

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	21/04/2011
		N/A / attached	Consultation Expiry Date:	24/03/2011
Officer			Application Number(s)	
Gavin Sexton			2011/0758/P	
Application Address			Drawing Numbers	
30a Daleham Gardens London NW3 5DD			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of lower ground floor side extension and insertion of entrance gate in front boundary wall in association with the conversion of maisonette into a two-bedroom flat and a three-bedroom flat (Class C3).				
Recommendation(s):		Grant planning permission subject to S106		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	30	No. of responses No. electronic	02 00	No. of objections	02
Summary of consultation responses:	<p>A press notice was placed on 28th April 2011.</p> <p>Detailed objections received from Flat 4 (30E) and 30 Daleham Gardens:</p> <ul style="list-style-type: none"> • Building has already been extended leaving only centre street frontage with original characteristics • Existing building extends to boundary wall with modern extension • Rear elevation has been replaced by large living room and garden space subdivided into 'running tracks' • Property is over-populated and over-developed • New flat reduces from 3 to 2 bedroom. • Diminished authentic architecture of front elevation, access gates etc • Loss of open space • Increased traffic • Rendered extension not respectful of red brick character of host building • Extension not set back sufficiently far from south west corner of building to be subordinate • Development would encroach on remaining undeveloped land • Features which would detract from character of building: <ul style="list-style-type: none"> ○ New aluminium doors ○ New pedestrian entrance ○ New rendered garden wall would cut up size of garden ○ Raising the height of the existing wall beside main doorway • Drawings inaccurately show existing gates at North end of property • Proper assessment needs to consider 1980s aggregate enlargement of building • Sub-division of existing flat is unsatisfactory and necessitates the proposed extension. Subdivision could occur without need for extension. • No south facing windows in resulting front flat • No off street parking proposed • Proposals are subterranean and involve excavation and removal of foundations – no structural engineers report provided. • In the event that permission is granted consideration should be given to the following conditions: <ul style="list-style-type: none"> ○ Prevent use of new roof as roof terrace ○ Restrict on street parking ○ Control landscaping/planting ○ Management plan for development 					
CAAC/Local groups* comments: *Please Specify	<p>Fitzjohns/Netherhall CAAC object and comment:</p> <p>Drawings are inconsistent Sections not correctly indicated on plans Please highlight areas of existing/proposed drawings</p>					

Site Description

The application site is the Garden flat at 30 Daleham Gardens which is located on the east side of the street between its junctions with Daleham Mews and Akenside Road. The host building is a substantial sized detached property comprising lower ground, raised ground and first to third floor. The property is currently in use as 6 self-contained flats. The building is not listed, but is situated within the Fitzjohn and Netherhall conservation area. The building makes a positive contribution to the conservation area.

Relevant History

Garden Flat (30A Daleham Gardens):

2010/5275/P: Dec 2010: Application withdrawn for "Erection of partially excavated lower ground floor extension to the front elevation, with terrace above and insertion of new entrance gate in front boundary wall in association with the conversion of existing maisonette into two self contained 3 x bedroom flats (Class C3)."

PW9605036R4: Permission granted in 1998 for "Change of use of lower ground and ground floor flats to a maisonette; creation of a vehicular means of access and a hardstanding for one car; erection of a new bin enclosure; creation of a new window in flank elevation and minor changes to window in rear elevation."

2007/1301/p: granted June 2007: Replacement of existing timber windows and doors to a rear extension of the lower ground and raised ground floor maisonette with aluminium double glazed windows/doors, plus enlargement of existing front lightwell and installation of staircase to provide access to garden from lower ground level.- implemented

30 Daleham Gardens:

Permission granted in 2001 (PWX0002609)for "Installation of a sliding gate to the front boundary and increase in height of one of the gate pillars, together with alterations to rear fenestration of Flat D."

2010/4694/P: Permission granted in Nov 2010 subject to Deed of Variation for "Renewal of planning permission (ref 2007/5321/P) for "Revisions to planning permission granted on appeal dated 17/07/07 (ref. 2006/0477/P) for conversion of attic to provide additional accommodation for a maisonette on the lower and upper ground floor of the building, including installation of 7 conservation rooflights on the rear and side roof slopes and a round window on the gable of the south elevation, namely, replacement of 4 rooflights with a dormer window on the rear roofslope (east elevation) and 2 additional rooflights in the front roofslope (west elevation)."

2009/1189/T: Emergency works approved for "(TPO REF: 24H) SIDE GARDEN FRONTING DALEHAM MEWS: 1 x Ash - Fell to ground level and grind out stump".

