

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/10/2012	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Jason Traves				2012/4988/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
45 And 45A Avenue Road WESTMINSTER London NW8 6BS							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Request for observations from City of Westminster for the demolition of the existing dwellings at No. 45 and 45A and redevelopment to create a new single dwelling with associated excavation to provide enlarged lower ground floor level, and basement plant room, associated lightwells, landscaping, alterations to boundary walls and installation of air conditioning condensers within enclosure to rear garden.							
<b>Recommendation(s):</b>		No objection					
<b>Application Type:</b>		Request for Observations to Adjoining Borough					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	N/A						
<b>CAAC/Local groups comments:</b>	N/A						

## Site Description

The existing dwelling houses, no's 45 and 45A, which currently occupy the site, were built in the early part of the 20th Century as a single house. According to the planning statement, the house was subdivided in around the 1950's and was substantially extended and remodelled in the form of two separate semi-detached houses. Further extensions and alterations were subsequently made. The properties are located behind a brick wall with iron gates and each benefits from generous, landscaped front and rear gardens.

The site is located within the St Johns Wood Conservation Area of Westminster. Both properties have been designated as being 'Unlisted Buildings of Townscape Merit', including numbers 45 and 45A Avenue Road. To the east of the site lies Camden's Elsworthy Road Conservation Area. The area is of residential character, low density, with a suburban townscape, characterised by large substantial family dwellings with generous gardens in diverse traditional architecture styles, including arts and crafts, neo-Georgian and new-classical.

## Relevant History

Various applications have been granted as recently as 2010 for alterations that include changes to the external appearance of the building and its cartilage.

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution and growth)  
CS4 (Areas of more limited change)  
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

CPG1 (Design)  
CPG2 (Housing)  
CPG4 (Basements and lightwells)

## Assessment

The proposal is for complete demolition of the semi detached building on site, which comprises two existing houses (following a sub-division from a single dwelling in the 1950's) and redevelopment of the site with a replacement building of a contemporary Arts and Crafts design. The new building would have a similar height, depth and massing and is comparable to the existing buildings on the site as well as the scale and architectural detailing of the properties on Avenue Road,

Note that there is a related CAC app ref: 12/08195/CAC although, observations have not been sought by Westminster in this regard.

The relevant issues of consideration are design, neighbour amenity and transport.

### *Design*

The replacement building has the same overall bulk, size, scale, massing and setback, being appropriate and acceptable in the context and character of the existing street scene, subject to Westminster's assessment of the acceptability of the demolition of the existing non-designated positive contributors as well as the acceptability of the detailed design of the replacement building, having regard to its own local policy and guidance.

### *Neighbour Amenity*

There are no significant impacts identified by the proposal to properties adjacent in Camden, as the built form relationships and access are essentially unchanged. Nor is there any significant change to development intensity which may give rise to any additional impact in this residential context.

### *Transport*

Any potential impacts in the course of construction, including transport would be subject to the monitoring and management of Westminster. No operational impacts are identified as there is no significant intensification of use in this residential context

Overall, there are no implications for Camden. Therefore, the application should be determined in accordance with Westminster's policies.

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