

Delegated Report (Members' Briefing)	Analysis sheet	Expiry Date:	14/09/2010
		Consultation Expiry Date:	18/08/2010

Officer	Application Number(s)
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Jenny Fisher	2010/3743/P
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Application Address	Drawing Numbers
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28 Hartland Road London NW1 8DD	Refer to decision letter
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PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
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Proposal(s)

Erection of a three storey semi detached dwelling house following the demolition of existing two storey single dwelling house (C3).

Recommendation(s):	Grant planning permission with conditions
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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	12	No. of responses	02	No. of objections	02
			No. Electronic	00		

Summary of consultation responses:	<p>Objections have been raised by the occupants of two properties on the opposite side of Hartland Road Nos. 43 and 47 on the following grounds:</p> <ol style="list-style-type: none"> Proposed building would block view along the railway line. Design not in character with that of buildings nearby. Refers to previous approval 2009/5023 and difference between approved and proposed drawings. The flat roof could be used as a terrace/garden, result in loss of privacy. Attached photos. If trees on existing roof placed on proposed roof would result in loss of light.
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CAAC/Local groups comments:	No response received to date.
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Site Description

<p>A two storey end of terrace single family house on the east side of Hartland Road. The site has external space at ground level to the front of the building only and the house extends up to the boundary to the rear garden of the adjoining premises fronting Hawley Road (No. 62). The other two properties that form the terrace (Nos. 30 and 32 Hartland Rd.) are both three storeys in height. No. 32 has a roof extension and No.30 has recently been granted planning permission for a matching roof extension. Immediately adjacent to No. 32 is a railway embankment that runs along to the rear of the terrace.</p> <p>The site is not located within a conservation area.</p>
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Relevant History

09/05/2000 (PEX0000212) Refused erection of handrail around roof in association with the formation of a roof terrace.

29/10/2007 (2007/3019/P) Erection of part 2 / part 3 storey side extension including single storey porch to front elevation and erection of roof extension and new windows to front facade to single family dwelling house (C3). Refused.

26/08/2008 (2008/2648/P) Refused - Erection of part single/part 2 storey side extension and addition of a second floor and new windows to front facade to single family dwelling house (C3).

Reasons:

1. The proposed extensions, by reason of their size, bulk, location and detailed design, would be detrimental to the character and appearance of the building and street scene, contrary to policies B1 (General design principles) and B3 (Alterations and extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Extensions, alterations and conservatories section of Camden Planning Guidance 2006.

2. The proposed extensions by reason of their size, height and location, would be detrimental to the amenity of adjoining occupiers through a loss of outlook contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and section on Overlooking and privacy of Camden Planning Guidance 2006.

21/12/2009 (2009/5023/P) Planning permission for the 'erection of a third storey and a ground floor single storey side extension to the single dwelling house (C3).'

32 Hartland Road

15/09/2005 (2005/3230/P) Planning permission for the erection of roof extension including roof terrace at the rear of dwelling house.

30 Hartland Road

30/09/2009 (2009/3327/P) Planning permission for the erection of a roof extension, including the installation of two sash windows to the front and a fully glazed rear elevation with doors opening onto a balcony for the existing dwelling house (Class C3).

Relevant policies

Replacement Unitary Development Plan 2006

SD1C (access); SD6 (amenity); H1 (new housing); H7 (lifetime homes); B1 (general design principles); B3 (alterations and extensions)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

DP29 (improving access); CS5(managing impact of growth); DP26 (manage impact on occupiers and neighbours); CS5 (provide quality homes); DP2 (make full use of Camden's capacity for housing); DP6 (lifetime homes)

Camden Planning Guidance

Assessment

Proposed

The demolition of existing two storey dwelling and the erection of a three storey single family dwelling. The main part of the building would measure 8.5m in height, 7.5m in depth and would be 5.8m wide. The parapet height and front building line would align with Nos 30 and 32; a front garden would be retained. A utility room, bathroom and bin/bike store would be accommodated in a single storey section along the side of the proposed building.

Materials selected would be in keeping with surrounding buildings, render with a reconstituted stone element at ground floor level and brickwork above. Windows would have painted timber frames with the same render surround. The single storey bin/bike store would be of reconstituted stone to match the single storey element of No. 26. Solar panels would be installed on the roof and a roof terrace at rear second floor level.

Main issues for considerations: ; additional residential floor space and standard of accommodation; visual impact; amenities of the neighbouring properties including overlooking, daylight/ sunlight and sense of enclosure.

Principle of development

The Council seeks the fullest possible residential use of sites; the proposal is therefore in line with UDP policy H1. The site is not in a conservation area therefore the demolition of the building cannot be resisted.

Visual impact

The proposed development has been positioned on the same building line as the existing terrace and represents an opportunity for a more cohesive design approach, without the constraints of the existing building. The proposed design responds to the common language of the terrace. It provides complimentary architectural features including; parapet height; solid to void proportions; render architraves, with varied fenestration pattern which seeks to balance the elevational composition in the context of the terrace as a whole. The elevational form has been followed through in the function of the house by inverting the traditional terrace house layout where the grand well-lit living room would have been at first floor level below the bedrooms. Instead the proposed scheme has the main living space arranged above the bedrooms.

