

Delegated Report		Analysis sheet		Expiry Date:		02/07/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Richard Black				2012/2430/P			
Application Address				Drawing Numbers			
4 Templewood Avenue London NW3 7XA				Site Location Plan; Drawing No(s) 174.01; 174.02; 174.03; 174.04; 174.05; 174.06; Arboriculture Report CC30-1029; 30-1029.01-A.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to conditions 3 (hard and soft landscaping and means of enclosure) and 5 (tree protection) of planning permission dated 20/10/11 (ref:2011/1710/P) for excavation and enlargement of existing basement to provide a new swimming pool, gym, utility spaces and associated light wells; erection of a ground floor rear extension, new terraces at ground and first floor levels, new replacement roof, works to chimneys, new dormer windows, new entrance gates and associated external alterations and landscaping to single dwelling house (Class C3)							
Recommendation(s):		Granted					
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

Templewood Avenue is a 2-storey plus attic substantial detached dwelling house on the south eastern side of Templewood Avenue at its junction with Templewood Gardens. It is an early 20th Century house designed by CHB Quennell constructed in red brick and similar in details and appearance to other surrounding Quennell buildings

Although the address of the house is Templewood Avenue, the principle elevation is on Templewood Gardens, and a generous garden lies to the south of the site alongside Templewood Gardens. The site lies within the Redington Conservation Area, and is listed as building that makes a positive contribution to the conservation area.

Relevant History

2011/1710/P – Planning permission was granted on the 20/10/2011 for the excavation and enlargement of existing basement to provide a new swimming pool, gym, utility spaces and associated light wells; erection of a ground floor rear extension, new terraces at ground and first floor levels, new replacement roof, works to chimneys, new dormer windows, new entrance gates and associated external alterations and landscaping to single dwelling house (Class C3) following works of demolition to existing dwelling.

2010/5119/P – Planning permission was refused on the 23/03/2011 for the excavation and enlargement of existing basement to provide a new swimming pool, gym, utility spaces and associated light wells; erection of a ground floor rear extension, new terraces at ground and first floor levels, replacement roof, works to chimneys, new dormer windows, new entrance gates and associated external alterations and landscaping to single dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

N/A

Assessment

Proposal

The application relates to the approval of details pursuant to conditions 3 (hard and soft landscaping and means of enclosure) and 5 (tree protection) of planning permission dated 20/10/11 (ref:2011/1710/P) for the excavation and enlargement of the existing basement to provide a new swimming pool, gym, utility spaces and associated light wells; erection of a ground floor rear extension, new terraces at ground and first floor levels, new replacement roof, works to chimneys, new dormer windows, new entrance gates and associated external alterations and landscaping for the existing single dwelling house.

Condition 3 states:

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] 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.

Condition 6 states:

No works shall commence on site until a method statement for the protection of trees implicated in the development, which are to be retained, is submitted to and approved by the Council.

Reason: to ensure that the Council may be satisfied that the implementation of the development does not have an adverse affect on trees to be retained in order to maintain the character and amenities of the 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.

The Council's Tree officer has assessed the proposal and has confirmed that the tree protection details are considered acceptable to ensure that the trees to be retained are protected throughout the development process.

The landscape design details are acceptable and of a high quality. The applicant has confirmed that the paving for the drive is to be of a permeable construction which is in line with current policy and guidance.

On balance the details provided are considered to be acceptable and in accordance with the objectives of Camden's relevant planning guidance and LDF policies and therefore conditions 3 and 5 can be approved.

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