

| | | | | | | | |
|---|----------------------------|--------------------------------|-------------------------------------|----------------------------------|-------------------|------------|--|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 11/10/2012 | |
| | | N/A | | Consultation Expiry Date: | | N/A | |
| Officer | | | | Application Number(s) | | | |
| Jenna Litherland | | | | 2012/4108/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Garages rear of 18 Hillfield Road London NW6 | | | | Refer to draft decision notice. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Details pursuant to condition 4 (front boundary), 5 (green roof), 6 (sample brickwork), 7 (landscaping) of planning permission dated 17/05/12 (Ref 2012/1840/P) for erection of 2 storey dwellinghouse with forecourt parking (following the demolition of existing garage fronting Mill Lane). | | | | | | | |
| Recommendation(s): | | Part approve/ part refuse | | | | | |
| Application Type: | | Approval of Details | | | | | |
| 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: | N/A | | | | | | |
| CAAC/Local groups* comments: *Please Specify | N/A | | | | | | |

Site Description

The application relates to a single-storey garage located on the northern side of Mill Lane to the rear of No. 18 Hillfield Road, a substantial property divided into flats. The properties to the north of the application site form part of a residential terrace which is at a higher level than the application site. The properties along the southern side of Mill Lane opposite the site form part of a shopping parade. The site is not located within a Conservation Area and the building on the site is not listed.

Relevant History

2012/1840/P: Erection of 2-storey dwellinghouse with forecourt parking (following the demolition of existing garage fronting Mill Lane). Granted subject to S106 on 17/05/2012.

- This application seeks to discharge certain conditions of this permission.

Relevant policies

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protective and improving our parks and open spaces and encouraged biodiversity

CS16 Improving Camden's health and well-being

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance 2011

CPG1 (Design)

CPG3 (Sustainability)

Assessment

Planning permission was granted on the 17/05/2012 (ref: 2012/1840/P) for erection of 2-storey dwellinghouse with forecourt parking (following the demolition of existing garage fronting Mill Lane). This permission was subject to a S106 legal agreement and certain conditions.

Condition 4 states: Notwithstanding the drawings hereby approved detailed drawing of the front boundary treatment shall be submitted to and approved in writing by the Council prior to commencement of the relevant part of the works. The front boundary treatment shall be constructed in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Condition 5 states: No development shall take place until full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved in writing by the local planning authority. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Condition 6 states: A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Condition 7 states: No development shall take place until full details of hard and soft landscaping (including the climbers on the eastern elevation of the building) and means of enclosure of all un-built, open areas have been submitted to and approved in writing by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Assessment

Condition 4 – The details submitted to discharge this condition have been amended during the course of the application to address concerns raised by the case officer. The original submission included details of a front boundary wall 2.8 metres in height with and centrally position sliding access gate and pedestrian gate with a width of 3.6 metres and a height ranging from 2.72 to 2.78. This entrance gate was then revised by reducing its overall height to 1.9 metres and altering the design of the gate so that the top section is trellised. These amendments were made following advise from the case officer that the proposal front boundary treatment did not respect the open character of the front boundary treatment of recently approved and constructed dwellings along Mill Lane.

The applicant has advised that the solid band at the top of the gate is necessary as it would house the runner for the sliding gate. The amended gates are considered to be an improvement from the proposal originally submitted, however, the trellis would still have a relatively solid appearance with its framing to the sides and the solid band at the top. It is considered that the front boundary treatment remains excessively high to the extent that it would appear imposing and would not respect or maintain the open character of the front boundary

treatment of the recently approved and constructed dwelling along Mill Lane.

As such it is recommended the details submitted in accordance with Condition 4 are refused.

Condition 5 – The details submitted show that the green roof would be a Blackdown Plug and Seed roof which comprises of grasses and herbaceous perennials. The details demonstrate an adequately sustainable system with sufficient depth of substrate and number of species. The details comply with the requirements of DP22 of CPG3 –Sustainability. It is recommended that the details submitted in accordance with Condition 5 are approved.

Condition 6 – The proposed brick is Anglessey Weathered Buff by Wienerberger and a sample of the brick demonstrating the proposed colour, texture, face-bond and pointing of was provided on site. The submitted brick has a cream/ light yellow colour and a rough external texture. The buildings surrounding the site have a range of finishes including render and timber which is typical of new dwellings further east on Mill Lane, on the south side of Mill Lane the buildings are generally constructed from London stock brick and the building to the north of the site on Hillfield Road are generally red brick. The principle of the use of a yellow colours brick was acceptable as part of the original application and it is considered that the sample now provided would compliment the appearance of the building and would respect the character of the surrounding area. The proposed colour, texture, face-bond and pointing of the sample provided on site is acceptable and as such it is recommended that the details submitted in accordance with condition 6 are approved.

Condition 7 – The proposed landscaping plan shows an area of hardstanding which would be used for car parking. The paving would be stone and it would be bedded on sand with wide joints. This will allow water to permeate into the ground. Soft landscaping is proposed in a planter along the western boundary of the site which would be planted with dwarf bamboo. Along the eastern boundary of the site and bench with a planter slot is proposed which would be planted with chocolate vine. The proposed soft landscaping is considered appropriate and would improve the biodiversity value of the site which currently contains no planning. Details have not been submitted in relation to the climbers on the eastern elevation of the building as such the submitted details would only partially discharge condition 7 in so far as it relates to the landscaping in the front garden.

Recommendation: Refuse details submitted in accordance with condition 4 (front boundary) and approve details submitted in accordance with conditions 5 and 6 (green roof and brick sample) and approve details submitted in accordance with conditions 7 insofar as it relates to landscaping in the front garden.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444