

Delegated Report		Analysis sheet		Expiry Date:		13/07/2010	
		N/A / attached		Consultation Expiry Date:		11/06/2010	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2010/2061/P			
Application Address				Drawing Numbers			
6 Arkwright Road London NW3 6AE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Erection of two glazed extensions at lower ground floor level to front and rear elevation of a non-residential building (Class C2).							
Recommendation:		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	74	No. of responses	01	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		<p>A site notice was displayed from 21/05/2010 to 11/06/2010.</p> <p>The occupiers of 14 Arkwright Road made the following comments.</p> <ul style="list-style-type: none"> If the proposal would not increase the number of classes residents would like clear guarantees from Devonshire House School that the school does not intend to increase role numbers at a later date. <p><i>Response: Design and Access Statement confirms that the proposal would not increase the number of classrooms. This is also indicated on the submitted drawings.</i></p>					
CAAC/Local groups comments:		No reply has been received.					
Site Description							
The application relates to a three storey plus semi-basement level semi-detached property on the north-west side of Arkwright Road in the Fitzjohns Netherhall Conservation Area. The property is identified as a positive contributor to the appearance and character of the conservation area. It is used as a preparatory school.							

There is an existing crossover from Arkwright Road to the front garden of the property.

Relevant History

None

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

Fitzjohns/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. The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

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 & encouraging biodiversity

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

DP27 – Basements and lightwells

Assessment

Proposal

It is proposed to infill the front and rear lightwells with conservatory type of extensions to extend the front and rear classrooms on the lower ground floor level. The proposal would not increase the number of classrooms in the school. It would only increase the total floor area of the school by approximately 18sqm.

The proposal has been revised since it was originally submitted in order to address the Council's tree officer's concerns over the root growing area of the mature tree shown on drawing, 4226/307 (in the front garden). The revisions are:

- The ground level and topsoil around the front lightwell would be retained; and
- The height of the front retaining wall of the proposed front extension would be increased.

Design and Appearance:

The proposed extensions would have brick walls and largely glazed roofs with timber frames. The roof sections of the proposed extensions would be above ground level.

Policy B7 of the UDP states the Council will only grant consent for development in conservation areas that preserves or enhances the special character and appearance of the area. In terms of alterations and extensions, policy B3 requires considerations to be given to their impact on the form, proportions, original features and architectural integrity of the building.

There is an existing lower ground floor front extension at 1 Arkwright Road. This extension appears to be quite old and the Council has no planning records of it and as such it is not considered to set a precedent for the proposed development.

Arkwright Road is characterised mainly by large Victorian houses often set within five metres of their front boundaries. The majority of front boundary walls remain intact. The proposed front extension would be behind the existing front boundary wall and hedge, and would be partially screened from public views. Although it would not be readily visible in the streetscene, it would project forward of the existing front elevation, creating an anomalous feature.

It would also require the removal of the lower ground floor sash windows with soldier course detailing on the front elevation. The existing front elevation is more decorative than the existing rear elevation and has many of the original features. The proposed front extension would be approximately 400mm below the upper ground floor windows and project approximately 1.5m from the front wall of the building. The detailing of the proposed front extension is considered to be unsympathetic to the architectural composition of the building and fails to preserve or enhance the character of the Fitzjohns/Netherhall conservation area. Therefore the proposal is considered to be contrary to policies B1, B3 and B7 of the Unitary Development Plan (2006).

The proposed rear extension would not be open to public views and would be set back by approximately 300mm from the existing retaining wall of the rear lightwell. There is a prominent existing fire staircase on the rear elevation of the building. The proposed rear extension would be behind the external staircase and would minimally alter the rear elevation of the building. On its own the proposed rear extension is considered to be acceptable in design terms.

Residential Amenity

The proposed extensions by reason of their location, size and detailing would not be likely to raise any material amenity issues in terms of loss of daylight/sunlight, outlook and privacy to the adjoining and adjacent properties. Thus, the proposal complies with the aims of policy SD6 of the UDP.

Trees and Landscaping

The proposal would result in removal of small fig tree and a shrub close to the front lightwell. The Council's tree officer raised no objection to the removal of these plants but raised concerns over the possible harm to the mature tree shown on drawing, 4226/307. The revised scheme would involve removal of the existing retaining wall of the front lightwell and its replacement with a higher retaining wall to secure the soil where the roots of the mature tree grow.

As the proposal would not change the ground level around the mature tree or the significantly affect the topsoil in the front garden the proposal is considered to be acceptable subject to a condition for details of protection methods for the mature tree in accordance with BS5837:2005 "Trees in Relation to Construction".

Recommendation: Refuse planning permission.

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