

Delegated Report		Analysis sheet		Expiry Date:		02/07/2010	
		N/A / attached		Consultation Expiry Date:		28/06/2010	
Officer				Application Number(s)			
Hannah Parker				2010/2713/P			
Application Address				Drawing Numbers			
87 Avenue Road London NW8 6JD				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Renewal of planning permission 2007/2356/P dated 06/07/2007, for the replacement of existing two storey dwellinghouse by a three storey dwellinghouse with basement and sub-basement levels, rear garden patio with glazed rooflight and a forecourt carlift.							
Recommendation(s):		Grant Permission					
Application Type:		Renewal of Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	24	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		No responses from neighbours to date The Environment Agency have no objections to the proposal.					
CAAC/Local groups comments:		No responses to date					
Site Description							
An early 20 th century two-storey plus attic storey detached house in the neo-Georgian style. The property is located on the west side of Avenue Road. It is not located within a conservation area							
Relevant History							
2007/2356/P Replacement of existing two-storey dwellinghouse by a three storey dwellinghouse with basement and sub-basement levels, rear garden patio with glazed rooflight and a forecourt carlift. Granted 06/07/2007							
2009/4159/P Erection of a two storey plus basement and attic single family dwelling (Class C3) following the demolition of existing building. Granted 25/11/2009							

Relevant policies

Replacement Unitary Development Plan 2006

H7 Lifetime homes
SD6 Amenity for occupiers and neighbours
SD9 Resources and energy
B1 General design principles
N8 Ancient woodland and trees
N5 Biodiversity

Camden Planning Guidance 2006

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 Growth Areas
CS6 Providing quality homes
CS15 Protecting and improving our open spaces and encouraging biodiversity
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
DP24 Securing High Quality Design
DP26 Managing the impact of the development on occupiers and neighbours
DP6 Lifetime homes and wheelchair housing
DP22 Promoting sustainable design and construction
DP24 Securing high quality design

Assessment

Proposal:

It is proposed to demolish the existing building and to replace it with a neo-Georgian building, comprising basement and sub-basement below ground, and two storeys and roof level accommodation above. This is a renewal of permission 2007/2356/P which expires on the 06/07/2010.

Main Considerations

- Policy context
- Demolition
- Visual impact
- Neighbourhood amenity
- Removal of permitted development rights
- Parking
- Trees

Policy context

There has been no material change in policy since the approval of the previous scheme. The LDF policies currently have limited weight. However, the main policy context and guidance has not altered significantly.

Due to the issues with double basements which have arisen since the original approval the environment agency were consulted. They have confirmed that they have no objection to the scheme.

Demolition

The site lies outside a conservation area and therefore does not require any formal permission for the demolition of the property.

Visual impact

Since the 2007 policy has not been revised so it is not considered necessary to initiate a reassessment of the proposal in design terms. However to summarise;

The principle of a double has already been established therefore no objection is raised and no additional information to the contrary has been raised. The overall design of the elevations of the building is considered to respect the neo-Georgian design of the neighbouring buildings, particularly with regards to regular fenestration

pattern, sliding timber sash windows, decorated window surrounds with key-stone feature, prominent eaves, decorated porch and use of red brick and slate roof.

The new building is considered to respect the design, building lines, footprint, bulk and scale of neighbouring buildings as well as the general character of the local townscape and is considered acceptable.

Neighbourhood amenity

The works have already been assessed in amenity term. Since the approved scheme was granted, no. 85 Avenue road has had a permission granted for the erection of a two storey plus basement and attic floor single family dwelling house following the demolition of existing building. The footprint of the new building at no. 85 sits within the same footprint thereby not altering the amenity of the property. The majority of properties along Avenue Road benefit from large being situated within plots.

No permissions appear to have been granted at no.89 Avenue Road since the last approval thereby not altering the situation along this elevation.

No conditions were added regarding amenity, this view has not changed and it is considered the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Removal of Permitted Development Rights

In order to control and be able to assess the impact of any further extensions or alterations to the property on the adjoining buildings, it is recommended that permitted development rights relating to extensions are withdrawn by condition. This is consistent with the previous approval.

Parking

It is proposed to provide two car parking spaces within the sub-basement to be accessed via a car lift to the front of the property. It is also proposed to provide additional car parking to the front of the site. Whilst this proposal is in excess of the Council's parking standards, it is noted that as existing there is off-street car parking capable of accommodating 5 cars. On this basis it is considered unreasonable to remove the existing off-street and on-street parking rights and the proposal is considered acceptable in this regard. More details of the external carlift in the forecourt will be required by condition. This is consistent with the previous approval.

Whilst no specific details have been provided in relation to refuse, recycling or cycle storage, an area to the front of the property has been identified for this purpose. This area is considered to be capable of exceeding the Council's minimum standards and as such no further details are required by condition.

Trees

The impact to trees on the site is that of the previously approved scheme: Ref 2007/2356/P. It was accepted then that T10 (a Hazel), T15 (a Lawson Cypress) and T16 (a Hazel) that the removal of these trees would not be detrimental to the amenities and character of the site. A Tree Protection Plan has been provided with the current application. No further details are required.

Planning permission will be conditional on the approval and submission of hard and soft landscape details.

Conclusion

Under the circumstances, in absence of any material planning changes, the renewal of planning permission for residential dwelling house is therefore considered acceptable. All conditions and informatives will remain the same as the previously approved scheme.

Recommendation- Grant renewal of Planning Permission.

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