

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	16/08/2010
		N/A / attached		<b>Consultation Expiry Date:</b>	26/07/2010
<b>Officer</b>			<b>Application Number(s)</b>		
Rob Tulloch			2010/3375/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
3 Wadham Gardens London NW3 3DN			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of single storey ground floor extension to north-east side and single storey extension to rear following the demolition of existing single storey side and rear extension, creation of new basement with three lightwells, insertion of rooflights to side roof slope and other alterations to fenestration (Class C3).					
<b>Recommendation(s):</b>		Grant Planning Permission			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>24</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
Summary of consultation responses:	<p>24 neighbours were notified and a site notice displayed from 02/07/2010.</p> <p><b>7 Wadham Gardens</b> object that the proposed basement will cause unforeseen problems and commented that the previous two storey scheme was a better proposal.</p> <p><u>Officer response</u>  <i>The applicant has submitted a method statement which includes a site investigation and structural assessment, however structural issues are dealt with by Building Regulations. The proposed scheme is considered to be an improvement on the previous scheme.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p><b>Elsworthy CAAC</b> object that the bulk, mass and design of the proposed side extension would be detrimental to the appearance of the host building and contrary to the conservation area character appraisal and management strategy.</p> <p><u>Officer response</u>  <i>The flat roof, single storey extension is considered to be an improvement on the previous scheme in terms of overall size, and would be constructed in materials to match the existing house, as such it complies with the Council's planning guidance for extensions and guidance found in the conservation area character appraisal and management strategy.</i></p> <p><b>Elsworthy Residents Association</b> commented that the previous scheme enhanced and preserved the conservation area and are disappointed in the flat roof and glass link of the proposed scheme.</p> <p><u>Officer response</u>  <i>The flat roof is considered to be a suitable solution which would ensure the extension is subordinate to the host building and that no important architectural features are lost or obscured. The glass link separates the extension from the host building and is considered acceptable in the context of the Free Style architecture of the area.</i></p>					

## Site Description

3 Wadham Gardens is a three storey detached house standing in a large garden, and occupying a prominent corner site on the north-east side of the junction of Wadham Gardens and Harley Road. It is constructed in majority red brick with clay pantile roofing and white painted joinery as a dominant feature. The casement windows are small paned, the front entrance and bay windows are in the Queen Anne style and there are dentilled cornices at eaves level. The skyline is dominated by asymmetrically placed dormer windows, gables and high chimneys. Significant features of the south elevation facing Wadham Gardens are the two high Dutch-style gables and the high chimneys, particularly that flanking the eastern wall of the property which bears its full height to the back garden of the property and which is a visible feature in the street scene.

The house was built at the turn of the 20<sup>th</sup> Century by William Willett as part of his residential estate in Wadham Gardens and Elsworthy Road and is considered to be a particularly fine example of Willett's work. The building has unique features, but shares a common form and style with its neighbours to produce strong group value influenced by the Free Style of the 1890s whereby architects could pick and mix features from classical, Gothic, English and Scottish 16th century, or Italian and French Renaissance in any combination of building materials they chose.

It is located within the Elsworthy Conservation Area and is listed as a building that makes a positive contribution to the conservation area.

## Relevant History

### Application Site

2010/1578/P & 2010/1585/C Erection of ground and first floor extension to north-east side and single storey extension to rear following the demolition of existing single storey side and rear extension, creation of new basement with three lightwells, insertion of rooflights to side roof slope and other alterations to fenestration (Class C3). Refused 07/05/2010 - currently subject of an appeal (written representations).

### 1 Wadham Gardens

**PE9900611:** Permission granted in Sept 1999 for "alterations of the existing dormer windows in the west and east elevations and the installation of new dormer windows in the east and north elevation and installation of two new roof windows"

**PEX0100381:** Permission granted in Dec 2001 for (abbrev.) "Demolition of existing extensions and erection of a replacement part two, part ground floor rear extension together with the formation of a part basement level and the erection of a new dormer window facing onto Wadham Gardens and rear elevation"

