

Delegated Report		Analysis sheet		Expiry Date:		28/08/2008	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Adrian Malcolm				2008/3786/P			
Application Address				Drawing Numbers			
2-20 Winchester Road & 157A Fellows Road London NW3 3NT				2716/D030, 055A, D054C, D056A.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of of lightwells and windows at lower ground floor to blocks A & C (as shown on plans approved on 21/6/06) pursuant to condition 8 of the planning permission dated 21/06 /06 (2005/5580) for redevelopment to provide 3 new buildings of part 3/part 5 stories plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units) , Class A1/ A2 floorspace, car parking spaces with new vehicular access from Fellows Rd plus associated hard and soft landscaping.							
Recommendation(s):		Discharge condition					
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	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Objection from a local resident re overlooking of properties in the visage development – windows should be tinted and railings inappropriate as not found elsewhere on Winchester Rd.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site stands at the southern end of Winchester Rd, south of its junction with Fellows Rd, in a primarily residential area around 200m from Swiss Cottage Underground Station. The new largely residential block containing private flats known as 'Visage'/Winchester Mews plus affordable flats is positioned directly opposite on Winchester Rd. The land to the northern side of Fellows Rd and a section to the north of the site along Winchester Rd lie in the Belsize Conservation Area.

The development is now taking place, however the application site itself was previously occupied by a post-war 3-storey block comprising ground floor shop units with 8 private 3-bedroom residential units above, plus hard surfaced parking/service areas to the rear of the block with access from Fellows Rd. A 3-storey house at the end of a post-war terrace of houses on Fellows Rd was also demolished to make way for the redevelopment.

The development will comprise 3 blocks referred to in the original planning permission as 'A' (fronting Fellows Rd), 'B' (fronting Winchester Rd) and 'C' (at the rear of the site to the north of Taplow block)- a description of the redevelopment is given below.

Relevant History

2005/5580/P- In June 2006, planning permission granted subject to a legal agreement for redevelopment to provide 3 new buildings of part 3/part 5 plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units), 416 sqm of commercial floorspace (comprising 208sqm Class A1 Retail, 104sqm Class A2 Financial and Professional Services and 104sqm Class B1 Business Use) and 41 car parking spaces with new vehicular access from Fellows Rd, plus associated hard and soft landscaping.

A number of conditions attached to this planning permission for redevelopment of the site have already been discharged.

Relevant policies

See assessment.

Assessment

Condition 8 reads as follows:

'Details of lightwells and windows served from those lightwells to the residential units at basement/lower ground floor level in Blocks A and C on the approved drawings shall be submitted to and approved by the local planning authority prior to commencement of the development and shall be carried out in accordance with such details.'

Reason for Condition:

To ensure that the lower ground floor rooms to the residential units hereby approved have adequate light and outlook, in accordance with Policy EN1 of the Adopted UDP and Policy S1 and S2 of the Revised Deposit Draft of the UDP, as amended.'

2m-wide lightwells have been provided to basement areas to blocks A and C of the approved scheme which are generally serve windows to bedrooms to duplex units, though in one case a living area is served. It is estimated that the applicable glazing area serving this area is around 10% of the floor area of the living area (the minimum guideline given in CPG). The lightwells are protected by low railings and in each case are next to the communal areas within the development (mostly planted areas), not near the back edge of the pavement of the public highway.

In the circumstances of the application which accepted the principle of the provision of a high density development in a central urban area, the basement arrangements and configurations are considered to be acceptable.

The objection that was made has already been considered at a members' briefing meeting in respect of other conditions re window treatments on other floors (though this was considered at the time of determination of the original application) and boundary treatments. It is not relevant to this application as the windows are at basement levels and not even within sight of the objector's concern about loss of privacy to flats on the upper floors of Visage. The 1m-high railings (which have appropriate and modest appearance and are a safety feature) are mostly within the courtyard of the development or well set back from the edge of pavement and would not be on Winchester Rd, which appears to be the objectors concern.

It is recommended that this condition be discharged.

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