

Delegated Report		Analysis sheet		Expiry Date:		15/07/2010	
		N/A / attached		Consultation Expiry Date:		05/07/2010	
Officer				Application Number(s)			
Gavin Sexton				2010/2772/P			
Application Address				Drawing Numbers			
2 Maresfield Gardens London NW3 5SU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendment to planning permission granted on 12 March 2009 (ref 2008/2288/P) including revision of internal layouts to provide vertically arranged duplex apartments, extension at lower ground floor level, addition of rear extension to coach house at lower ground and upper ground floor levels, changes to front fenestration on coach house and erection of a timber enclosure in rear garden.							
Recommendation(s):		Grant planning permission subject to S106					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	54	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		No responses. Site notice placed on 11 th June for three weeks.					
CAAC/Local groups comments:		Fitzjohns/Netherhall CAAC & Heath/Hampstead Society: No response received					
Site Description							
The existing building at 2 Maresfield Gardens is recognised in the Fitzjohn/Netherhall Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area. The property is read in the context of similar properties along Maresfield Gardens, all with a high level of original features and unity. The properties were built around the 1870's with eclectic domestic styling overlaid onto solid geometric red brick massed forms. Although many properties in the street are semi-detached, no. 2 is a stand alone villa, and one of the few not to have an original basement level. The site is the subject of 4x TPOed Robinias at the front of the property (Ref: H20). The building is currently divided into 5 flats.							
Relevant History							
2008/2288/P Planning permission granted subject to a S.106 on 12 March 2009 for "Change of use from 5 to 6 flats, including erection of a basement extension with lightwell to the front and rear and a rear internal courtyard, erection of single-storey ground floor extension on the front elevation, erection of a lower ground and ground floor rear extension. Implementation of this scheme has not yet commenced.							
8600979 – granted 31/07/1986 <i>Erection of a rear extension to ground floor flat</i>							

Relevant policies

Replacement Unitary Development Plan 2006

Replacement Unitary Development Plan 2006

SD6 – Amenity for Occupiers & Neighbours

B1 – General Design Principles

B3 – Alterations & Extensions

B7 – Conservation Areas

H8 – Mix of units

Camden Planning Guidance 2006

Fitzjohn/Netherhall Conservation Area Statement

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.

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS14 - Promoting high quality places and conserving our heritage

DP2 - Making full use of Camden's capacity for housing

DP5 - Housing size mix

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

OVERVIEW:

This application seeks amendments to the previously approved scheme (see planning history). The changes sought are as follows:

- revise internal layouts at ground and lower ground levels to vertically stack rather than horizontally stack the two flats at those levels including revision to rear internal courtyard
- enlargement of the lower ground floor by approx 2m into rear garden
- addition of two storey rear extension at lower ground and ground floors to coach house
- provide enclosure for future plant equipment at end of rear garden
- alterations to fenestration and door position on front elevation of coach house at ground and lower ground floors

ASSESSMENT:

The key considerations for assessment are: impact of reconfiguring the housing, merits of the design and the impact on the amenity of occupiers and neighbours.

Housing Mix

The previously approved scheme proposed a 3/4 bedroom maisonette in the coach house wing of the property (including new accommodation at basement/lower ground level), a 3-bed flat at basement/lower-ground level and a further 3-bed flat at ground floor level.

The current application seeks to reconfigure the basement/lower ground and the ground floor flats to vertically stack them. The rearrangement would slightly enlarge the floorspace of the two units, whilst dividing the previously approved lower ground floor sunken terrace into two. The addition of a dividing wall within the sunken courtyard would potentially reduce the outlook from windows at lower ground floor level. However, the overall impact on the amenity of the occupiers is likely to be mitigated by the fact that the units would now be duplex with access provided to open terrace and views over the rear garden at ground floor level for both flats. Overall it is considered that the change from horizontal to vertical stacking on these two floors would improve the balance of overall amenity for future occupiers of the two flats and is acceptable.

The reconfigured units will continue to receive adequate natural light and ventilation at lower ground floor

by virtue of the significant areas of glazing around the courtyards.

