

Delegated Report		Analysis sheet		Expiry Date:		30/04/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2012/1297/P			
Application Address				Drawing Numbers			
29A Tanza Road London NW3 2VA				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details hard and soft landscaping, tree protection method statement and details of the appointment and appointee's responsibilities (chartered engineer) required by conditions 4, 6 & 7 of Planning Permission ref: 2011/1692/P granted on 25/01/2012 for the extension and additional excavation to the existing basement cellar level to provide additional living accommodation; replacement and addition of new windows to front and rear elevations at basement and lower ground floor level and associated landscaping works for existing lower ground floor flat (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

- 1.1 The application site comprises a 4 storey (lower ground, upper ground, first and second floor) plus existing basement cellar lower semi-detached property on the north eastern side of Tanza Road. The property has been subdivided into 4 no. flats (basement cellar and lower ground floor, upper ground, first and second floor flats).
- 1.2 This garden is enclosed by a brick wall with a timber access gate which backs directly onto the Heath. A private access path runs along the south-east side of the application site boundary (adjacent to the boundary with the adjoining property at no 27 Tanza Road) to provide direct access for the flats at No. 29 Tanza Road to the Heath. The main entrance to the building is from the external stairs up from the pavement level, but that for the lower ground floor flat (No 29a – the subject of this application) is from the south-east side of the property.
- 1.3 The application site building is, like the vast majority of properties along Tanza Road, one of a pair of semi-detached properties. It is a pair with No. 31 (to the north-west of the application site). The property is located within South Hill Park Conservation Area and identified as making a positive contribution to the character and appearance of the conservation area.
- 1.4 The application site is also located within a controlled parking zone (and has a PTAL rating of 1b), a hydrological constraint area of slope stability and surface water flow and flooding (Tanza Road is referred to in CPG4 as a street at risk of flooding) and the rear garden is within designated private open space (Heath-Edge Gardens adjacent to the southern margins of Hampstead Heath).

Relevant History

Planning Permission ref: 2011/1692/P granted on 25/01/2012 for the extension and additional excavation to the existing basement cellar level to provide additional living accommodation; replacement and addition of new windows to front and rear elevations at basement and lower ground floor level and associated landscaping works for existing lower ground floor flat (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS15- Open space and biodiversity
DP24- Securing high quality design

Assessment

Landscape (condition 4)

The proposed design for the rear garden incorporates an area of lawn with borders for planting and a gravel path leading to a seating area at the rear. The garden backs on the Hampstead Heath though a high boundary wall restricts views into the site. A tree within the garden (Goat Willow) is growing up against this boundary wall and has caused some damage. A large limb is also resting on the neighbouring boundary wall and has caused significant structural damage. Though this tree was to be retained as part of the original proposals, its removal and replacement is considered acceptable for these reasons. The tree itself is not of particularly good form and makes a limited contribution to the character of this part of the conservation area. The tree will be replaced with a British Native Cherry, Whitebeam or Field Maple (16-18cm girth). This will restore any loss of visual amenity associated with the removal of the Willow and will be planted further away from the wall to limit future damage.

The design of the front garden has provided an area for planting along the front boundary and proposes gravel at the lower level.

Although no specific species have been identified, the layout of the gardens and planting potential is considered sufficient in this case to discharge the condition.

Tree protection (condition 6)

The tree protection largely relates to the protection of the Willow, though as this tree is now to be removed, tree protection is no longer required. The details would be considered acceptable were the tree to remain, so it is considered they are sufficient to discharge the condition.

Appointment of qualified Structural Engineer (condition 7)

The letter from the structural engineer is considered sufficient to discharge the condition as it demonstrates they are a Member of the Institute of Chartered Engineers and have been commissioned to inspect and monitor the approved construction works throughout the building project.

Recommendation: Approve conditions 4, 6 and 7

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