

Delegated Report		Analysis sheet		Expiry Date:	24/04/2012	
		N/A		Consultation Expiry Date:	27/03/2012	
Officer			Application Number(s)			
Nicola Tulley			2012/1219/P			
Application Address			Drawing Numbers			
80 Fortune Green Road London NW6 1DS			Site Location Plan; Existing approved plans 1 – 6; amended plans 230; 250; 260; 270.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Amendment to planning permission granted on 10/02/09 (Ref: 2008/2396/P) for the erection of first floor extension above the existing rear ground floor and change of use of part of the ground floor (Class D1) to create a first floor studio flat accessed from Rose Mews, namely for alterations to roof profile, omit maple cladding and replace with render on rear elevation, no change of use of D1 at ground floor and installation of external metal staircase from ground to first floor level on rear elevation.						
Recommendation(s):		Approve subject to Deed of Variation S106				
Application Type:		Full Planning Permission				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		Ten neighbours have been consulted, no response has been received to date.				
CAAC/Local groups* comments: *Please Specify		No local groups have been identified.				

Site Description

The subject site relates to a three storey mid terrace building located on the northern side of Fortune Green Road. At ground and first floor level is a Doctors Surgery (use class D1) with studio flat above. The surrounding area features a mix of commercial and residential units.

The subject site is not within a designated area, nor does it relate to a listed building.

Relevant History

Details pursuant, reference 2009/4858/P, was granted for: Details of facing render and timber panelling pursuant to condition 2 of planning permission dated 10/02/09 (Ref. 2008/2396/P) for the erection of first floor extension above the existing rear ground floor and change of use of part of the ground floor D1 floorspace to create a first floor studio flat accessed from Rose Mews.

Enforcement reference EN09/0668 was opened following a complaint that works had not been carried out in accordance with approved permission 2007/1233/P in relation to the pitched roof on the second and third floors.

Full planning permission, reference 2008/2396/P, Erection of first floor extension above the existing rear ground floor and change of use of part of the ground floor D1 floorspace to create a first floor studio flat accessed from Rose Mews.

Full planning permission, reference 2008/1015/P, was refused for: Revision to planning permission granted on 08/10/07 (2007/1233/P) for the erection of a rear extension at second floor level for the flat at that level and the erection of an additional storey to the main building to provide a studio flat namely, installation of obscure glazed screening and a new door on the rear elevation at rear second/third floor half-landing level, all in connection with use of new rear flat roof as a terrace.

Full planning permission, reference 2007/1233/P, was granted for: The erection of a rear extension at second floor level for the flat at that level and the erection of an additional storey to the main building to provide a studio flat.

Full planning permission, reference 9005670, was granted for: Second floor extension to provide bedroom for caretaker's bed-sit flat ancillary to doctors' surgery use on ground and first floors.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime Homes and Wheelchair Homes

DP18 Parking standards and limiting the availability of car parking

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG2 Housing

CPG6 Amenity

Assessment

The site as existing is a three storey mid terrace building with a ground floor rear projection: at this level planning permission was approved for a first floor extension to accommodate a studio flat to be accessed from Rose Mews, planning reference 2008/2396/P. For access purposes, planning permission was requested to change the use of part of the ground floor from D1 to C3. The previously approved application was decided against historical policies contained within the Unitary Development Plan 2006: policies contained within the borough's LDF 2010 in relation to design and amenity remain largely unaltered, also with regard to community use protection and parking. The S106 legal agreement related to 'car free' which restricts the rights of residents to apply for parking permits.

Site inspection noted no new areas of development in the immediate locality since planning permission was approved in 2008 and as such no new issues of amenity need to be assessed.

Amendments to planning permission ref: 2008/2396/P

The following amendments are proposed:

- Alterations to roof profile;

The proposed roof profile is not significantly altered from the approved scheme where it would retain a curved roof form which is similar to development in the immediate locality in Rose Mews. The metal seam roof would incorporate curved sides with the addition of parapets. A detailed 1:10 cross section of the parapet gutter has been submitted to demonstrate fall and drainage which is considered acceptable.

- Omit maple cladding with render;

The previously approved structure featured Maple cladding at ground floor level which was deemed acceptable with further details to be submitted. Details of the proposed facing render and maple cladding were submitted under reference 2009/4858/P; the render had a rough textured finish and was deemed acceptable.

Site inspection noted the use of render; glass and metal forming the character of new development of Rose Joan Mews (rear of Fortune Green Road). The omission of maple cladding with render at ground floor level is not deemed detrimental to the character and appearance of the locality and therefore acceptable in relation to policy DP24 of Camden's LDF 2010.

- Installation of external metal staircase;

Where previously access to the studio unit was proposed at ground floor level, through an internal staircase within the doctors surgery, access is now proposed via an external staircase at the rear elevation. As such the proposal no longer requires a part change of use of the ground floor from D1 to C3. The metal stair and balustrades would not be uncharacteristic of the immediate (newly developed) locality which features a mix of render, metal and second floor terraces.

Conclusion

The amendments proposed to planning permission reference 2008/2396/P are considered acceptable in that they would continue to be in accordance with design policy, DP24 & CPG1 contained within Camden's LDF 2010.

Recommendation

Approval, subject to deed of variation.