It is considered that the proposed is an architectural approach which is honest and successfully continues the architectural language in a contemporary thoughtful response to the site. As such it complies with UDP policy B1.

Amenity:

The ground floor extension proposed would only be marginally taller (0.5m.) than the existing wall that forms the boundary between the side of the application site and rear of No. 62 Hawley Road. Amenity issues discussed below all refer to the impact of the additional storey proposed since the ground and first floor of the proposed structure would represent a continuation of the existing situation in terms of height and bulk and impact on adjoining occupiers.

Overlooking and loss of privacy:

The existing first floor roof is used as a terrace; the roof of the proposed structure would not be used as a terrace thus improving matters for adjoining occupiers who may currently be overlooked. A terrace is proposed to the rear at second floor level; it would be enclosed by the flank wall of the neighbouring property (No. 30) to one side and the enclosed stair well of the proposed development on the other, as a consequence there would be no opportunity to look into properties either side. A person looking out from the terrace would look towards the railway embankment.

Windows in the front elevation would face properties on the opposite side of the road 15m. away as existing. To the rear sliding glazed doors would provide access to a terrace and small windows would be installed at ground and first floor levels. Gardens to the rear of Nos. 30 and 32 Hartland Road are extremely small and behind high walls, they would not be overlooked and beyond is the railway embankment.

It is considered that windows to the front and rear would not allow unreasonable overlooking for the occupants of neighbouring premises. Windows proposed for the east elevation do however raise cause for concern; they would directly face windows to the rear of Hawley Road properties, within very close proximity. The current drawing submitted has been annotated to indicate that the stair window would be obscure glazed. Given the size of the second window (kitchen) in the flank wall and proximity to the rear of 62 Hawley Road, it is recommended that a condition require this window also to be obscure glazed and fixed shut. The kitchen/diner

would include a window in the front elevation and sliding glazed doors opening onto the terrace to the rear; therefore it would be adequately lit and ventilated without the need to open windows in the flank wall.

There may be some artificial light spillage. However, it is considered that this would not cause sufficient harm to warrant refusal, especially as the obscure glazing recommended would act as a filter thus reducing the impact of artificial light.

Loss of daylight and sunlight:

The height of the proposed structure would match that of the previous approval (2009/5023/P). As before, given the corner location of No. 62 and the low rise development within the immediate vicinity, it is considered natural light would not be restricted to this or any of the other properties within close proximity to the application site.

Outlook and sense of enclosure:

The view out from the first floor to the rear of No. 62 would be as existing. At second floor level only a small window would directly face the flank wall of the extension proposed, oblique views of the second floor extension may be possible from a larger second floor window. In view of this, the gap between properties and the corner location of No. 62, it is considered that the proposed extension would not have an adverse impact on the outlook of adjoining occupiers or create a sense of enclosure.

The objections concerned about impact on view does not live exactly opposite the site. Whilst outlook and sense of enclosure are matters that are taken into consideration, the impact on views is not within the remit of planning. Given the constrained nature of the site, it is considered appropriate to remove permitted development rights for extensions to the dwelling by condition.

Floor space and standard of accommodation

Room sizes would comply with Camden Planning Guidance and all habitable rooms would have adequate natural light and ventilation.

The Council encourages all new housing to be accessible to all. The house would be accessed via a level access porch. At ground floor level an entrance hall would open into a reception room on one side and a utility room and bathroom on the other. The ground floor reception room could become an entrance level bedroom or home office as the need arises. Accommodation at ground floor level has been generously proportioned to allow adequate turning circles and door widths for wheelchairs users. Stairs would be wide enough for use by an ambulant disabled person and lead up to a generous landing and first floor bedrooms and a bathroom. The kitchen with access to a rear roof terrace would be at second floor level. In order to provide for changing domestic requirements (lifetime homes), the layout has been designed to offer greatest flexibility. The main spaces are adaptable, with services in a common position on each floor and habitable spaces arranged around them. There is no car parking associated with the application and a lift would not be installed, all other lifetime homes standards applicable at this stage of planning have been incorporated into the design of the scheme for compliance with UDP policy H7 and Camden Planning Guidance. The house has been designed to be as accessible as possible given the constraints (size) of the site, in line with UDP policy SD1C. The existing dwelling lacks the flexibility that would allow improved accessibility that would be provided by the proposed dwelling.

Transport

A construction management plan would not be required as Harland Road is sufficiently wide to accommodate construction vehicles. The new house could not reasonably be made car free due to the on street parking rights of the existing dwelling. The bike store is of a sufficient size.

To conclude: The three storey building would match the height of buildings on both sides of Hartland Road and others along Hawley Road. The size and bulk of the development would not result in an unduly dominant structure that would look out of place in the street scene. It would not therefore be in breach of UDP policies B1 (general design) and B3 (extensions) or supporting Planning Guidance. It would maximise the potential for development of the site for housing, and would enhance flexibility and adaptability of the property both encouraged by policies H1 (new housing), H8 (mix of sizes) and H7 (lifetime homes). The application is considered to be in compliance with policy SD6 (amenity), on condition that side windows are obscure glazed and fixed shut.

Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th September 2010.

For further information see

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