

Delegated Report		Analysis sheet		Expiry Date:		19/04/2010	
		N/A		Consultation Expiry Date:		31/03/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/0537/P			
Application Address				Drawing Numbers			
51 Flask Walk London NW3 1HH				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Reconfiguration of front staircase and extension of lower ground store under front garden of dwellinghouse (C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 10/03/2010 -31/03/2010					
CAAC/Local groups comments:		Hampstead CAAC commented on the application as follows: - Maximise retained planting to front garden					
Site Description							
The application site is a large 4 storey semi detached single family dwelling house, located on the north west side of Flask Walk. The application site is not a Listed Building, like many of the other houses along Flask Walk, but it is located within the Hampstead Conservation Area.							
Relevant History							
2009/4633/P: Alterations to include erection of single storey rear extension at ground floor level, and the installation of glazed roof light at roof level to single family dwelling house (Class C3). GRANTED 08/12/2009							

Relevant policies

Replacement Unitary Development Plan 2006

London Borough of Camden Replacement UDP (2006)

SD6 – Amenity for occupiers and neighbours

B1 - General design principles

B3 - Alterations and extensions

B7 - Conservation areas

Camden Planning Guidance 2006

Hampstead 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.

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

DP26 - Managing the impact of development on occupiers and neighbours

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

CS14 - Promoting high quality places and conserving our heritage

DP25 - Conserving Camden's heritage

Assessment

Proposal

This application seeks permission for alterations to the front boundary wall and the steps leading up to the front entrance. It also seeks approval for the enlargement of the under-stair store, for storage purposes.

The proposals include creating a turn in the stairs leading up to the front door, thereby reducing the steepness of the current straight flight of steps. The side elevation of the staircase is to be built up and an entrance way is to be created in the middle of the wall.

The underground store is proposed to run underneath the existing garden and be 4.4metres in length and 1.2metres in width.

Design

The proposed stairs would make the entrance to the dwelling, a lot safer and easier to access. The current stairs run along the northern side of the front garden and are very steep. The proposal seeks to add a turn into the stair layout, in order to reduce the gradient of the steps. The steps are proposed to be clad in new york stone, with the new front wall and piers to be rendered to match the finish of the neighbouring property. The existing boundary treatment is a high wall with two low piers either side of the stairs. The proposal seeks to move the entrance along so to sit in the middle of wall and it is to be flanked with two piers. An area of front garden is retained which is welcomed by the Council.

As the reconfiguration of the front steps is inline with the neighbouring property, in terms of height, details and materials, the proposal is considered acceptable in design terms. The creation of the entrance to the middle of the boundary wall respects the design and dimensions of the host building, and is not considered to be an incongruous addition which would have a detrimental impact on the host property, nor that of the wider conservation area. Therefore the application for the front steps is considered acceptable in design terms.

The proposal also seeks approval for the enlargement of the existing under-stair store. The store is to be extended beneath the planted area. There is an existing store which is accessed from the side elevation of the existing steps up to the front door. The existing doorway opening is to be retained, yet the existing timber door is to be replaced with a match-boarded timber door. The side wall is to be built up for accommodate the changes to the steps. As the proposed extension to the store is small, with an increase by only 2.09sqm, and is entirely underneath the existing stairs and front garden area,

the proposal is not considered to have a detrimental impact on the host property or the wider area. The architectural integrity of the host building and the wider conservation area is considered to be maintained throughout the proposal. Space will be maintained for adequate landscaping in the front garden above.

Amenity

As the proposed alterations to the front boundary wall and store do not protrude any further than the existing building lines, it is considered that the works would not adversely impact on the amenity of the adjacent properties with regard to overlooking, daylight or outlook, and thus is considered to be consistent with Policy SD6 of the UDP.

Recommendation: Grant Planning Permission

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