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

SD9 Resources and energy

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

N5 Biodiversity

N8 Ancient woodlands and trees

T3 Pedestrians and cycling

T7 Off-street parking

T12 Works affecting highways

### Camden Planning Guidance 2006

Extensions and alterations

## **Elsworthy Conservation Area Appraisal and Management Strategy 2009**

### **LDF Core Strategy and Development Policies**

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

*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.*

## **Assessment**

### **History**

This application is a re-submission. The previous application was refused because it incorporated a side extension with a large pitched roof and dormer windows. This was considered to be too large in terms of footprint and height, and would also have obscured the chimney breast on the side elevation. The dormer windows were not considered to preserve the appearance of the building and the detailing of vehicular entrance gates was not satisfactory. As such the proposal was considered to harm the character and appearance of the host building and conservation area. The new scheme features a single storey extension with a reduced footprint and flat roof and the vehicular gates have been omitted.

The previous scheme also included an application for conservation area consent. As the demolition of the rear extension, lean-to and porch/conservatory is not substantial, when assessed alongside the host building, it has been decided that conservation area consent is not required.

### **Proposal**

The proposal involves:

- (1) the demolition of existing single storey side and rear extension and open porch/conservatory to the side elevation (north-east) and the erection of a single storey extension to the side (north-east)
- (2) a rear infill extension;
- (3) a single storey basement extension with three lightwells;
- (4) replacement of a bay window on the side elevation (south-western) with French doors;
- (5) alterations to fenestration and installation of roof lights to side roofslope;

Each of these elements is dealt with in order below. The main issues are the impact of the extension on the host building, street scene and conservation area, and on the amenity of adjoining occupiers.

### **Revision**

The current and previous schemes included metal vehicular gates which were considered out of keeping with the conservation area. Although a revision proposed timber gates, it was felt that there was insufficient justification for them. The applicant has removed the gates from the proposal and will submit an application for new gates at a later date.

### **Design assessment**

(1) Demolition of existing north-east ground floor wing and conservatory and erection of new extension on north-east side of property:

The proposal involves the demolition of a flat roofed single storey brick extension measuring 6.5m (D) x 5.2m (W) x 4m (H) to the north-east of the property which appears to have been built to house the service areas at the same time as the main house, and the demolition of an existing open porch/conservatory measuring 1.8m (D) 4.5m (W) x 3m (H). The extension contains a coal store with fittings which appear contemporary with the house, a boiler room, and a walk-in larder. For this reason, it was always intended to appear subordinate to the principal portions of the property. However, since these elements of the property are now out-dated and of a utilitarian nature, there is no objection in principle to the demolition of the extension as long as alterations to make good the house or to extend the house are done in a sensitive fashion; this is of importance because the eastern elevation of the property is visible from the street. The open porch/conservatory is a small lightweight structure the removal of which would not harm the appearance of the building.

The Camden Planning Guidance (paras 19.19 – 19.21) requires side extensions not to be unduly prominent in the streetscape and subordinate to the main building and to not obscure original architectural features on flank walls. Policy B3 (Alterations and extensions) of the Replacement Unitary Development Plan 2006 also requires extensions to respect the form, character and proportions of the building and its setting, be subordinate to the main building, and have regard for original architectural features. The Conservation Area Appraisal and Management Strategy (12.5, 12.6, and 12.8) similarly requires careful consideration with regard to extensions to existing building.

The revised single storey side extension measures approximately 5.7m in depth (reduced from 8m) x 10m wide x 3.3m high (compared to the previous scheme which featured a pitched roof rising to 7.5m). The extension has a flat roof which rests well below the window cills of the first floor and respects architectural features such as the exposed full height chimney breast which dominates the east elevation. The low-key nature of the roof and the overall form of the extension, although just visible from the street (Wadham Gardens), does not dominate in long views and respects the form of the original house.

The extension would be constructed from brick to match the brick of the existing house, with white painted timber windows and external doors matching the existing fenestration in terms of detailed design. The flat roof will be concealed behind a parapet with mouldings to match the detailing of the existing Dutch gables of the main house. The extension is intended to read in some respects as a stand alone structure as well as a low-key addition to the house, since it will be spaced approximately 1.5 metres away from the main east elevation of the house due to the presence of a frameless glass link of a slightly lower height than the parapet coping of the main extension. This element will contain some circulation space, including a staircase leading down to the basement accommodation.

