

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	14/12/2010
				Consultation Expiry Date:	17/11/2010
Officer			Application Number(s)		
Jenny Fisher			2010/5668/P		
Application Address			Drawing Numbers		
53 Ornan Road London NW3 4QD			Refer to decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of an infill extension at ground, first and roof level to the front/side side of residential dwelling (Class C3).					
Recommendation(s):		Grant planning permission with conditions			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	27	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Cllr Bucknell has raised an objection to application (2010/5783/P) that includes basement excavation. No comments about this application.</p> <p>A letter of objection has been received from the owner of 51 Ornan Road. Infill would result in: Loss of gap between buildings would result in loss of amenity to their property and increasing sense of enclosure. Loss of views of greenery in the back garden seen through the gap, softening the urban scene and providing visual interest. Architecturally, the style of the two buildings are incompatible and out of character and will hardly enhance the appearance of Ornan Road. Proposed development will make the building look overdeveloped and bulky.</p> <p><u>Officer comment</u> <i>No sense of enclosure; the infill would only be visible from the rear garden of the property or if a person stood on the highway and directly faced the property. The gap is 2.5m. (w) x 7m. (d). Views through the gap into rear gardens are restricted due to the narrowness and depth of the space between the buildings. However the buildings are only two storeys in height, therefore mature trees within rear gardens are visible above the roofs of the houses and there is plenty of greenery in front gardens, the application site includes a small tree to the front that would not be affected by the proposal. The other half of the semi-detached pair (No.55) has a first floor side infill; therefore approval for an infill for No. 53 would add to the symmetry between the properties.. The architecture of No 53 and 51 is quite different. No. 53 would be set back from No. 51 reducing impact and any sense of overdevelopment and/or bulkiness.</i></p>					
CAAC/Local groups* comments: *Please Specify						

Site Description

Semi-detached property on the north/east side of Ornan Road occupied as a single family dwelling. The building forms part of a group of semi-detached properties of similar design. The properties have a garage to the side that infills the space between the property itself and the next within the terrace. The next building within the terrace (No. 51) is of a different architectural style and is slightly forward of the building line of No. 53. There is a regular building line to the front of Nos. 53 – 63 is The roof of the garage for the application premises is used as a terrace; a balustrade has been installed to the front and rear. Several properties have been granted planning approval to utilise this space to create additional habitable accommodation. The properties have a small front garden and access to the garage from the highway. The north side of Ornan Road (i.e. opposite the application site) falls within the Fitzjohns/Netherhall Conservation Area. Application property is not situated within a conservation area.

Relevant History

43 Ornan Road

08/11/1999 (PW9902670) Planning permission for:
Erection of a side extension at ground and first floor levels for additional residential accommodation

49 Ornan Road

05/01/2000 (PW9902750) Planning permission for:
Erection of a side extension at first floor level

47 Ornan Road

10/01/2000 (PW9902751) Planning permission for:
Erection of a side extension at first floor level

37 Ornan Road Planning permission for:

07/03/2000 (PW9902853) Planning permission for:
Alteration to existing garage and erection of a side extension at first floor level

Relevant policies

LDF Core Strategy and Development Policies

CS1 (distribution of growth- make best use of limited land); CS5 (manage impact of growth); CS14 (promote high quality places and conserve our heritage)

DP17 (walking, cycling and public transport); DP19 (managing impact of parking); DP24 (high quality design); DP25 (Conserving Camden's Heritage); DP26 (impact on occupiers and neighbours)

Camden Planning Guidance 2006

Assessment

Proposed

The existing garage would be bought forward in-line with the main front elevation of the house, recessed first floor and roof infill extensions would be erected to the side adjoining number 51. The existing terrace on the roof of the garage would be replaced with additional residential accommodation for a single family dwelling. Associated works include the erection of a 3m. high wall to the front and rear, with high level windows in both elevations. The walls would replace existing balustrades to front and rear. Materials and fenestration design would match the existing front and rear elevations of the property. The building line and roof line would align with that of the existing property.

The garage would be retained.

A separate application (2010/5783/P) has been submitted for:

Construction of new basement storey under existing property including front and rear lightwells and associated works to a residential dwelling.

Not yet determined.

Assessment

The main issues for consideration are: **a)** Whether the proposed alterations are compatible with the building and **b)** whether the proposed alterations would have a detrimental impact on the amenity of neighbours.

Visual impact

Works proposed are similar to work approved within close proximity to the application site (listed in 'history' above). Additional residential accommodation has been provided by infilling what had been an open space above the garage and between buildings of the same architectural style as the application premises.

It is considered that the proposed extension would be sympathetic to the character and proportions of the existing building and its neighbours. The site is not within a designated conservation area, however given that it is immediately opposite buildings that are; the Council will need to ensure that development is of the highest standard of design in order to protect the character and appearance of the conservation area. On the opposite side of Ornan Road between Percival Avenue and Belsize Lane, there are three distinct groups of properties. Immediately opposite Nos. 26 – 30 is a two storey brick terrace of the 1970s, not designated as positive contributors to the area.

It is considered that should planning permission be granted, the defining characteristics of the local area would be preserved. That is from views that include positive contributors as well as buildings immediately opposite that are not.

The proposal is in line with LDF policies CS14 (promote high quality places and conserve our heritage), DP24 (high quality design) and DP25 (Conserving Camden's Heritage);

Amenity

It could be argued that the proposed development would improve local amenity. The rear building line is set back to the front and to the rear of the building line of the property that adjoins the garage and 1st floor terrace above (No. 51). The first floor flank wall of No. 51 is blank; therefore there are no windows to consider. However the use of the terrace could potentially create a noise nuisance for neighbours and it is possible for a person to stand at the balustrade (front and rear) and directly overlook the neighbour's garden. The infill proposed with high level windows, would prevent this. There would be no overshadowing or loss of light to neighbouring properties.

The proposal is in line with LDF policies CS5 (manage impact of growth) and DP26 (impact on occupiers and neighbours).

The proposal is in compliance with LDF policy CS1 (distribution of growth). The Council will promote the most efficient use of land and buildings.

There would be no impact on existing off-street parking and access to it from the highway.

Recommend approval

DISCLAIMER

Decision route to be decided by nominated members on Monday 6th December 2010.

For further information see

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