

Delegated Report		Analysis sheet		Expiry Date:		06/04/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Elaine Quigley				2010/1533/P			
Application Address				Drawing Numbers			
33 Avenue Road London NW8 6BS				See draft notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a three storey single family dwelling to provide 6 bedrooms with basement floor, together with installation of railings to front side boundary walls and installation of car lift.							
Recommendation(s):		No objection					
Application Type:		Request for Observations to Adjoining Borough					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		N/a					
CAAC/Local groups comments:		N/a					
Site Description							
Located on the south-western side of Avenue Road, just south of the junction with Rudgwick Terrace and within the London Borough of Westminster. The site lies adjacent to the London Borough of Camden and partially adjacent to the Elsworthy Conservation Area.							
Relevant History							
Request for Observations to Adjoining Borough - No objections raised by Camden to the demolition of existing house and garages and erection of a three-storey plus basement single-family dwellinghouse (2006/1050/P)							
Relevant policies							
Replacement Unitary Development Plan 2006							
B1 General design principles							
B7 Conservation areas							
Elsworthy Conservation Area Statement							
LDF Core Strategy and Development Policies							
<i>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.</i>							
<i>The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:</i>							

Core Strategy proposed submission
CS14 *Promoting high quality places and conserving our heritage*

Development Policies Proposed Submission
DP24 *Securing High Quality Design*

Assessment

Proposal

The proposal seeks permission for the erection of a three storey single family dwelling to provide 6 bedrooms with basement floor, together with installation of railings to front side boundary walls and installation of car lift.

Assessment

The London Borough of Westminster has consulted this Council as the adjoining Borough. The application site is adjacent to, and visible from, the southern-most boundary of the Elsworthy Conservation Area within the London Borough of Camden and this proposal therefore has the potential to affect its character and appearance.

The proposal is almost identical to the previous scheme that was referred to Camden as a request for observations in 2006 (see planning history section above for details). The location of the new building in its plot, its width, height and front elevation treatment remains unaltered. No objections were raised to the proposal in 2006.

In terms of policy consideration the draft LDF Core Strategy and Development Policies documents have now been published and they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage. Taking this into consideration, no objection would be made to the scheme.

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