

Delegated Report		Analysis sheet		Expiry Date:		17/03/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Sharon O Connell				2010/0193/P			
Application Address				Drawing Numbers			
1 Gondar Gardens London NW6 1EW				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to Conditions 2 (details of windows, doors and gates), 3 (Sample panel of materials), 5 (details of screen), 6 (details of soft and hard landscaping), 8 (details of cycle storage), and 9 (details of waste storage) of permission dated 09/12/2009 (ref: 2007/4353/P) for the erection of 3x 2-storey dwellinghouses (all 2x bedrooms), and 1x 2 storey, plus basement level, 3-bedroom dwellinghouse; following the demolition of existing part 1, part 2 storey single dwellinghouse and adjoining single storey 3 bay garage.							
Recommendation(s):		Discharge conditions 2, 5, 6, 8 and 9					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:							
CAAC/Local groups* comments: <small>*Please Specify</small>							
Site Description							
The site is not within a conservation area. The site is located on the eastern side of Gondar Gardens, close to its southern end and the junction with Mill Lane, on a south facing slope, opposite the end cul-de-sac of Hillfield Road. The site forms the rear of the plots of houses facing onto Sarre Road, and development on this side of the road is traditionally single storey garages and ancillary structures.							
Relevant History							
2007/4353/P The erection of 3x 2-storey dwellinghouses (all 2x bedrooms), and 1x 2 storey, plus basement level, 3-bedroom dwellinghouse; following the demolition of existing part 1, part 2 storey single dwellinghouse and adjoining single storey 3 bay garage. Granted subject to Section 106 09/09/2009							

Relevant policies

B1 General design principles
SD6 Amenity for occupiers and neighbours
T3 Pedestrians and cycling
SD7B Noise/vibration pollution
SD8 Disturbance
Appendix 1 Noise and vibration thresholds)

Assessment

Conditions 2 (details of windows, doors and gates),

Detailed drawings including sections, elevations and plans showing the typical details of new ground floor windows on the front elevation (including surrounds and cills), external doors, and side gates and boundary treatment (all to include materials) (scale 1:10) shall be submitted to and approved by in writing by the Council before the relevant work is begun. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1, S2 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The applicants have submitted details of typical details of new ground floor windows on the front elevation (including surrounds and cills), external doors, and side gates and boundary treatment (all to include materials). The Council's conservation and urban design officer considers the proposed details to be in keeping with the overall design of the building and are acceptable.

Condition 3 (Sample of materials)

A Sample Panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006

The proposed bricks are of high quality and are considered appropriate for the approved building.

Condition 5 (details of screen),

A screen with a minimum height of 1.8 metres above floor level, details of which shall have been submitted to and approved by the Council, shall be provided to the first floor window on the southern elevation of Dwelling 1 and the first floor on the northern elevation of Dwelling 4, prior to the first occupation of the dwelling houses, and permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1, S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The 1st floor window on the southern elevation of dwelling 1 will have a solid timber opening panel, that will be restricted so it opens to a maximum of 100mm. The applicant has confirmed by email that the first floor window on the northern elevation of dwelling 4 will have the same window installed. This will therefore ensure that views from these openings will not have a detrimental impact on the privacy of neighbouring property and are therefore considered to satisfy the requirements of condition 5.

Condition 6 (details of soft and hard landscaping),

No development shall take place until full details of hard and soft landscaping, including replacement planting, and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The revised drawings are now considered to be acceptable showing a mixed range of tree species with the positions of the tree pits and a planting plan for the planter at the front showing planting with ornamental grasses with year round interest.

The boundary treatment for the site will include fencing to match existing with the existing walls retained and made good as required. The inner face of the existing block work on the boundary wall will be rendered and painted white. This boundary treatment is considered acceptable.

It is therefore considered that condition 6 should be discharged.

Condition 8 (details of cycle storage),

Before the development commences, details of the proposed cycle storage area for 1 cycles for each new dwelling (a total of 4) shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The applicant has submitted revised plans by email showing that cycles can be accommodated within the outdoor space of each property. Although without providing a covered area within each garden the cycle storage is substandard, there would be space for residents to provide a cycle locker or shed within their garden. Each property does also have step free access and therefore bicycles could be stored internally.

The proposals are acceptable in transport terms and Condition 8 should be discharged.

Condition 9 (details of waste storage)

Before the development commences, details of the location, design and method of waste storage (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new dwellings and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The applicants have included a refuse and recycling store for each of the units. This is considered to provide adequate space for storage of refuse and recycling and therefore condition 9 should be discharged.

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