

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/07/2012
		N/A / attached		Consultation Expiry Date:	07/06/12
Officer			Application Number(s)		
Angela Ryan			2012/2169/P		
Application Address			Drawing Numbers		
6 The Old Orchard London NW3 2TR			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Retention of and proposals for amendments to planning permission granted on 19/04/11 (ref: 2011/1006/P) for excavation of ground and lower ground floor rear addition and infill extension with enlarged window to east elevation at lower ground floor of existing dwelling house (Class C3) (Ref:2011/1006/P). Amendments include the provision of an obscured glazed window in the north elevation at ground floor level and the retention of the reconfigured lower ground floor extension on the east and south elevations, increase in length of the ground floor side extension on the west elevation and two additional timber casement windows at lower ground floor level on the east elevation.					
Recommendation(s):		Grant Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	15	No. of responses	5	No. of objections	3
			No. Electronic	1		
Summary of consultation responses:	<p>A site notice was displayed from 11/05/12 to 01/06/12 and a notice displayed in the local press from 17/05/12 to 07/06/12. Two letters commenting on the scheme was received from the occupier of no. 6 Nassington Street and an occupier of Flat 1, 44 Parliament Hill raising concerns about the placement of a skip and the noise and disruption (noise and air pollution) caused as a result of the works. No objections are raised to the proposal but objection would be raised in respect of more building works taking place. (Officer's response: It is envisaged that the amended scheme should not result in prolonging the works as the majority have already been implemented. It should be noted that the issue of noise during construction is also dealt with under separate legislation)</p> <p>Three letters of objection have been received from the occupiers of nos. 2, 3, and 5 The Old Orchard. A summary of the objections are as follows:</p> <ul style="list-style-type: none"> -objects to the etched glass door providing access to the rear of no. 6 The Old Orchard, resulting in the creation of additional people traffic through the courtyard causing disruption to both privacy and security (Officer's response: See section 3 and paragraph 1.4) - Design out of keeping with the design of the other five houses (Officer's response: See section 2 of this report) -Incorrect info in drawing nos: <ul style="list-style-type: none"> 122/32: Does not show the building projecting forward and it being built of brick and not predominantly glazed as previously approved. (Officer's response: The projection is shown in drawing no. 122/31 and the proposed materials are also annotated on the drawing. This is also highlighted in the design and access statement) 122/35: Shows the ground floor to the south extending beyond the first floor balcony so making it different from the original design and from the other houses. (Officer's response: The projection relates to the amendments being sought in this application and is shown on drawing 122/31. This element of the extension is not readily visible from the street or from the wider public realm). 122/36: States "existing glazing retained" but is not the glazing as approved previously but that as altered since planning permission was granted. (Officer's response: As this part of the scheme has already been implemented and is shown on the proposed drawings, the application is technically for the retention of the works already undertaken). 					
CAAC/Local groups* comments: *Please Specify	South Hill Park CAAC: No response received to date to formal consultation.					
Site Description						
<p>The application site relates to a semi-detached two- storey house located at the end of cul-de-sac and forms part of a small enclave of 6 post-war houses built within a back land site It is bounded by Parliament Hill, Nassington Road and Tanza Road, and is accessed via a private driveway. The area is predominantly residential in character.</p> <p>The site is not listed but lies within the South Hill Park Conservation Area.</p>						
Relevant History						
<p>Planning: 6 The Old Orchard: 25/02/2008- Permission granted for change of use from two dwellings to a single dwelling house. (Ref: 2007/6407/P)</p> <p>19/04/2011- Permission granted for excavation of ground and lower ground floor rear addition and infill extension with enlarged window to east elevation at lower ground floor of existing dwelling house (Class C3) (Ref:2011/1006/P)</p> <p>4 The Old Orchard: 09/09/08- Permission granted for the erection of a ground and first floor side extension and enlargement of a 1st floor rear extension, new rooflights, and replacement of timber balustrade at front first floor level with a glazed balustrade, to 4 The Old Orchard. (Ref: 2008/2665/P)</p> <p>Enforcement: 6 The old Orchard: EN12/0325: 17/04/2012- complaint received about the east elevation not being built according to the planning permission granted 19/04/11 (Ref:2011/1006/P)</p> <p>EN12/0352: 23/04/2012- complaint received about the development not being built in accordance with the approved plans</p>						

(Ref: 2011/1006/P)

EN12/0456: 15/05/12- complaint received about the insertion of a door (North elevation) in the wall behind nos. 5 and 6 The Old Orchard.

All of the above three cases are current investigations awaiting the outcome of this application prior to proceeding further.

Relevant policies

LDF Core Strategy

CS1- (Distribution of growth)

CS5- (Managing the impact of growth and development)

CS14- (Promoting high quality places and conserving our heritage)

LDF 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 Chapter 4- Extensions, alterations and conservatories

CPG 6 Chapter 7-Overlooking, privacy and outlook

South Hill Park Estate Conservation Area Statement 2001

National Planning Policy Framework 2012

Assessment

1.0 Proposal:

1.1 The applicant seeks to amend the planning permission dated 19/04/11 (Ref: 2011/1006/P) for the excavation of ground and lower ground floor rear addition and infill extension with enlarged window to east elevation at lower ground floor of existing dwelling house (Class C3). The minor changes are being proposed to aspects of the house from the client's review of the scheme.

