

DISCLAIMER

Decision route to be decided by nominated members on Monday 19th April 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	21/04/2010
		N/A / attached	Consultation Expiry Date:	09/04/2010
Officer			Application Number	
Aysegul Olcar-Chamberlin			2010/0878/P	
Application Address			Drawing Numbers	
31 Hollycroft Avenue London NW3 7QJ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Amendment to planning permission ref: 2009/5113/P granted on 05/01/2010 (for change of use from two self contained flats into a single family dwelling including extensions and alterations) to include alterations to rear ground floor extension/conservatory.				
Recommendation:		Grant Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 12/03/2010 to 02/04/2010.</p> <p>No reply from the adjoining occupiers has been received.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Redington/Frognaal CAAC objected the proposal on the grounds all the drawings were sent to them were marked as 'superseded'.</p> <p><i>Response: They were sent another hard copy of the drawings that illustrated the proposal and an e-mail to inform them the link to the page on the Council's Web-site for the latest revised drawings and information submitted this application on 09th April 2010. They were requested to send their further comments by 15 April 2010. Since then no reply has been received.</i></p>					
Site Description						
<p>The application site is a semi-detached 2-storey house with roof accommodation on the north-eastern side of Hollycroft Avenue in the Redington/ Frognaal Conservation Area. The house is divided into 2 self-contained flats. An original 2-storey rear extension occupies approximately half the width of the rear elevation, leaving an unbuilt passageway between this extension and the boundary to 29 Hollycroft Avenue.</p> <p>The house dates from the early 20th century and is constructed in the arts and crafts style. While not listed, the house is identified as making a positive contribution to the Redington/ Frognaal Conservation Area in which it is located.</p>						
Relevant History						
<p>2009/5113/P – Planning permission was granted on 05/01/2010 for the “<i>Change of use from two self contained flats into a single family dwelling, excavation of a new basement, erection of a single storey ground floor rear extension within the rear passageway, replacement of existing rear ground floor conservatory, installation of new French doors and railings at the rear first floor level, and removal of the existing garage to provide one parking space to the front of the property and installation of a new bin store to the front of the property</i>”.</p> <p>The construction work for the implementation of this planning permission has just stated. The covered garages in the front garden and the existing single storey rear extensions have already been removed.</p>						

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Protection of Amenity for Occupiers and Neighbours
B1 General Design Principles
B3 Alterations and Extensions
B7 Conservation Areas

Camden Planning Guidance 2006

Redington/ Froggnal 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
DP24 – Securing high quality design
DP25 - Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours

Assessment

Proposal:

The proposed amendment to the planning permission, 2009/5113/P dated 05/01/2010 would only alter the roof form and rear elevation of the single storey rear extension which would fill the gap between the existing two storey rear extension and the boundary wall with no. 29.

Design and Appearance:

The proposed single storey rear extension would not project beyond the approved single storey rear extension. It would have a mono-pitched roof instead of a flat roof. The roof and the rear elevation of the proposed rear extension would be largely glazed. The maximum height of the proposed rear extension would not be any higher than the approved single storey rear extension. The proposed mono-pitched roof would have a maximum height of 4.1 m falling to an eaves height of m falling to an eaves height of 3m.

The proposal would be a minor alteration to the approved single storey rear extension and is considered to have a minimal impact on the approved scheme. The proposal would still be acceptable in terms of design terms and would not harm the architectural integrity of the existing building and the appearance and character of the wider conservation area.

Amenity:

The proposal does not raise any amenity issues in terms of loss of daylight, outlook or privacy as the proposed single storey rear extension would still not breached the 45 degree angle taken from the mid point of the ground floor window at the adjoining property (no. 29). The proposal would not have a detrimental impact on the amenity of neighbouring occupiers and is consistent with policy SD6 of the adopted UDP.

Recommendation: Grant conditional permission.