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| Delegated Report (Members Briefing) | | Analysis sheet | Expiry Date: | 18/10/2010 |
| | | N/A / attached | Consultation Expiry Date: | 28/09/2010 |
| Officer | | | Application Number(s) | |
| Carlos Martin | | | 2010/4512/P | |
| Application Address | | | Drawing Numbers | |
| Flat 1 10 Compayne Gardens London NW6 3DH | | | Refer to draft decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Erection of lower ground floor single story extension following associated excavations works to existing residential flat (Class C3). | | | | |
| Recommendation(s): | | Grant | | |
| Application Type: | | Full Planning Permission | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 16 | No. of responses | 01 | No. of objections | 01 |
| | | | No. Electronic | 00 | | |
| Summary of consultation responses: | <p>1 objection based on the grounds of:</p> <ol style="list-style-type: none"> 1. Potential damage to the building and drainage. 2. Proposal represents overdevelopment of the site. 3. Proposal is out of keeping with the existing dwelling. <p>Officer's response.</p> <ol style="list-style-type: none"> 1. Structural and drainage issues are not planning matters and will be addressed by building regulations. 2. The proposed basement extension is of a small scale in relation to the host four storey building. 3. The proposed extension would be concealed below a timber decking and it is not considered detrimental to the character and appearance of the building or the CA. | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | None, no Swiss Cottage CAAC. | | | | | |

Site Description

The application site relates to a five storey semi-detached building divided into flats.

The property is in the Swiss Cottage Conservation Area.

Relevant History

2008/3392/P: pp **granted** for the creation of additional space within the loft of the existing flat by building over part of an existing balcony to the rear, together with the installation of a new door and two skylights.

2008/2496/P: Idc **granted** for existing operation: creation of a roof terrace at third floor.

2005/1206/P: pp **granted** for the change of use of the ground floor and lower ground floor from a doctors surgery to a 3-bedroom residential unit.

9501782R1: pp **refused** (12/09/1996) for extensions and alterations to existing Doctor's surgery to include the infilling of an existing basement well together with a rear ground floor extension and the opening up of a new door and new window to the front/east flank wall.

Reason: It is considered that the total floorspace of the building, following the proposed extension, would be excessive in relation to the site and the character of the area generally.

9591109: permission granted (09/08/1995) to remove a tree because it is pushing the dividing wall into number 8 Compayne Gardens.

EN10/0728: enforcement investigation in relation to a possible Ash tree has been cut down at flat 1, 10 Compayne Gardens, without permission being sought. *Investigation still open.*

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

N8 Ancient woodlands and trees

Camden Planning Guidance 2006

Swiss Cottage Conservation Area Statement

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

LDF Core Strategy

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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

Development Policies Development Plan

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Assessment

1. Planning permission is sought for the erection of a lower ground floor single story extension following associated excavations works to existing residential flat (Class C3).
2. The proposed extension would have a depth of 5.4 m and a width of 4.1 m approx. It would feature a timber decking roof protruding approx. 0.8 m from ground level and a set of doors to access the proposed lightwell to the rear. The lightwell would have the same width and 2.6 m of depth and would feature a safety balustrade 1 m high.
3. **Design**
 - 3.1. The proposed extension would be located a lower ground level and would be of an appropriate size and scale. It is therefore considered that it would have minimal impact on the character and appearance of the building, and, as it would be located at the rear, it would have no harmful effect on the character and appearance of the conservation area.
 - 3.2. The development would require a relatively minor volume of excavation of the raised garden area. However, the addition would be an extension to the existing lower ground floor level of the building and would not involve deeper excavations than the existing level. A substantial garden area would remain. For these reasons the proposals are not considered to have a significant impact upon water, drainage and no particular structural concerns area raised.
 - 3.3. No significant tree or landscape issues are raised by the proposal.
4. **Amenity**
 - 4.1. The proposed extension would only project approximately 0.8m above the garden ground level and as the property has higher boundary walls, it would have no impact on the amenity of neighbouring properties in terms of loss of light or privacy. The proposed timber decking above the extension is considered an appropriate material for a rear garden and as such it is not considered to unduly impact on the outlook of the residential units above.
 - 4.2. The resulting new room would receive adequate levels of light given the extent of the proposed lightwell and it is considered acceptable in terms of amenity for future occupiers on the basis that it is ancillary to the existing flat.
5. **Recommendation:** Grant

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th October 2010. For further information see

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