

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>24/11/2011</b>
	N/A / attached		<b>Consultation Expiry Date:</b>	N/A.

<b>Officer</b>	<b>Application Number(s)</b>
Hugh Miller	2011/5336/P

<b>Application Address</b>	<b>Drawing Numbers</b>
22 Rochester Mews London NW1 9JB	Please 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>
Amendment to (front elevation to include alternative treatment of timber garage and entrance doors, new brick pier at ground floor level; alterations to windows at first floor level; additional window at second floor level; changes to windows and balustrading at rear elevation; additional window at second floor level, east elevation) to planning permission originally on (23/09/2005) (ref: 2005/3182/P) for demolition of existing 2 storey storage building with ancillary accommodation and construction of new 4 bedroom dwelling house with off-street parking, as amended on 26/05/2006 (ref: 2006/1275/P) and 7/2/2011 (ref: 2010/5004/P) to dwelling (Class C3).

<b>Recommendation(s):</b>	<b>Grant</b>
<b>Application Type:</b>	<b>Non Material Amendments</b>
<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>
<b>Informatives:</b>	

<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	N/A.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	N/A.					

<b>Site Description</b>
No 22 Rochester Mews is a 2-storey building situated on the south side of Rochester Mews, west of the University of London Halls of Residence & east of the junction with Rochester Road. The building is not in a conservation area neither is it listed (the boundary of the Rochester Conservation Area runs along the opposite side of the mews).
The building comprises a lock-up garage at ground level with a one bedroom flat at first floor level. The building is in a state of dilapidation. At the ground level it appears to be used as storage (Class

B8), although like most of these buildings they were previously used as garage / vehicle workshops. The building abuts contemporary designed residential buildings to its south & north sides. To the east is the rear garden of No.98 Camden Road with a number of mature trees.

### **Relevant History**

2010/5004/P – PP Granted - Renewal of planning permission granted on 26/05/2006 (ref: 2006/1275/P) for revisions to previously approved scheme for the erection of a new dwellinghouse (ref 2005/3182/P dated 23.9.05) involving alterations to the front and rear elevations and minor increase in ground floor rear footprint and its terrace over.

2006/1275/P - Revisions to previously approved scheme for the erection of a new dwellinghouse (ref 2005/3182/P dated 23.9.05) involving alterations to the front and rear elevations and minor increase in ground floor rear footprint and its terrace over. Approved 26 May 2006 (application subject to same conditions as above including timescales and therefore expired 23 September 2010):

2005/3182/P - Demolition of existing 2 storey storage building with ancillary accommodation and construction of new 4 bedroom dwellinghouse with off-street parking. Approved 23 September 2005 (application expired 23 September 2010), subject to the following conditions

1. No development shall commence before a contract incorporating a Construction Management Plan has been entered into with the Local Highway Authority to secure: a) the suspension of resident's parking bays, and b) temporary road closures associated with construction works. The new dwellinghouse/building hereby permitted shall not be occupied until the works that are the subject of that contract have been completed.
2. Details of the garage door opening at scale 1:50 shall be submitted to and approved in writing by the Council before any work commences on site.
3. Detailed design, finish and use of materials of the following items shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development:
  1. Windows in the front elevation at a scale of 1:20
  2. Garage door at a scale of 1:50,
  3. Roofing material.

### **Relevant policies**

#### **LDF Core Strategy**

CS5 – Managing the impact of growth and development

CS6 – Providing Quality Homes

CS14 – Promoting high quality places and conserving heritage / conservation areas

#### **LDF Development Policies**

DP24 – Securing high quality design

DP25 Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

**CPG:** 2011

## **Assessment**

### ***Overview***

In February 2011, the Council granted renewal of planning permission for a scheme originally granted on 26/05/2006 (ref: 2006/1275/P) for revisions to previously approved scheme for the erection of a new dwellinghouse (ref 2005/3182/P dated 23.9.05) involving alterations to the front and rear elevations and minor increase in ground floor rear footprint and its terrace over. As of the site visit 18/11/2011, this approval scheme remains unimplemented.

The current proposal is for amendment to the approved scheme of February 2011.

### ***Proposal***

The application proposes the following amendments to include:

- 1) facade treatment of timber garage and entrance doors, new brick pier at ground floor level to front elevation;
- 2) alterations to windows at first floor level front elevation;
- 3) additional window at second floor level front elevation;
- 4) changes to windows and balustrading, rear elevation;
- 5) additional window at second floor level, east elevation.

### ***Design and appearance***

#### ***Front& rear elevations***

The substantive approved scheme remains as original and the key alteration is referred to above. In terms of design, materials and execution, the above proposed amendment is considered minor and would not cause any significant material change to the appearance of the extant approved scheme such that a new planning application is required. Similarly, the new windows at second floor level front and side are considered acceptable and generally reflect the aesthetic contemporary designed of the replacement building. The proposed amendment is in keeping with the scheme as originally conceived and it would not harm the appearance of the building. The proposed changes accord with policies DP24.

### ***Neighbour amenity***

At the second floor level, the west flank wall of no.24 has no window opening and thus the proposed window on the east elevation of the host building would not cause any overlooking or loss of privacy to residential occupiers and is acceptable. Generally, the proposed alterations would not cause any additional amenity impact (overlooking, loss of privacy) to the neighbouring residential occupiers and the proposals are in keeping with DP26.

Recommendation: Grant non material amendment

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