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|--|----------------------------|---|-------------------------------------|------------------------------------|------------------------|-------------------|-----------|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>   |                                     | <b>Expiry Date:</b>                |                        | <b>09/04/2010</b> |           |
|  |                            | N/A / attached  |                                     | <b>Consultation Expiry Date:</b>   |                        | <b>19/03/2010</b> |           |
| <b>Officer</b>   |                            |   |                                     | <b>Application Number</b>          |                        |                   |           |
| Aysegul Olcar-Chamberlin   |                            |   |                                     | 2010/0479/P                        |                        |                   |           |
| <b>Application Address</b>   |                            |   |                                     | <b>Drawing Numbers</b>             |                        |                   |           |
| Upper Maisonette<br>51 Hollycroft Avenue<br>London<br>NW3 7QJ  |                            |   |                                     | See decision notice                |                        |                   |           |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>   | <b>Authorised Officer Signature</b> |                                    |                        |                   |           |
|  |                            |   |                                     |                                    |                        |                   |           |
| <b>Proposal</b>  |                            |   |                                     |                                    |                        |                   |           |
| Conversion of 2 maisonettes at ground and lower ground level to create 1 maisonette, alterations and extensions including new bay windows on lower ground and upper ground floors, two new balconies on upper ground floor and external staircases to rear elevation, inserting new windows on upper ground floor side elevation, replacement of front balustrade and replacement of doors with new windows on front lower ground floor /basement elevation (following removal of existing balcony and external staircases at rear). |                            |   |                                     |                                    |                        |                   |           |
| <b>Recommendation:</b>   |                            | <b>Grant Planning Permission</b>  |                                     |                                    |                        |                   |           |
| <b>Application Type:</b>   |                            | <b>Full Planning Permission</b>   |                                     |                                    |                        |                   |           |
| <b>Conditions:</b>   |                            | <b>Refer to Draft Decision Notice</b>   |                                     |                                    |                        |                   |           |
| <b>Informatives:</b>   |                            |   |                                     |                                    |                        |                   |           |
| <b>Consultations</b>   |                            |   |                                     |                                    |                        |                   |           |
| <b>Adjoining Occupiers:</b>  |                            | No. notified  | <b>12</b>                           | No. of responses<br>No. Electronic | <b>00</b><br><b>00</b> | No. of objections | <b>00</b> |
| <b>Summary of consultation responses:</b>  |                            | As site notice was displayed from 26/02/2010 to 19/03/2010.<br>No replies received. |                                     |                                    |                        |                   |           |
| <b>CAAC/Local groups comments:</b>   |                            | No reply is received.   |                                     |                                    |                        |                   |           |
| <b>Site Description</b>  |                            |   |                                     |                                    |                        |                   |           |
| The application relates to a 3-storey plus basement level semi-detached red brick Edwardian property on the east side of Hollycroft Avenue in the Redington/Frognaal Conservation Area. The property is considered to make a positive contribution to the appearance and the character of the conservation area. The property has been divided into flats.<br><br>This part of the conservation area is characterized by mainly red/orange brick semi-detached houses.   |                            |   |                                     |                                    |                        |                   |           |
| <b>Relevant History</b>  |                            |   |                                     |                                    |                        |                   |           |
| <b>2010/0542/P</b> – Planning application was validated on 08/03/2010 for the additions and alterations to existing side extension, to side and rear elevation and to existing balcony at rear first floor level to upper maisonette (Class C3). This application has not been determined yet.   |                            |   |                                     |                                    |                        |                   |           |

## Relevant policies

### Replacement Camden Unitary Development Plan 2006

SD6 – Amenity for Occupiers and Neighbours  
H3 - Protecting existing housing  
H7 - Lifetime homes and wheelchair housing  
B1 – General Design Principles  
B3 - Alterations and Extensions  
B7 – Conservation Areas

### Camden Planning Guidance 2006

### Redington/Frogna Conservation Area Statement

**Other Material consideration:** *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.*

CS5 – Managing the impact of growth and development  
CS6 – Providing quality homes  
CS14 – Promoting high quality places and conserving our heritage  
DP2 – Making full use of Camden's capacity for housing  
DP6 – Lifetime homes and wheelchair housing  
DP24 – Securing high quality design  
DP25 – Conserving Camden's heritage  
DP26 – Managing the impact of development on occupiers and neighbours

## Assessment

### Proposal

The proposal is for the conversion of the existing two maisonettes into one maisonette on the upper and lower ground floors including the alterations and additions listed below (following the removal of the existing rear balcony and the staircases):

- Erection of 2-storey rear addition to accommodate bay windows on the lower ground and upper ground floors;
- Two new balconies on the rear upper ground floor;
- Rear external staircases to provide access from the upper ground floor level to the garden level;
- Replacement of windows and doors on the rear elevation of the upper and lower ground floors;
- Inserting new windows on the side elevation of the upper ground floor;
- Replacement of front balustrade; and
- Replacement of front doors with new windows on the lower ground floor /basement elevation (below the bridge in the front garden).

