

Delegated Report		Analysis sheet		Expiry Date:	07/11/2011	
		N/A		Consultation Expiry Date:	06/10/2011	
Officer			Application Number(s)			
Jenna Litherland			2011/4516/P			
Application Address			Drawing Numbers			
2B Briardale Gardens LONDON NW3 7PP			Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Details pursuant to conditions 3 (elevations and facing materials) and 4 (hard and soft landscaping) of planning permission granted 09/07/10 (2009/1017/P) for the erection of a 3-storey and basement detached dwelling house including balcony at rear and with forecourt car parking.						
Recommendation(s):		Approve				
Application Type:		Approval of Details				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	No representations received.					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application site contains a traditional double garage in brick with pitched roof and 2 black painted doors, which is currently vacant. It forms part of the larger site of 2b Briardale Gardens, which contains a 2-storey dwelling house adjoining the garage and which formerly used the garage for car parking and storage. The house is a modern 1980s design of no architectural merit, which has been extended at the rear by a large conservatory. The whole site originally formed part of the rear gardens of nos. 1-3 Clorane Gardens, and probably originally contained garages for the use of these properties fronting onto Briardale Gardens; the garage subject to this application may have been the original garage for no.3 Clorane Gardens.

The garage adjoins on its other side a small dwelling house at no. 2a Briardale Gardens, which is 2-storeys high with gabled mansard roof shape. This cottage was also built in the 1980's as a side extension to no.2. Nos. 2-4, along with other properties in this road, are substantial 2-storey semi-detached dwelling houses with large attic spaces and steep tiled roofs and rendered front gables; they date from 1890 and were designed by Quennell in a vernacular Arts and Crafts style, but are unlisted. Because of their size and design with narrow gaps between the buildings, they form a characteristic terrace of buildings to this street. The properties to the rear and side in Clorane Gardens and Platt's Lane are also 3-4 storey late C19th semi-detached houses.

The site and surroundings are within the Redington/Frognaal Conservation Area [CA]. The site i.e. both the house at no. 2b Briardale Gardens and its adjacent garages, is classified in the Conservation Area Statement [CAS] as detracting from the character and appearance of the CA.

Relevant History

2011/4122/P: Variation condition 9 of planning permission 2009/1017/P granted on 09/07/2010 and amended on 08/12/2010 by permission 2010/5086/P for erection of a 3-storey and basement detached dwelling house including balcony at rear and with forecourt car parking (Class C3). Variation includes the removal of the external staircase from forecourt to basement, installation of car lift and pit in the front forecourt to provide 1 no. underground parking space, recessing of ground floor front elevation by 0.8m from first floor front façade. **Refused 13/10/2011**

2010/5086/P: Variation of condition 9 of planning permission 2009/1017/P granted (subject to S106) on 9th July 2010 (for erection of a 3-storey and basement detached dwelling house including balcony at rear and with forecourt car parking (Class C3)) to allow for a minor material amendment involving increase in height of second floor flat roof, reducing width of approved house immediately adjacent to 2B Briardale Gardens, extending basement to match ground floor footprint of property, inserting new door to basement on front elevation and external staircase from forecourt to basement. **Granted subject to Section 106 Legal Agreement 08/12/2010**

2009/1017/P/2009/1019/C: Planning permission and Conservation Area consent for the erection of a 3-storey and basement detached dwelling house including balcony at rear and with forecourt car parking (following demolition of existing garage block). **Granted subject to Section 106 Legal Agreement 09/07/2010.**

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS14 - Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity

Development Policies

DP24 - Securing high quality design

DP25 – Conserving Camden's Heritage

Assessment

Planning permission was granted in July 2010 (ref:2009/1017/P) and amended on 08/12/2010 (ref:2010/5086/P) for erection of a 3-storey and basement detached dwelling house including balcony at rear and with forecourt car parking (Class C3). This permission was granted subject to certain conditions and a Section 106 agreement.

Condition 3 states: The details of the elevations and facing materials to be used on the building shall not be otherwise than shall have been submitted to and approved by the Council before any work on the site is commenced on the relevant part of the development. Such details shall include proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B3 of the Replacement London Borough Camden Unitary Development Plan 2006.

Condition 4 states: No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas 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 policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Assessment

Condition 3 - In respect of conditions 3, the drawings submitted have been assessed and are considered acceptable. The red brick will match the existing building and white rendered elements are considered to compliment and be in keeping with the neighbouring properties. The introduction of zinc and exposed timber on the façade is also welcomed given the contemporary design of the building. Furthermore the zinc roof will help enhance the buildings setting in the conservation area. In all, the proposed materials are considered to preserve the character and appearance of the Redington and Frognal Conservation Area in accordance with the requirements of policies CS14, DP24 and DP25.

It is also noted that the slab level show little difference in level across the site and are in comparison with the relationship of the existing dwellinghouse and the pavement. The slab levels are therefore considered acceptable.

Condition 4 -The proposed landscape details relating to the discharge of condition 4 is considered to be acceptable. The proposed planting scheme is considered to include a sufficient range of species and the drive way will be paved in light grey permeable granite block paving. The details comply with policies CS14, CS15, and DP24.

It is recommended that conditions 3 and 4 can be discharged.

Recommendation: Approve

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444