

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/04/2012	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenna Litherland				2012/1091/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
23 GLADYS ROAD LONDON NW6 2PU				Refer to draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Details pursuant to conditions 3 (hard and soft landscaping) and 5 (front boundary enclosure) of planning permission granted 23/02/12 (2011/5872/P) for excavation of lightwell within front garden and installation of windows/doors to front elevation at lower ground floor level, enclosure of lightwell with railings and stairs, all in connection with dwellinghouse (Class C3).							
<b>Recommendation(s):</b>		Approve details					
<b>Application Type:</b>		Approval of Details					
<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> *Please Specify		N/A					

## **Site Description**

The application site comprises a mid terrace residential property with basement, ground, first floors on the west side of Gladys Road. The property is current in use as a single family dwelling. Due to local topography, rear garden level is one storey below street level. The site is not within a designated conservation area.

## **Relevant History**

2011/5872/P: Excavation of lightwell within front garden and installation of windows/doors to front elevation at lower ground floor level, enclosure of lightwell with railings and stairs, all in connection with dwellinghouse (Class C3). Granted 09/01/2012.

2011/5875/P: Erection of single storey side extension to rear at lower ground floor level with three rooflights above, including replacement of lower ground floor rear window with doors, and removal of ground floor side window to dwelling house (Class C3). Granted 31/01/2012.

2011/5876/P: Erection of dormer extension at roof level with two windows and double doors, including use of rear flat roof at second floor level as a terrace with glass and steel balustrade to dwelling house (Class C3). Granted 31/01/2012.

## **Relevant policies**

### **National Planning Policy Framework 2012**

#### **London Plan 2011**

#### **LDF Core Strategy and Development Policies 2010**

CS14: Promoting high quality places and conserving our heritage

CS15: Protecting and improving our parks and open space and encourage biodiversity

DP24: Securing high quality design

#### **Camden Planning Guidance 2011**

CPG1 - Design

## Assessment

Planning permission was granted on 09/01/2012 (reference: 2011/5872/P) for excavation of lightwell within front garden and installation of windows/doors to front elevation at lower ground floor level, enclosure of lightwell with railings and stairs, all in connection with dwellinghouse (Class C3). This permission was subject to conditions.

### Condition 3 states:

No development shall take place until full details of hard and soft landscaping have been submitted to and approved by the Council. 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 and CS15 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 5 states:

The detailed design of the enclosure on the front boundary of the site shall be submitted to and approved by the Council prior to commencement of the relevant part of the works. The front boundary shall be constructed in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate 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.

## Assessment

### Condition 3

It is proposed that the lightwell would be hard landscaped with slate tiles. The Council encourages the use of permeable hard surfaces, however given the small area of the hard landscaping and the provision of adequate drainage it is considered acceptable in this case. At basement level a raised planting trough is proposed along the southern side of the lightwell. A planter is also proposed along the front boundary. It was originally proposed that the planter would contain hostas and daffodils however it has been negotiated that this is replaced by a privet hedge which has greater biodiversity value. The proposed hard and soft landscaping details are considered acceptable.

### Condition 4

As part of the original application it was proposed to retain the low red brick boundary wall 0.5 metres with a balustrade above. Details of the balustrade were not provided therefore details of the front boundary enclosure were requested by condition. It is now proposed to create a planter on the front boundary with a rendered finish. The planter would have a height of 0.9 metres which is similar to the height of other front boundaries within the vicinity of the site. The existing front boundary wall is rendered as are a number of other front boundary walls in the street. As such the finish of the wall is considered to be in keeping and would not harm the appearance of the street scene.

**Recommendation: Approve details.**

### Disclaimer

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