### Principle of Conversion

Each of the existing maisonettes has principal rooms on the ground floor level and two bedrooms on the lower ground floor levels. The proposal would convert the existing maisonettes into a 4-5 bedroom maisonette with a floor area of approximately 250sqm. The upper ground floor level of the proposed maisonette would similarly accommodate principal rooms with the exception of a front guest room. The rest of the bedrooms would be on the lower ground floor level. The proposed maisonette would have a good layout with very good access to natural light. It would be suitable to accommodate a large family.

Policy H3 states the Council will not grant planning permission for a development that would involve the net loss of two or more residential units unless it creates large affordable housing units; or any loss is necessary to bring sub-standard units up to an acceptable standard. As the proposal would result in the net loss of only one unit, it would comply with policy H3 and is acceptable in principle.

### Design and Appearance

The proposed extensions and alterations to the side and rear elevations of the building would be well screened from the street and would not be visible from the front of the building. The existing rear balcony is a later modern addition and does not have a particular architectural merit. Its replacement with two small balconies is considered to be acceptable in design terms. The proposed balconies would not project beyond the existing

balcony and would be secured by simple balustrading/railings which would resemble the existing. All the new doors and windows would be of timber. The design and size of the new windows and doors on the proposed side and rear elevations would be appropriate to the appearance and character of the building and maintain the hierarchy of the rear and side elevations. The proposed external staircase would be closer to the centre of the building and would be of a similar design and appearance to the existing.

The proposed bay windows would have a width of 3.4m and would project 1.2m beyond the rear wall. In terms of rear bay window addition, the Council's planning guidance states that rear extensions should be subordinate to the building being extended in terms of location, form, scale, proportions and dimensions and should respect the design of the original building. Although the Redington/Frognaal Conservation Area Statement suggests that rear extensions should not normally be more than one storey high, the proposed bay windows by reason of their size, limited projection from the rear wall and positioning would be subordinate to the existing house and would not adversely affect the architectural integrity of the building.

The existing building has a large front lightwell which is set back by on average 7m from the front boundary. The proposed alterations to the front of the building would include replacement of the balustrade on both sides of the bridge (above the lightwell) and replacement of existing doors with new windows on the basement level (below the bridge). The new balustrade in the front garden would be steel railings, and it would have a similar appearance to the existing. Although the new windows to the front basement would not quite follow the design pattern of the existing windows on the front elevation, they would not be seen from street views and would be screened by the hedges and the existing bridge in the front garden. The proposed alterations to the front elevation would hardly be noticed on the front elevation of the building, and would not harm the appearance and character of the existing building.

Overall, the proposed extensions and alterations are considered to be in scale with the proportion of the existing building and would not to harm the architectural integrity of the existing building or the appearance and character of the wider Conservation Area. The proposal is considered to be acceptable in design terms and in accordance with policies B1, B3 and B7 of the UDP.

### **Amenity**

Policy SD6 of the UDP states the Council will not grant planning permission for development that it considers harms to the amenity of occupiers and neighbours.

The proposed balconies would not project beyond the existing rear balcony. The existing high boundary fencing and screening would be sufficient to protect the privacy of the adjoining property (no.53). Given the positioning and size of the proposed balconies and the external stairs (from ground floor to the rear garden) and their relationship with the properties on the adjoining sites that part of the proposal would not raise any amenity issues.

The new openings on the side elevation of the building which are proposed to be frosted would face the flank of no. 49. Provided that they are maintained and kept as such, they would not harm the privacy of that property.

The proposal is not likely to worsen the impact of the existing building on the residential amenities of the adjoining neighbours in terms of loss of daylight/sunlight, outlook or privacy. Subject to a safeguarding condition for obscure glazing, it is considered that the proposal is in accordance with policy SD6.

### **Others**

The proposal would not change the main access points to the building. As the building already exists, it would be unreasonable to expect the proposal to comply with all of the Lifetime Homes standards. It is considered that adequate consideration has been given to the Lifetime Homes standards in the internal layout of the proposed maisonette. Thus, the proposal complies with policy H7.

**Recommendation:** It is considered that the proposal would not cause unacceptable harm to the amenities of adjoining neighbours and the appearance and character of the conservation area therefore planning permission should be granted.

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