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| Delegated Report | | Analysis sheet | | Expiry Date: | | 16/04/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | 30/03/2010 | |
| Officer | | | | Application Number(s) | | | |
| Elizabeth Beaumont | | | | 2010/1080/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 6 St Thomas's Gardens London NW5 4EX | | | | Please refer to decision notice. | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
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| Proposal(s) | | | | | | | |
| Revision to planning permission (2009/0317/P) granted 16 June 2009 for the change of use and works of conversion from a single dwellinghouse into two flats (1x1bed, 1x3bed); including erection of a mansard roof extension, single storey extension to the rear at lower ground floor level, and the installation of a terrace at upper ground floor and first floor levels to include the installation of a guard rail to the existing front parapet wall at second floor level | | | | | | | |
| Recommendation(s): | | Grant planning permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 19 | No. of responses | 01 | No. of objections | 01 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | <p>3 St. Thomas Gardens – Object for the following reasons;</p> <ul style="list-style-type: none"> I live in St Thomas's Gardens; the works have been handled very badly so far. Deliveries are taking place at 5am, 6am Mon-Fri, weekend and this is ongoing with no help from Camden. The street looks like it has been under war, we are coming to spring summer and the carriageway is being resurfaced and I do not want the same poor conditions to continue. Also the owner does not care and employed a company of builders that are disruptive and are inconsiderate. The owner has an obligation to employ responsible builders and refrain from working before 09:00, after 5pm, and no work on weekends. Parking bays were full of cement and sacks with no formal parking suspension. Lorries damage parked cars and run away without disclosing! <p><i>Officer's comments</i> – The previous planning consent had an informative notifying the applicant of the restrictions relating to the hours and days that work could be carried out on. If the applicants are in breach the Control of Pollution Act 1974 the Council's Environmental Health should be informed. The use of parking bays without formal suspension would be a matter that would be enforced by the Council's Highways Team. In relation to the nature of the specific builders used, this is an unfortunate problem however it is not an issue that can be controlled by planning. Furthermore damage to vehicles from construction vehicles is also not an issue that can be controlled by planning.</p> | | | | | |
| CAAC/Local groups comments: | | N/A | | | | | |

Site Description

The site is located on the south side of St Thomas's Gardens. The rear of the site backs on to Baptist Garden and is assessed via Queen's Crescent. The building comprises a two storey with lower ground floor level mid-terraced property in residential use. The surrounding area is predominately in residential use. The building is not listed or located within a conservation area.

Relevant History

22/05/2000 – **p.p. granted (PE9901042)** for the erection of an additional storey with front terrace and a single storey rear extension with a roof terrace to provide additional residential accommodation for a single family dwelling.

05.05.05 – **p.p. granted (2005/0772/P)** for the renewal of un-expired planning permission granted on 20/05/2000 (PE9901042) for the erection of an additional storey with front terrace and a single storey rear extension with a roof terrace to provide additional residential accommodation for a single family dwelling.

27/03/2009 - **p.p. granted (2009/0317/P)** for the change of use and works of conversion from a single dwellinghouse into two flats (1x1bed, 1x3bed); including erection of a mansard roof extension, single storey extension to the rear at lower ground floor level, and the installation of a terrace at upper ground floor and first floor levels.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions).

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), DP24 (securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours).

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

Assessment

Proposal - Permission is sought for an amendment to the planning permission 2009/0317/P to include metal railings along the front of the existing parapet wall. Planning permission was previously approved for the use of the front of the roof as a terrace therefore the main consideration is the impact of the proposal on the character of the building.

It was originally proposed as part of the approved scheme to use the front parapet wall as a balustrade. The ground level of the terrace has been marginally raised and the parapet on its own would not be sufficient to meet Building Control Regulations and therefore an additional balustrade is required. The balustrade will be constructed from metal with horizontal rails.

Revision – the proposed has been revised to set the railings back, installing them on the inside of the parapet

Design - The proposed railings would project 0.4m from the top of the parapet wall and would be installed on the inside of the parapet. There is no formal pattern to the front of buildings at this level with a variety of styles, designs and materials of roof extensions within the street. There is an example of another front roof terrace at no. 8, opposite the site, which is surrounded with a timber balustrade. The use of metal railings would match the metal railings on the front steps of the property.

The railings would be installed on the inside of the parapet wall and would be read in front of the approved mansard roof extension with sliding glazed doors on the front elevation. It is considered the railings are of a simple design and given their limited height and position would not visually clutter the front elevation of the host building.

Amenity - It is considered that the proposed railings would not have a detrimental impact on the amenity of neighbouring occupiers with regards to sunlight, daylight, outlook and privacy compared to the existing situation.

Recommendation - Grant planning permission

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