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS4 (Areas of more limited change)

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

CS16 (Improving Camden's health and well-being)

DP5 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair homes)

DP16 (The transport implications of development)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and limiting the availability of car parking)

DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP27 (Basements and lightwells)

Assessment

The proposal seeks to convert the existing 4-bed flat (which was formed from combining two flats following permission of 1998) into two flats. The flats would be vertically stacked within the building, with the resulting rear east facing flat (the 'east flat') comprising a 3-bed unit and the West facing front flat (the 'west flat') being a 2-bed unit. The provision of 2- and 3- bedroom flats meets the Council's housing size priorities and is welcome in accordance with policy DP5.

The existing garden flat is accessed via a vehicle gate on the south end of the Daleham Gardens boundary wall. The entrance door is within the existing single storey side extension which projects from the South East corner of the building, to the side of the original three storey prominent bay on the South elevation.

The area of hard paving to the south of the main building would be replaced by a single storey side extension, approx 4.5m by 5m and approx 2m tall above the level of the existing driveway, which would be retained to continue to provide access to the 'rear flat'. The existing floor level would be dropped by approx 0.5m to provide sufficient headheight within the newly created living space.

The extension would be set back approx 600mm from the main front elevation and would be subordinate to the host building in scale and height. The extension would be only marginally visible from the public realm due to the retained high boundary wall. It would be finished in white render to match the garden level of the adjacent three storey bay from which it springs. New fenestration would be contemporary and would highlight the design approach of the extension as a contemporary addition. The projecting cill below the upper ground floor windows would be used as the upper level of the single storey parapet wall. A sedum roof would be provided on the extension which would assist in mitigating the loss of open space, albeit mainly an area of hardstanding. The applicant has confirmed that the sedum can be incorporated without raising the profile of the roof. A condition would be added securing planting and maintenance details of the roof in order to ensure its long term viability.

The 'west flat' would be accessed from a new pedestrian gate opening in the boundary wall, which the applicant has confirmed would be in metal to match the existing vehicle gate. A new wall within the front garden would separate the existing driveway from the outdoor amenity space attached to the front flat. It would be finished in white render and would be approx 2m tall above the driveway (1.5m above the retained garden level). It is considered that the wall would not detract significantly from the open appearance of the front garden area due to its relatively low height.

Despite previous additions the original property has a substantial footprint and the addition would remain subordinate to the host building. Overall the design of the proposal is acceptable.

Occupier amenity

The proposed unit would provide residences of an acceptable size and quality of amenity, each retaining outdoor space, good quality of outlook, daylight and sunlight. Lifetimes home compliance has been demonstrated to meet the majority of the standards.

The scheme has been amended slightly to retain the height of the existing wall at the entrance way to the main building. This would mean that there would be some limited views of the new extension from the main entrance way, with limited impact on the privacy of the occupiers. The rear window to 'bedroom 1' in the west flat would look into the rear garden space of the east flat. However the window is recessed within a small rear lightwell and views into and out of the window are limited. The privacy of occupier of either unit is not likely to suffer from the windows location.

Overall the proposals would result in two flats of acceptable amenity, in accordance with the Council's

policies.

Transport

The existing flat has off-street parking in the form of a driveway and also has access to an on-street permit. The site has a Public Transport Accessibility Level (PTAL) of 4 (good). Policy DP18 seeks to secure the minimum necessary parking provision and expects new development in well connected areas to be car-free. The off-street car parking would be retained for the benefit of the larger flat to the rear of the property. It is considered appropriate to secure that flat as car-capped in order to minimise the likelihood of additional stress on local parking conditions. The existing street permit would be transferred to the newly created unit. Overall the impact of the additional residential unit would therefore be neutral in terms of creating additional local parking stress.

While no specific location has been identified for cycle parking each flat would have ample space with the outside amenity area for retention of secure and covered cycle storage. Details would be secured by condition, in accordance with policy DP17.

Neighbour amenity

The proposals would have limited impact on the amenity of neighbours as the new extension would not introduce overlooking and its location and low profile would ensure it would have no impact on daylight/sunlight to neighbouring properties. A condition would be added to ensure that the new extension roof would not be used as a terrace, in order to protect amenity of neighbours and to ensure that the new extension does not draw uncharacteristic attention to itself by virtue of the use of its roof, which would require a balustrade etc if used as a terrace.

Trees

An Ash tree was removed from the front garden with the Council's agreement, with a requirement to replace it. A replacement specimen has been indicated on the proposed plans and would be secured by condition.

Other concerns

An additional section drawing was received during the course of the assessment, however it is considered that the level of detail provided by the submission was sufficient to allow assessment of the planning merits of the case. Details have been provided of ample outdoor refuse and recycling storage areas, discretely located behind the existing walls, for each flat.

It has been suggested during consultation that the proposals are subterranean. The development would result in works to the foundations in one corner of the host building accompanied by structural works to open up access to the new extension, above ground, much as any additional open plan extension would require. The lowering of the floor level by approx 0.5m is not considered sufficient to trigger the need for further structural details of the type associated with work envisaged by policy DP27.

Recommendation: Grant planning permission subject to S106 for car-capped housing.

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th June 2011.

For further information see

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