

Delegated Report		Analysis sheet		Expiry Date:		10/04/2012	
(Members Briefing)		N/A		Consultation Expiry Date:		27/03/2012	
Officer				Application Number(s)			
Jenna Litherland				2012/0866/P			
Application Address				Drawing Numbers			
12 A&B Chalcot Gardens London NW3 4YB				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear lower ground floor level glazed extension, re-landscaping of garden including decked area, retaining wall and steps to rear garden, replacement of lower ground front door and installation of new and replacement of existing windows in front basement lightwell all in connection with existing flat (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	01	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>Site notice displayed from 16/02/2012 until 08/03/2012. Advertised in the Ham and High 23/02/2012.</p> <p>One representation received commenting on the application. The letter raised concern that the proposed conservatory so close to the boundary with no. 11 would result in the removal of the trees on the boundary resulting in the conservatory overlooking the kitchen and bedroom at no. 11. The glass on the side elevations of the conservatory should be obscurely glazed.</p> <p>Case officers response: The conservatory contains no windows or clear glazing on the side elevation facing no. 11 that would result in overlooking.</p>					
CAAC/Local groups* comments: *Please Specify		Eton Villas CAAC: No objection					

Site Description

The application site is located on the southeast side of Chalcot Gardens and comprises a mid-terrace 4-storey building that has been subdivided into flats. The application relates to the basement and ground floor flat. The building is not listed; however the site falls within the Eton Conservation Area.

Relevant History

2010/2555/P: Planning permission granted on 15/07/2010 for Conversion of 2 x 1-bedroom flats at basement and ground floor levels into a 1 x 2-bedroom maisonette (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality homes)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG-1 Design

Eton Conservation Area Statement

Assessment

Planning permission is sought for the erection of a single storey rear lower ground floor level glazed extension, replacement of the existing rear windows at ground level with double glazed timber sash windows and landscaping of the rear garden including addition of a decked area surrounding the conservatory and reinstating lawn where there is currently hardstanding at the rear of the garden. Alterations to the front of the property including repairs to the steps leading to basement level and replacement of all windows and doors at basement level including enlarging the opening of the two main windows and replacement of the existing window at first floor level with a doubled glazed sash window. All replacement windows would have timber frames.

Design

Alternations to the rear of the property - The proposed rear extension is at lower ground floor only and will be set in from the side boundaries of the neighbouring properties thus appearing as a subordinate addition to the host property. The side elevations of the extension would have a rendered finish to match the extension at no 11 with glazed timber framed folding doors to the rear and a clear glazed frameless roof. The proposed design and materials are considered to preserve the character and appearance of the host building and the wider conservation area.

The existing windows at ground floor level would be replaced with timber double glazed sash windows. The glazing bars of the proposed windows would replicate the existing. This is considered to be a minor amendment which would preserve the character and appearance of the property and the conservation area.

Trees and Landscaping – A comment received during consultation expressed concern that the proposed conservatory would result in the removal of trees between no. 11 and 12. The applicant has submitted an Arboricultural Report which confirms that a *Pyracantha* and a *Buddleia* would be removed in order to implement the permission. These trees are not considered to be significant trees and their loss would not affect the character of the area. The report also proposes a tree protection scheme and arboricultural method statement which adequately show how trees on site are to be protected during the implementation of the scheme. Although there is some encroachment on the root protection area of the trees at adjacent properties this is relatively minor and damage to the trees can be avoided by following the arboricultural method statement.

It is proposed to create an area of decking around the proposed conservatory. The decking would be laid over a permeable gravel substrate, therefore the proposal would not result in increased run-off. The proposal also includes soft landscaping the existing area of hardstanding at the rear of the garden which ensures that the proposal does not have significant impact in terms of loss of green garden space or loss of biodiversity.

Alterations to the front of the property – The existing steps leading to the basement level would be replaced in stone to match the existing with a lesser incline. The existing window and door which the staircase leads to would be replaced with a timber double glazed units. The windows in the front lightwell would also be replaced with timber double glazed windows and the cills of the two main windows would also be lowered. The existing

window at ground floor level would also be replaced with a timber double glazed window of same design. The security grilles on the windows at lower ground floor would be removed which would improve the appearance of the dwelling. Overall it is considered that the alterations to the front of the property are minor in nature and would preserve the character and appearance of the property and the conservation area.

Amenity

Concern was raised during in a representation received during consultation that the proposed conservatory would result in overlooking of the kitchen and bedroom at no. 11. The proposed conservatory contains no windows or glazing on the side elevation facing no. 11 which would result in overlooking. The extension is of modest scale and would not result in loss of daylight at neighbouring properties.

Recommendation: Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 10th April 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>