Design

The approved design included substantial rear extensions at lower ground and ground floor levels to the main body of the dwelling. The rear elevation of the coach house wing at ground floor remained largely untouched by the proposal, although a new lightwell was added to enable light into the enlarged basement level below.

The applicants now seek to enlarge the accommodation at basement and ground level in the coach house wing by adding a 2-storey extension across both levels, with a new stepped bridge across the light well to provide access from ground floor to the rear garden. In response to officers concerns the design approach to the coach wing addition was amended. The amended chamfered addition with the retention of a tiled pitched roof acknowledges the context and existing form of the host building, where the rear elevation of the coach wing is an important contributory feature to the character and appearance of the existing house. The basement level accommodation would be ringed by a metal guardrail in the same manner as previously approved. The proposals are considered to maintain the integrity of the existing bay at first floor and are acceptable.

The enlargement of the lower ground and ground floor rear extension by a further 2m into the rear garden would be only slightly discernible to neighbours, as it would remain 1.5m from the boundary, shielded by the fence, with the parapet wall projecting just 1.7m above ground level and with the extent of the sedum roof planted on the flat roof extended accordingly. This addition to the previously approved extension would have limited visual impact on the proposed development, and would preserve the character and appearance of the Conservation Area.

The alterations to the front elevation fenestration pattern at lower ground (not visible from public realm) and ground floors of the coach house are relatively minor and would not be detrimental to the character of the building and are acceptable.

The applicants are also seeking to install a timber framed enclosure across almost the full width of the garden. It would be set against the re-built rear wall, in an excavated walkway approx 1m deep. The enclosure which would accommodate unspecified mechanical plant, ancillary garden storage etc. would have louvred doors facing the residential flats and would be screened by a pergola. The addition would only project approx 1m above ground level and is acceptable.

Amenity for occupiers and neighbours

The rear addition to the coach house wing would have some small impact on the sunlight to the terrace of the nearest flat at ground floor. It would also have a minor impact on the outlook from that unit, however it is considered that the addition would not be sufficiently harmful to the future occupiers of the neighbouring flat to warrant refusal. The neighbouring property on the south side is a church which has no openings on the flank wall. The additions would therefore have no impact on amenity enjoyed by churchgoers.

The existing concrete panel fence (approx 1.2m tall) on the boundary would be replaced by a new fence of similar height and therefore the enlargement of the rear extensions at lower ground floor would only be minimally apparent to neighbours at 4 Maresfield Gardens. The additional bulk would have no impact on the daylight/sunlight to or outlook from neighbouring habitable rooms. The scheme is acceptable in terms of policy SD6. Similarly the addition of the rear plant enclosure would not add much bulk to the rear boundary and would not have a significant impact on outlook or sunlight/daylight amenity enjoyed by the nearest neighbours.

The addition of unspecified plant, in an unspecified location within the rear enclosure has potential noise implications for occupiers and neighbours. The nearest habitable rooms within the site would be approx 19m from the enclosure. Notwithstanding this it is considered appropriate to condition the submission of acoustic details for any future plant to ensure that Camden's noise requirements are met. The standard 5dB noise condition would be added to cover any future plant installation.

Trees

To the front officers are concerned that the bin store and excavation of grassy areas indicated on the original ground floor plan may have a significant impact on the roots of the TPOed Robinia trees. The applicant has clarified that these elements would be clarified by way of submission of details to meet the landscape condition of the original permission.

Lifetime homes and wheelchair housing

The applicant has advised that, as with the previously approved scheme, some but not all lifetimes homes standards will continue to be met by the reconfiguration. As Policy H7 encourages rather than requires applicants to meet these standards it would not be possible to refuse the application because all of these standards have not been complied with. It is acknowledged that, given the proposal is partly for a converted building, the scheme may be limited in achieving all of the standards.

Car free Housing

The previously approved scheme was subject to a car-free agreement for the top floor flat through a S. 106 planning obligation. A deed of variation to this agreement would be required as a result of this amendment.

RECOMMENDATION: grant planning permission, subject to legal agreement to secure a single unit as car free.

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