

Delegated Report		Analysis sheet		Expiry Date:		31/03/2010	
		N/A		Consultation Expiry Date:		27/04/2010	
Officer				Application Number			
John Sheehy				2010/0727/P			
Application Address				Drawing Numbers			
42 Avenue Road London NW8 6HS				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Renewal of planning permission granted on 26/07/2005 (2005/1921/P) for the demolition of existing single storey side extension and erection of a basement and ground floor side extension and a single storey, full width, ground floor rear extension, including excavations to erect a swimming pool, gym, sauna, and guest room with ancillary facilities, in a new basement and sub-basement at the rear.							
Recommendation:		Grant conditional permission					
Application Type:		Renewal of Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	5	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		Site notice displayed from 6 th of April to 27 th of April. No comments/ objections/ supports received from neighbouring occupiers.					
CAAC/Local groups comments:		Elsworthy CAAC: "No objection subject to appropriate conditions to protect the trees, landscaping and amenity value of the garden space".					
Site Description							
The application relates to a substantial detached three-storey with basement dwellinghouse on the eastern side of Avenue Road between Elsworthy Road and Radlett Place. The site is located within the Elsworthy Conservation Area, however the building is not identified as making a positive contribution the character and appearance of the Conservation Area.							
Relevant History							
October 1990 Planning permission granted for single storey rear extension at first floor level, ref.9005202.							
<u>Original permission</u>							
July 2005 Planning permission granted for demolition of existing single storey side extension and erection of a basement and ground floor side extension and a single storey, full width, ground floor rear extension, including excavations to erect a swimming pool, gym, sauna, and guest room with ancillary facilities, in a new basement and sub-basement at the rear, ref. 2005/1921/P.							

Relevant policies

Camden Development Plan 2006

SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B7 Conservation Areas

Camden Planning Guidance 2006

Elsworthy 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.

DP26 Managing the impact of development on occupiers and neighbours
CS14 Promoting high quality places and conserving our heritage
DP24 Securing High Quality Design
DP25 Conserving Camden's Heritage
DP27 Basements and Lightwells

Assessment

The permission for the approved scheme is due to expire on the 26th of July 2010. The current application seeks to renew this permission.

Assessment

The proposed extension was granted permission in 2005 and given that there are no material changes in circumstances since then, the proposal is considered to be acceptable in terms of design and amenity.

A number of conditions in relation to design and neighbour amenity were attached to the original permission: these have been re-attached to this permission.

A tree survey and method statement for the protection of trees on the site was provided with the original permission. Whilst the method statement is quite general, it is considered sufficient for the purposes of this application and forms part of the list of approved documents. The proposal includes provision for new planting at the rear of the garden. Details of this should be provided and approved via condition as required under the original permission.

Recommendation: grant conditional permission

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