 2011

CPG1 Design

CPG6 Amenity

Primrose Hill conservation area appraisal and management strategy 2000

Assessment

Proposal and background

Planning permission, reference 2011/3725/P, was granted on 26th September 2011 for: erection of part single, part two storey rear extension at lower ground and ground floor level with external staircase to rear garden and creation of ground floor level roof terrace all in connection with existing maisonette (Class C3).

There were no conditions to discharge. Works of construction commenced on 08/05/2012.

The current application proposes the Variation of Condition 2 (development in accordance with approved plans) which seeks approval for the following minor material amendments from the approved scheme:

- Alteration of garden staircase from landing stair to spiral staircase
- Alterations to rear fenestration

Garden staircase

The garden staircase approved under planning reference 2011/3725/P, projected from the rear wall of the extended two storey extension by approx 3.3m, accessed by a door in the extended kitchen. The applicant has proposed to amend the approved staircase with landings to a spiral staircase; this would reduce its projection from the rear wall to approx. 2.35m. Given that the amendment is not a significant alteration and would reduce its proportions, the amendment would be considered minor material and not harmful to the character and appearance of the property, in accordance with policies: CS14; DP24 & DP25 of Camden's LDF.

Alterations to fenestration

The applicant has proposed amendments to the proportions and design of glazing to the rear ground and lower ground floors. At upper ground level the door and window within the two storey extension would feature a central door opening with two side lights. At lower ground floor two double door openings are proposed.

The glazed doors proposed in the extended closet wing would not align with the fenestration pattern above and the number of openings are considered excessive but are not however considered to cause significant harm to the character and appearance of the property with regard to policies: CS14; DP24; & DP25 of Camden's LDF.

Conclusion

In summary, the proposed minor material amendments to the rear garden staircase and rear fenestration are considered acceptable as minor material amendments to planning permission dated 26th September 2011, reference 2011/3725/P.

Recommendation

Approve variation of condition 2.

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