

Delegated Report		Analysis sheet		Expiry Date:	06/10/2011
		N/A / attached		Consultation Expiry Date:	22/09/2011
Officer			Application Number(s)		
Tina Garratt			1. 2011/4135/P 2. 2011/4138/L		
Application Address			Drawing Numbers		
35 Queen's Grove London NW8 6HN			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of railings to front lightwell and external lighting to front and rear elevations of dwelling house (Class C3).					
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent			
Application Type:		1. Householder Application for planning permission 2. Listed building application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	01	No. of objections	00
Summary of consultation responses:	<p>One consultation response was received from the neighbour who was concerned about the impacts of the lighting on amenity grounds. Following discussion with the case officer, the neighbour was happy to accept that there would be no detrimental impacts on their property on the basis that no high level lighting except for the low level lighting front entrance lamps are proposed.</p> <p><i>Officer response: All of the lighting proposed is at sufficiently low level and of a low wattage to ensure there will be no harm caused to neighbouring properties from light pollution</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	N/A					

Site Description

The application relates to a three storey, plus semi-basement, Grade II listed semi-detached villa, dating Mid C19 on the south-east side of Queens Grove, close to the junction with Woronzow Road in the St John Wood Conservation Area. It forms one of 2 pairs of Grade II listed semi-detached villas (Nos. 34-37). The entrance is accessed via a flight of steps on the single bay side extensions. This part of the conservation area is residential and is characterised by large detached houses and pairs of villas facing onto Queens Grove (namely Nos. 46-47 and 44-45). They are set back from the road with front gardens and tall boundary walls. All except No.34 have pebble dash facades; No.34 is stuccoed.

Relevant History

2011/2062/L - Internal alterations and refurbishment, underpinning to existing foundations and installation of cavity wall membrane to existing dwelling house (C3). Granted 01/07/2011

2010/5303/P - Erection of a 3 storey side extension following demolition of existing 2 storey side extension, new pipe works to side elevation, extending basement (below side extension), alteration to rear ground floor balcony and installation of sliding gate and new letter box to front boundary wall of dwellinghouse (Class C3). Granted 26/11/2010

2010/5304/L – Reconfiguration of internal layout, extending basement (below side extension) and external alterations including erection of a 3 storey side extension with roof light following demolition of existing 2 storey side extension, alteration to rear ground floor balcony and installation of sliding gates to front boundary wall of dwelling house (Class C3). Granted 26/11/2010

2010/3628/P – Planning application was withdrawn on 08/09/2010 for the third storey side extension with associated pipeworks to side elevation (above existing side extension), alteration to rear ground floor balcony and installation of sliding gates and new letter box to front boundary wall of dwelling house (Class C3). The associated listed building consent application (ref:) was also withdrawn on 08/09/2010.

HB1356 – Permission was granted on 06/05/1976 for the repositioning of the existing pillar and the erection of new gates to form an access to the highway and the construction of a front garden vehicular hardstanding.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS14 - Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP25 - Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

The application relates to proposals for:

- Installation of cast iron railings to the front lightwell wall to act as fall protection
- New internal lighting
- New external lighting to the front and rear gardens

Railings

1100mm high railings are proposed surrounding the front lightwell as fall protection, instead of a hedge as originally approved, in order to increase the light to the basement. The railings have been designed to reflect the design of the existing cast iron window boxes at ground floor level. The Design and Access Statement and the application form both state that cast iron is proposed for the front lightwell railings, despite an inaccuracy on the drawings which specifies mild steel. A planning condition should be attached to ensure that traditional cast iron materials are used for the railings, to reflect the special interest of the listed building.

Internal lighting

Downlights have been installed in many of the interior rooms but there are no planning records to demonstrate these were ever granted listed building consent, which is unlikely. Some of the original lath and plaster ceilings survive and where downlights have previously been installed, these are to be removed and the fabric made good on a like for like basis. Central pendant lamps will be installed within these rooms, notably within the principal rooms at ground and first floor levels. Where plasterboard ceilings exist, and downlights have been installed previously, the downlighters are to be retained. These are generally at the rear of the property. At second floor level the existing downlighters within the front room are to be re-sited so a central pendant can be installed.

The proposals will improve the character and appearance of the property to a greater degree through the repair of the damaged lath and plaster ceilings, removal of insensitive downlights and restoration of the central pendant lamps.

External Lighting

Front

- 10 no. small (70mm diameter) warm white LED lights at floor level are proposed close to the boundary wall between No.35 and 36 to light the pathway. They will be set into the driveway but will have a 7 degree tilt as standard, angled towards the wall to prevent lightspill.
- 2 no. 60mm diameter recessed white LED lights, the same as those at the rear, will be set into the front entrance steps. They will have an anodised aluminium finish but will be relatively discrete.
- Small silver lamps (60mm diameter, 121mm high and 100mm depth) are proposed on either side of the front entrance door. The size will ensure they are relatively discrete and the up and down lighting produces a warm white light from 2 x 6W bulbs which will not impact on the adjacent properties.

Rear

- Garden patio lights (230mm wide, 65mm height, 80mm recess) which produce light from a single 2W bulb will be installed at low level to light the patio area. The white glow will be a sufficiently low level and low wattage that there will be little impact on the neighbouring properties.
- 2 no. lights, to match those flanking the front entrance, are proposed on the rear elevation. It is understood that they will be located at basement level, as they are shown on the basement plan drawing, but no elevation drawings have been submitted. Accordingly a planning condition shall be attached to ensure these lights will be located at basement level, thereby limiting any lightspill affecting neighbouring properties.

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