

Delegated Report		Analysis sheet	Expiry Date:	19/03/2012
(Members Briefing)		N/A / attached	Consultation Expiry Date:	21/02/2012
Officer			Application Number(s)	
Neil Zaayman			2012/0429/P	
Application Address			Drawing Numbers	
4 BIRCHWOOD DRIVE LONDON NW3 7NB			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation to enlarge lower ground floor level and installation of door at lower ground floor level on the side elevation, enlargement of planter at side ground floor level, erection of glazed extension on balcony at rear first floor level, installation of rooflights, replacement door at ground floor level north-east elevation, new windows and enlargement of the garage door on front elevation all in connection with existing dwellinghouse (Class C3).				
Recommendation(s):		Grant permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	05	No. of objections	05
Summary of consultation responses:	Site notice displayed from 30/01/2012 until 20/02/2012. Neighbour notifications were sent to 4 neighbouring properties with 5 letters of representation received raising objections in respect of the following: <ul style="list-style-type: none"> - possible structural impact on neighbouring properties - no precedent has been set - proposal would affect appearance of architecturally uniform properties - external alterations would be damaging to character of estate and cause a visual imbalance with the identical mirrored entrance of No. 1 - disruptions during construction - the proposal would result in more habitable rooms which would lead to parking problems 					
CAAC/Local groups* comments: <small>*Please Specify</small>	N/A.					

Site Description

The application site forms part of a modern private residential estate, accessible from Grange Gardens. Birchwood Drive is a sloping private gated residential street, just west of the Hampstead Heath boundary. The subject property is a mid 1980's post modernist detached house which has not been extended since it was originally built. The site is not within a conservation area and the building is not listed.

Relevant History

2011/5867/P: Erection of glazed extension on existing balcony at rear first floor level in connection with existing dwellinghouse (Class C3) – **Granted.**

2011/5846/P: Application for Lawful Development Certificate for excavation to create enlarged lower ground floor, installation of 4 rooflights, new window openings on front (north west) elevation and widening of garage door all in connection with existing dwellinghouse (Class C3) – **Refused.**

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance 2011

CPG1 (Design)

CPG4 (Basements and lightwells)

CPG 6 (Amenity)

Assessment

Proposal:

The proposed works would comprise the following:

- 1) a new glass balcony enclosure (already benefitting from planning permission);
- 2) new roof lights – the existing 2 rooflights will be removed (one to the south-west and one to the north-east elevation) and replaced by a new rooflight to the north-east elevation and 3 x new rooflights to the south-west elevation;
- 3) Existing chimney to be removed;
- 4) Six new slot openings to the front porch / entrance area (north-west elevation);
- 5) Widening of existing garage door (from 2.1m to 2.45m);
- 6) Extend planter by 250mm and create new access door to garden within south-west elevation;
- 7) Replacement windows to match original dimensions, format and colour;
- 8) Air conditioning unit located at high level in carport;
- 9) Expansion of lower ground floor / basement within original footprint to create utility, wc / shower room and a store room. The proposal would have a maximum height of 2.24m.

Planning Issues:

The planning issues associated with the proposal relate to the design/visual impact of the proposals on the main building and the character of the surrounding area, the impact on residential amenity and any potential impact as a result of the basement development. These issues are addressed below in the context of planning policy and other material considerations.

Design:

Policy DP24 of the LDF expect all alterations and extensions to be of the highest standard of design. The application site and those dwellings with a similar design forming part of this private estate do not fall within the Conservation Area. The uniform design and character has however been taken into consideration as part of the overall assessment of the proposal.

The proposed basement would extend underneath the footprint of the main dwelling with a maximum depth of 2.24m. It was noted upon site inspection that other properties have utilised a similar area at lower ground level to convert into habitable space and permission was granted for such a development at No. 5 in 1995. The proposed basement extension makes use of the area underneath the existing living room and the only visible external changes would be the new access door to the south-west elevation and the extension of the planter by 250mm. The proposed basement extension is therefore considered to have a minor impact on the external appearance of the main dwelling. The new door would not be visible from public views as it would be at ground level and screened by the boundary treatment. The extended planter has been designed in sympathy with the main dwelling and would reflect the existing character. Overall the basement extension and associated external changes is considered acceptable as it would have no harmful impact on the character and appearance of the main dwelling or surrounding area. The proposal therefore complies with policy DP24 in this respect.

The glass enclosure on the 1st floor balcony is identical to an earlier approval for the same proposal (planning ref: 2011/5867/P). This proposal was considered acceptable and the opinion of officers remains unchanged in this respect.

The replacement rooflights are at high level and not visible from any street scene views. Similarly, the existing chimney cannot be seen from any public views and its removal would not affect the design or appearance of the main dwelling. These are considered minor changes to the main dwelling and due to the discreet location, would not cause harm to the character and appearance of the area.

Notice is given to the fact that the dwelling forms part of a larger development where dwellings are identical in terms of their design, detailing and proportions. Officers are of the opinion that widening the garage door by 350mm would have no impact on the character of the main dwelling and would barely be noticed when completed. The insertion of new slot openings to the front porch / entrance area would provide more light to the main entrance area. The main entrance and section of the dwelling where the slot openings are proposed is tucked away behind the main elevations and set back from the edge of Birchwood Drive. It would not be in an obvious location which presents a main elevation to the street frontage. Notwithstanding, this element of the proposal is considered to be designed in sympathy with the character of the main dwelling and would not cause

harm to the uniformity of the wider development.

Replacing the windows and window frames would ensure improved thermal insulation. Subject to the replacement windows and frames matching the originals in terms of their dimensions, format and colour, this part of the proposal would be acceptable. Material samples can be required by means of an appropriate planning condition.

Overall the proposals are considered to be designed in sympathy with the character and appearance of the main dwelling. It is not considered to result in any harm to the main dwelling or architectural style and character of the wider development or surrounding area. The application site is not within a conservation area and the proposal is compliant with the aims and objectives of Policy DP24 of the LDF.

Residential amenity:

The majority of works would be contained within the footprint of the main dwelling and below ground level, therefore having no impact on the amenities of neighbouring occupiers.

The impact of the glass enclosure above the balcony has been found acceptable when permission was granted for a similar proposal (Ref: 2011/5867/P).

No part of the proposed development has the potential to overlook neighbouring properties or result in any overshadowing. The development therefore complies with the aims and objectives of Policy DP26 of the LDF and would not cause harm to neighbouring amenity.

Noise and disruption during the construction period is for a limited time only and is controlled by Environmental Health regulations. An informative to this effect will be included, should permission be granted.

In respect of parking congestion concerns raised, extending a single residential dwelling is unlikely to give rise to unreasonable increase in vehicular movements or result in parking problems.

Basement issues:

The applicant submitted a screening and scoping report for the works associated with the construction of the basement. The proposals have been screened in accordance with the requirements of CPG4 and where necessary, scoped in respect of a secondary aquifer and the site's general slope. The report suggests mitigation measures and concludes that no element of the proposal raises concerns that warrant further ground investigation.

In respect of structural concerns raised in objections, the BIA confirms that the application site and surrounding properties are piled and the basement has been designed to retain local soils whilst being tied into the property's ground beams and piles. The report raises no concerns in respect of slope stability or effects to the foundations of the application site or its neighbouring property.

Conclusion:

The development is considered acceptable in terms of its design and would not cause harm to the architectural style and uniformity of the larger estate. The proposals would not result in any harm to neighbouring amenity and the basement extension is acceptable as it complies with the aims and objectives of policy DP27 of the LDF.

Recommendation:

Grant permission, subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 5th March 2012. For further information see

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