The extension is also proposed to incorporate a green roof, as no details have been submitted, a condition would be attached requiring this information to be submitted.

These characteristics add up to a satisfactory solution for this site, which not only respects the host building but also preserves the character and appearance of the conservation area by not being dominant in long views along Wadham Gardens.

(2) Single storey rear extension:

There is a gap of approximately 2m between the rear of the property and the boundary wall with no. 9 Harley Road. There is currently a small glass lean-to filling the gap and extending approximately 6.m across the rear elevation alongside the existing extension.

The proposed single storey infill extension between the rear of the house and the boundary wall would be set back 900mm from the rear wall of the proposed extension and be 8m wide with a height of 2.7m. It would not be visible from the street and would be modest in size. Due to its size and location it is considered acceptable.

(3) Basement extension:

The proposed basement would measure 13.5 m x 23m and extend, approximately 5m under the garden with the rest being covered by the existing house and proposed extension. It would be single storey and would be excavated to a depth of 4.3m (floor to ceiling height 2.85m) under the footprint of the main house and the proposed single storey extension. Under the garden the basement would be excavated to a depth of 4.7m (floor to ceiling height 2.5m) to ensure that there would be a minimum of 1m of earth coverage above. As the proposal seeks to replace the garden above the basement extension it is not considered that the visible manifestations of the basement (three lightwells) would impact negatively on the conservation area.

(4) Replacement of bay window facing Harley Road (south west) side:

The proposal includes the removal of the apron to the central portion of the bay window to create a door. The bay is an integral element of the original architecture and adheres to a traditional design and the alteration would not enhance the appearance of the building, and may be visible from the street. As such the loss of the bay would be regrettable, but would not be a reason for refusal in itself. Furthermore, such works could be undertaken as permitted development.

(5) Alterations to fenestration and installation of roof lights to side roofslope:

The rear (north-west) elevation of the property is not highly visible due to its proximity to its neighbour in Harley Road. Therefore the introduction of two small first-floor windows would have a limited visual impact. The proposed rooflights would be fitted flush with the surface of the roof and are limited in number and size, thereby not harming the appearance of the building in long views down Wadham Gardens.

## **Conclusion: Design Assessment**

The design of the new revised one-storey above-ground extension is a notable improvement on the previous scheme. The proposal is therefore acceptable and complies with policies B1, B3 and B7 of the UDP, Camden Planning Guidance and the ultimately should be recommended for approval subject to standard conditions relating to materials matching existing and to the proposal being built in accordance with the drawings.

## **Trees**

An Arboricultural Report has been provided which identifies three trees at the rear, T11 a Magnolia, T21 a Purple Plum, and T22 a Cherry to be removed along with T3 a Leyland Cypress at the front. The removal of these trees would be considered acceptable as their removal would not be detrimental to the character of the site and its surroundings. The Design and Access statement states that replacement planting would form part of any landscape scheme for the site, however no replacement planting is shown on the proposed site plan. A condition on the submission and approval of hard and soft landscape details will be attached.

The Arboricultural Report also includes details of tree protection during the construction phase. These are considered to be satisfactory.

## **Amenity**

The above ground extension will be single storey and its distance from neighbouring properties means that there will be no loss of daylight or sunlight to the adjoining occupiers. The rear of the property faces the flank elevation of no. 9 Harley, the proposal includes three rooflights, and two small glass windows at rear first floor level, none of which are considered to increase overlooking or create a loss of privacy for the adjoining occupiers. As such the proposal complies with policy SD6 of the UDP.

## **Other issues**

## **Transport**

The proposal involves a creation of a new basement level which will require a large amount of earth excavation. However, as the existing building is being retained, the existing house will have to be underpinned. As these excavations will have to be done by hand the daily limit of material excavated will not be large. Therefore construction is likely to take a longer period of time, and the number of construction vehicles going to and from the site on a weekly basis will not be large. Given this 'spreading of the load' on the transport network, a construction management plan would not be necessary to mitigate the impact of the development on the transport network.

## **Recommendation**

Grant Planning Permission

## **DISCLAIMER**

**Decision route was decided by nominated members on 16<sup>th</sup> August 2010. For further information see**

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