

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	05/09/2011
		N/A / attached	<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>	
Tom Little			2011/3311/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
41 Elsworthy Road London NW3 3BT			41ER.LP2 1004-PL-819 WFA/EWR/AMS/02	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Details of hard and soft landscaping and means of enclosure pursuant to condition 4 of planning permission dated 7 February 2011 (ref: 2010/5687/P) for the erection of a part two storey, part single storey side extension (south east elevation); a first and second floor side extension (north west elevation); a single storey rear extension; excavations to enlarge the basement to provide additional habitable accommodation and swimming pool and associated plant enclosure; the erection of a roof extension to provide a third storey; Removal of rear 1st floor conservatory to create a roof terrace and various elevational changes, all as an alteration to the existing single family dwelling house (Class C3).				
<b>Recommendation(s):</b>		Granted		
<b>Application Type:</b>		Approval of Details		

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>1</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	None					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	One comment was received from the Elsworthy Residents Association stating that the front boundary treatment should be a hedge (preferably privet) and that no posts, gates or railings should be introduced as these are all alien to the original design of the conservation area.					

## Site Description

A two-storey detached building including basement and attic rooms, in use as a single dwelling house. The rear of the property backs onto Primrose Hill Park. The property is in the Elsworthy Conservation Area, to which it is considered to make a positive contribution.

## Relevant History

Planning permission 2010/5687/P granted on the 7<sup>th</sup> February 2011 : The erection of a part two storey, part single storey side extension (south east elevation); a first and second floor side extension (north west elevation); a single storey rear extension; excavations to enlarge the basement to provide additional habitable accommodation and swimming pool and associated plant enclosure; the erection of a roof extension to provide a third storey; Removal of rear 1st floor conservatory to create a roof terrace and various elevational changes, all as an alteration to the existing single family dwelling house (Class C3)

## Relevant policies

### LDF Core Strategy and Development Policies

**DP24 Securing high quality design**  
**DP25 Conserving Camdens heritage**  
**CPG 1 (section 6 landscape/trees)**

## Assessment

The details supplied pursuant to the discharge of condition 4 of the planning permission 2010/5687/P requiring details of the hard and soft landscaping and means of enclosure of un-built areas are considered to be acceptable.

The proposed landscaping scheme is considered to be acceptable and the method statement indicates how it is to be executed without causing damage to existing trees.

Details of a new bin store to be built in the front garden of the property are lower than the height of the proposed hedging and are similar in design to other bin stores in the street, an example can be seen opposite at 58 Elsworthy Road, and are therefore considered to be acceptable.

The proposed boundary treatments, yew hedging in the front garden and wooden fencing the same height as existing fencing are considered to be acceptable and in keeping with the character of the area. There are no additional changes, such as the addition of posts, gates or railings proposed for the front boundary.

It is recommended that the condition is discharged.

### **Disclaimer**

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