1.2 The most significant changes relate to the design of the lower ground floor and ground floor extensions. The alterations in comparison to the approved scheme are as follows:-

1. Retention of existing (prior to any works taking place) staircase and balustrade on the front (south) elevation at ground floor level instead of the previously approved external staircase
2. Two additional timber framed casement windows on the side (east) elevation at lower ground floor level as part of the fenestration alterations
3. An additional projection of 0.3m of the south-eastern side of part of the lower ground floor extension on the side (east) elevation
4. Installation of an obscured glazed window in the rear (north) elevation at ground floor level
5. Increased in length of the ground floor side extension on the west elevation by 0.2m (from 14.5m to 14.7m)
6. Set back of the approved extension by 1m on the front (south) elevation at lower ground floor level to allow retention of the existing external stair

1.3 It should be noted that all of the amendments barring no 4 have already been implemented and thus sought retrospectively. The description of development reflects which works are sought to be retained and which are proposed. Planning enforcement investigations have been lodged in respect of the works now sought to be granted permission. This application is therefore seeking to regularise the works that have been carried out and the proposed element outlined at item no. 4.

1.4 During the course of this application the scheme has been revised to install an obscured glazed window in the north elevation omitting the previously proposed doorway.

1.5 The proposed amendments constitute material alterations and will therefore be considered against relevant policies. The key issues to consider are:

- The impact of the proposal on the character and appearance of the host building and conservation area; and
- The impact on amenity

2.0 Impact on the character and appearance of the host building and conservation area

2.1 Retention of existing staircase and balustrade on the front (south) elevation at ground floor level instead of the

previously approved external staircase:

This element results in the previously approved external staircase being omitted from the now proposed scheme. As this element comprises an existing situation and is an original aspect of the house no design issues are raised.

2.2 Two additional timber framed casement windows on the side (east) elevation at lower ground floor level as part of the fenestration alterations:

The two additional windows are of a material and design that matches the existing windows located on this part of the site and is therefore considered to be in keeping and would not compromise the architectural composition of the application site, therefore the alteration is considered to be appropriate.

2.3 An additional projection of 0.3m of the south-eastern side of part of the lower ground floor extension on the side (east) elevation:

The proposed lower ground floor extension has been built and involves enclosing an area of land located below an existing balcony area on the side (east) elevation. This element of the extension although visible from the rear of the adjoining property at no. 5 The Old Orchard, would not be readily visible from the wider public realm given the height of the existing side boundary wall. Part of the extension on the south-east side extends forward from the original building line approved by approximately 0.3m. One of the additional proposed timber framed casement windows has also been installed in the east elevation of the extension. This element of the extension was originally proposed to be predominantly glazed but has been built of brickwork. The brickwork matches the brickwork on the host building and is therefore in keeping with the architectural composition. It is also not readily visible from the street or wider public realm by virtue of the height of the existing boundary treatment. As such no design issues are raised.

2.4 Increased in length of the ground floor side extension on the west elevation by 0.2m (from 14.5m to 14.7m) and installation of an obscure glazed window:

The proposed extension at ground floor level to the side (west) elevation has been implemented and involves enclosing a narrow strip of land located to the side of the house. The proposed side extension still continues to follow the slope of the existing roof on the side of the house, thus respecting the general shape and form of the property. The proposed library area at ground floor level has been extended forward to the north by 0.2m which would result in partially building over a piece of redundant land to the north of the application site building. It is proposed to install a new window opening has been installed in the rear (north) elevation of the extension in order to provide more light into the proposed library area. This element of the proposal would not be readily visible from the street or from the wider public realm as it abuts the side boundary wall which results in obscuring the majority of the extension by virtue of its height.

2.5 Set back of the approved extension by 1m on the front (south) elevation at lower ground floor level to allow retention of the existing external stair:

The applicant proposes to retain the existing staircase and balustrade at the front of the property which provides access down to the garden at lower ground floor level. Part of the lower ground floor extension is therefore now proposed to be set back from the front boundary by approximately 1m (originally proposed to abut the front boundary wall). This part of the extension is proposed to accommodate a master bedroom. The previously approved extension at this point measured 18.2m² in area and it now measures 15m², therefore the extension as built is smaller than that originally approved by approximately 3m². This element of the extension is no higher than that previously approved.

2.6 Conclusion:

The works as described above are in themselves and in comparison with the approved scheme considered to be appropriate, representing modest additions to the existing dwelling. The materials used on the extension complement the materials on the host building and are considered to be appropriate. In design terms the proposed extensions are considered to be relatively minor and read as subservient to the host building. The works are therefore considered to be in compliance with CPG 1 in terms of their scale and proportions and are not considered detrimental to the character and appearance of the host building or this part of the South Hill Park Conservation Area. The proposed materials would be bricks and slates, with timber doors and timber windows to match the existing. Therefore, the proposal broadly complies with current design guidance and policies CS14, DP24 and DP25 of Camden's LDF.

3.0 Amenity

3.1 It is considered that the proposed alterations in comparison with the approved scheme do not result in any significant impact on the amenity of neighbouring properties by way of blocking out natural light, overlooking, loss of privacy, the loss of outlook or increased sense of enclosure. The rear extension would be lower than the existing boundary wall and fence between the application site and the adjoining properties at nos. 44 and 46 Parliament Hill while the remaining proposed alterations are located at lower ground floor, below an existing balcony and thus would have no impact on the existing neighbours. A door was proposed in the rear (north) elevation to provide access to a small pocket of land located between the application site and no. 5 The Old Orchard. This would have resulted in overlooking into a window located in the side elevation of no. 5 The Old Orchard serving a WC to the detriment of the existing occupiers. This has since been amended to include an obscured glazed window in order to alleviate the problem of overlooking. This will be secured via an appropriate condition. As such it is considered that the amended application would not cause undue harm to residential amenity and complies with policies CS5 and DP26 of Camden's LDF.

Recommendation: Approve

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd July 2012. For further information please click [here](#).