

Delegated Report		Analysis sheet		Expiry Date:		27/07/2010	
		N/A / attached		Consultation Expiry Date:		05/07/2010	
Officer				Application Number(s)			
Rob Willis				2010/2166/P 2010/2180/P			
Application Address				Drawing Numbers			
43 Ornan Road London NW3 4QD				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Removal of condition 2 of planning application reference 11423 (also reference TP.75385/NW) (retention of the garage for the accommodation of commercial vehicles) to create a habitable room ancillary to the residential unit (C3).							
External alterations to residential dwelling (C3) including the erection of new glazed canopy to the front door.							
Recommendation(s):		Grant removal of condition 2 Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	28	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The application site comprises a semi-detached 2-storey house located on the southern side of Ornan Road. The house includes a garage space at one side with residential accommodation above. The building is part of a development constructed during the 1960s in the former back gardens of the properties fronting onto Belsize Avenue.

The building is not listed and the site is not located in a Conservation Area.

Relevant History

PW9902670: Planning permission granted for a proposed use on 08-11-1999 for the erection of a side extension at ground and first floor levels for additional residential accommodation

11423 (also reference TP.75385/NW): Planning permission granted on 26-01-1959 for the erection of seven pairs of semi-detached two-storey houses with private gardens, eight terraced two-storey houses, a block of eighteen private garages and the formation of new accesses to the highway on the site fronting Belsize Lane and Ornan Road. This planning permission is subject to the condition that the garage accommodation should be retained, to ensure the permanent retention of the garage space for parking purposes.

Relevant policies

Replacement Unitary Development Plan 2006

- B1 – General design principles
- B3 – Alterations and extensions
- T9 – Impact of parking

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.

- CS14 – Promoting high quality places and conserving our heritage
- DP19 – Managing the impact of parking
- DP24 – Securing high quality design

Assessment

The proposed removal of a garage space and proposed alterations to the front elevation of the building raise issues in terms of on-street parking conditions and design. These are considered in turn below.

Impact on parking conditions

The proposed removal of condition 2 of planning application reference 11423 (also reference TP.75385/NW) would involve the loss of a garage space in order to create additional residential accommodation for no. 43 Ornan Road.

Policy T9 states that Camden will not grant planning permission for proposals that would harm on-street parking conditions or add to on-street parking where existing on-street parking spaces cannot meet demand. The plans submitted alongside the planning application show that a parking space of over 4.8 metres in length would be provided. This would allow the applicants to continue to park within the premises, avoiding the creation of additional demand for on-street parking. The proposals would not therefore have a harmful impact on on-street parking conditions.

Design

The applicant seeks to introduce a small glazed canopy above the entrance to the front door of the premises. The introduction of a canopy at this location is appropriate in principle given that a number of surrounding properties also have canopies above their front doors. It is considered that the modest nature of the canopy would mean that it would be unobtrusive in nature, and would not harm the character of the building or the surrounding area.

The application also shows that a number of other alterations to the front elevation of the premises will be made, including the insertion of a new window and timber framed glazed doors, as well as a metre high fence and gate to the front boundary of the premises. Whilst these proposed alterations are noted, they are not matters to be considered here as they do not require planning permission.

Conclusion

It is considered that the proposed loss of garage space would not have a negative impact on on-street parking conditions. The proposal does not raise any concerns in relation to the design of the canopy.

Recommend approval.

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