

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th February 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:	18/02/2010
		N/A / attached	Consultation Expiry Date:	08/02/2010
Officer			Application Number(s)	
Hannah Parker			2009/5490/P	
Application Address			Drawing Numbers	
44 Arkwright Road London NW3 6BH			See Decsion Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Reconfiguration of front garden including relocation of external steps leading to the front entrance, erection of retaining walls with railings above to create two parking spaces and refuse storage space on site and alterations to front boundary treatment including erection of wall, vehicle and pedestrian gates (following demolition of double garage).				
Recommendation(s):		Grant Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from the 15/01/2010 until the 05/02/2010 2 letters of objection were received. A summary of the points raised are as follows: <ul style="list-style-type: none">• Work has already started due to subsidence.• Would like post completion check.• Mud and rubble spillage onto the street.• Restriction in light as a consequence of the wall.• The wall on the adjoining property is damaged and would like it repaired.					
CAAC/Local groups comments:	No responses to date					

Site Description

Three-storey semidetached house on the north side of Arkwright Road, to the west of its junction with Lindfield Gardens. The site is within the Redington / Frognal conservation area and is noted in the conservation area statement as making a positive contribution.

Relevant History

2004/3855/P Demolition of existing conservatory to the rear ground floor level and erection of a new single-storey extension over basement rooms. Granted 26/11/2004

Relevant policies

London Borough of Camden Replacement UDP 2006

SD6, Amenity for occupiers and neighbours
B1, General Design Principles
B3. Alterations and extensions
B7 Conservation Areas
N8 Ancient woodlands and trees
N5 Biodiversity
T7 Off Street parking, city car clubs and city bike schemes
T9 Impact on parking

Camden Planning Guidance 2006

Reddington/Frognal Conservation Area Statement

Assessment

Proposal

The works involve the removal of a double garage, replacing it with two spaces on a new hardstanding. A new step of steps and landscaping also forms part of this proposal.

Main considerations

- Impact on host building and the conservation area
- Off street parking
- Trees and landscaping
- Neighbourhood Amenity
- Other Issues

Impact on host building and the conservation area

The works to remove the garage are encouraged as its presence is unusual in the street scene and is to the detriment of the conservation area. The garage measures 76.85 cubic metres and therefore does not require conservation area consent for its removal. A number of properties along the road already have off-street parking so the introduction of one in this location will not be alien in the existing environment. Permeable paving blocks are considered an acceptable surface for the parking area and the proposed raised planter would help integrate the proposal into its surroundings.

The new front boundary would be a mixture of facing brickwork to match the adjoining walls and metal gates.

The majority of the boundary treatment around the immediate proximity is brick and brick combined with metal railings. Considering what is there already the works are an improvement to the front elevation. The brick wall would help reintegrate the frontage back into the original style of the street scene.

Existing steps will be relocated to the boundary with no. 46. At present this section of the front garden between the current steps and the boundary with no.46 is in an unkempt state due to subsidence which has resulted in the removal of part of the boundary wall, some conifer trees and soil. The alterations and relocation of the steps is considered acceptable as the new design and materials will respect the character and appearance of the conservation area. The works are compliant with policies B1, B3 and B7 of the London Borough of Camden Unitary Development Plan.

Off-street parking

The minimum standard for an off-street parking space is 2.4m wide by 4.8m long as set out by Section 49 of Camden's Planning Guidance (Vehicle access to sites, car parking, and servicing). The proposed drawings show the parking space as being 2.5m wide by 5.0m long. This is acceptable under Camden's UDP Policy T9.

There is no change in the number of parking spaces and there are no alterations to the crossover and as such the proposal is acceptable and compliant with policies T7 and T9.

Trees / landscaping

The surface of the car parking area will be permeable block paving. Surrounding this will be raised planter boxes constructed in the same facing brick work to match the boundary walls. Due to the subsidence problems, trees in the front garden have previously been cut down. A landscaping condition attached to this permission is considered to be sufficient to secure suitable replacement landscaping.

Neighbourhood Amenity

An objection was received regarding loss of light to no. 46. The boundary wall between the two properties is not overly high at 1.1m and no significant loss of light would occur. It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Other Issues

The damage to the wall is not a planning matter.

Recommendation Grant Permission