

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	15/01/2010
		N/A / attached	<b>Consultation Expiry Date:</b>	30/12/2009
<b>Officer</b>			<b>Application Number</b>	
Max Smith			2009/4928/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
65 Quickswood Primrose Hill London NW3 3SA			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(s)</b>				
Erection of a three storey end of terrace dwelling house with internal garage and roof terrace within the side garden of existing house.				
<b>Recommendation:</b>	Refuse planning permission			
<b>Application Type:</b>	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>10</b>	No. of responses	<b>00</b>	No. of objections	<b>07</b>
			No. electronic	<b>00</b>		
Summary of consultation responses:	<p>Neighbours were notified by letter and a site notice placed nearby. 7 letters of objection and a petition with 18 signatures were received raising the following points:</p> <ol style="list-style-type: none"> <li>1. Increased car parking problems</li> <li>2. Harm to highway safety at a tight corner.</li> <li>3. Communal areas would be affected</li> <li>4. Disruption from construction work</li> <li>5. Impact on drainage system, which is accessed via the application site</li> <li>6. Quickwood Estate designed as a 'cohesive entity'.</li> <li>7. Safety impact of re-siting pedestrian pathway.</li> <li>8. Loss of trees and green space.</li> <li>9. More difficult access for wheelchairs and prams.</li> <li>10. The original permission has lapsed.</li> <li>11. Proposed louvers out of keeping with style of estate.</li> <li>12. Overlooking of houses on Primrose Hill Road.</li> <li>13. The new building should meet CfSH level 5 or 6.</li> <li>14. Large areas of glazing would lead to heat loss.</li> <li>15. Increased bulk and mass.</li> <li>16. Harmful precedent.</li> <li>17. Loss of biodiversity.</li> <li>18. The applicant has not adequately consulted the Chalcot Estate.</li> <li>19. Thames Water should approve the plans first.</li> <li>20. The applicant should set out how the building is to be constructed.</li> </ol> <p>One letter of support has been received from the occupants of 65 Quickwood.</p>					
Local groups comments:	None received to date.					

## Site Description

End of terrace house with large garden bounded by Adelaide Road to the north, Primrose Hill to the east and to the south the private street Quickswood, part of the private 20<sup>th</sup> century Chalcot Park Estate. The site is not within a conservation area, nor is the site listed.

## Relevant History

2006/1426/P. Erection of a three storey end of terrace dwelling house with internal garage and roof terrace, within the side garden of existing house. Granted 04/07/2006.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD4 Density of development  
SD6 Amenity for occupiers and neighbours  
H1 New housing  
H7 Lifetime homes  
B1 General design principles  
N8 Ancient woodlands and trees  
T1 Sustainable transport  
T3 Pedestrians and cycling  
T7 Off street parking, city car clubs and city bike schemes  
T8 Car free and car capped housing.

## Camden Planning Guidance

## Assessment

### Proposal:

An additional three storey dwelling would be added to the end of an existing terrace and would be located in the side garden of 65 Quickswood. The new building would match the existing terrace in terms of its height and design, with dark brick, areas of render, louvers, a roof terrace and a garage.

The new dwelling would be 10.3m deep to match the existing terrace. However, with a width of 8.2m it would be markedly wider than the other dwellings in the terrace, which typically measure approximately 5.7m across their frontages. This additional width is reflected in the design of the proposal by an additional 'column' of windows. The proposed dwelling would have five bedrooms and generously proportioned living areas.

Planning permission was granted on 04/07/2006 for a smaller dwelling on the site; the approved scheme is 5.7m wide and designed in a facsimile of 65 Quickswood. A site visit has confirmed that part of the foundations of this building have been constructed, with the Design Statement indicating that these works were undertaken in June 2009. There are also no conditions attached to 2006/1426/P requiring discharge before the commencement of works. Permission 2006/1426/P is therefore considered to be extant.

**Main Issues:** Residential amenity, residential standards, trees, transport considerations and design are the main issues.

**Land use:** Given the existing permission on the site, the principle of the scheme is acceptable.

### Residential Amenity:

It is not considered that the dwelling would cause any significant loss of light or overshadowing to neighbouring properties given its orientation and position. The dwelling would have a roof terrace identical to that on the adjoining property which would present the opportunity for overlooking of neighbouring residential properties to side. However, the original design for this terrace included roof terraces in an analogous position, and the mutual overlooking afforded would be acceptable. It should be noted that the most affected property would be 65 Quickswood, which is occupied by the

applicant, and that a similar arrangement is approved on the extant permission.

It is not considered that the scheme would harm residential amenity in any other way and would therefore comply with Policy SD6 of the UDP.

**Residential Standards and Lifetime Homes:**

The proposed dwelling is of an ample size, sufficient to comfortably house a large family. It would have a dual aspect and would have sufficient natural light. The application includes a statement indicating compliance with the 16 Lifetime Homes Standards. This is considered acceptable for the purposes of Policy H7.

**Transport:**

The proposed parking and access arrangements are not materially different from the extant permission. An internal garage would provide a single parking space and room for cycle storage.

There was no requirement for car-capping, a Construction Management Plan or highways works on the previous application. It is not considered that the increase in size of the current scheme compared to the approved alters the scheme to such an extent that any of these measures would be required. The proposals are acceptable in transport terms and no planning conditions or obligations relating to transport matters are required.

**Design:**

As noted above, permission has been granted previously for a facsimile house contiguous with number 65. This approval breaks the building line set by a perpendicular terrace on Primrose Hill Road and projects into the planted buffer strip. However, it would retain a similar level of garden to its side as no.65 has to its rear (the elevation fronting onto Adelaide Road).

In contrast, the proposal is for a larger house three bays wide rather than two. This would further erode into the garden strip, and would be positioned much closer to the street. The gable end set back will be noticeably less than the rear garden setback. As a corner property, with a chamfered garden plot, the corner of the proposal will be 2 to 2.5m from the back of pavement. The result would compromise the open character of the corner and the street. It is considered that this would result in a significant adverse impact on the street scene and visual amenities of the area, contrary to Policy B1 of the UDP, and sufficient to warrant refusal of the application.

**Trees and landscaping:**

An arboricultural assessment has been submitted with the application. This details that sections of existing hedges will be removed, the reduction of two limes, and also includes a Method Statement for the protection of the remainder. The conclusions of the arboricultural report are considered satisfactory.

The proposal includes an area of patio on the Adelaide Road frontage. Were permission to be granted, details of this would have been required by condition to assess its impact on the retained hedge and to ensure that it meets sustainable drainage standards.

**Objections not detailed above:**

Some alterations to the road and pavement outside the property (which being part of the private Chalcot Park Estate are not part of the adopted public highway) are detailed in the application drawings. As these works are not within the site boundary, they are not considered to be part of the planning application.

The impact on access to public or private sewers is not a material planning consideration.

**Recommendation:** Refuse planning permission.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***