

DISCLAIMER

Decision route to be decided by nominated members on Monday 01st January 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:	06/01/2010
		N/A		Consultation Expiry Date:	16/12/2009
Officer			Application Number		
John Sheehy			2009/5113/P		
Application Address			Drawing Numbers		
31 Hollycroft Avenue London NW3 7QJ			Refer to draft decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Change of use from two self contained flats into a single family dwelling, excavation of a new basement, erection of a single storey ground floor rear extension within the rear passageway, replacement of existing rear ground floor conservatory, installation of new french doors and railings at the rear first floor level, and removal of the existing garage to provide one parking space to the front of the property and installation of a new bin store to the front of the property.					
Recommendation:		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	1	No. of objections	1
			No. electronic	1		
Summary of consultation responses:	<p>Site notice displayed from 20th November to 11th December.</p> <p>Occupier of 29 Hollycroft Avenue, objection. In summary, the following points were raised:</p> <p>Proposed passageway extension “will create a 3.0m wide canyon at the rear of our clients’ property set between their two-and-half storey house and an overbearing 1½ storey extension on the boundary next door, prejudicing... the outlook, daylight and sunlight enjoyed hitherto”.</p> <p>A number of points were raised with regard to the adequacy of the drawings and other information provided as part of the application.</p>					
CAAC/Local groups comments:	Redington Frognal CAAC consulted, no response to date.					

Site Description

A semi-detached 2-storey house with roof accommodation, located on the northeastern side of Hollycroft Avenue. The house is divided into 2 self-contained flats and contains 2 covered garages to the front. An original 2-storey rear extension occupies approximately half the width of the rear elevation, leaving an unbuilt passageway between this extension and the boundary to 29 Hollycroft Avenue.

The house dates from the early 20th century and is constructed in the arts and crafts style. While not listed, the house is identified as making a positive contribution to the Redington/ Frognal Conservation Area in which it is located.

Relevant History

February 1965 Planning permission granted for conversion into one five and one four room maisonette each on three floors and double garage in front garden, ref. TPD1881/2011.

June 1965 Planning permission granted for erection of a single storey extension at the rear, ref. D5/2/1A.

October 1965 Planning permission granted for erection of an entrance canopy at the side of the property, ref. 880.

Relevant policies

Camden Unitary Development Plan 2006

SD6 Protection of Amenity for Occupiers and Neighbours

B1 General Design Principles

B3 Alterations and Extensions

B7 Conservation Areas

T9 Impact of Parking

T12 Works affecting highways

N5 Biodiversity

N8 Ancient woodland and trees

Camden Planning Guidance 2006

Redington/ Frognal Conservation Area Statement

Assessment

Proposal:

The following change of use is proposed:

- two self-contained flats to a single family dwelling.

The following works are proposed:

Basement

- excavation of a new basement level (floor area 24.5m² approx.). This new level would be in the form of a linear strip measuring 10.65m in length x 2.2m in width over the majority of its length, and would be located on the southeastern side of the building. The proposed basement level would be accessed from within the building and would have no external windows or doors;

Front

- removal of the existing double garage to provide one uncovered parking space at the front of the property with new gates;

Side

- alteration/ replacement/ blocking-up of windows and doors both to the southeastern flank elevation and to the flank elevation facing the passageway;
- erection of a single storey ground floor rear extension within the side passageway (this would project from the rear wall of the house by 1.60m, the extension would be 2.50m in height and the side wall facing 29 Hollycroft Avenue would be 2.65m in height – this would be constructed on the applicant's side of the site and no works to the shared boundary to 29 Hollycroft Avenue are proposed);

Rear

- replacement of the single-storey conservatory style rear ground floor extension which is attached to the rear wall of the original rear extension; and
- installation of new French doors and railings at rear first floor level to form a 'Juliet' balcony.

Revisions

Following discussions with officers the applicant reduced the size of the side/ rear passageway extension to the dimensions set out above.

Two car parking spaces were originally proposed: this was reduced to 1 space on officer advice in order to comply with the Council's Parking Standards (maximum of one space per residential unit).

Assessment

The principal considerations material to the determination of this application are:

- Design/ Impact on the Conservation Area;
- Impact on Amenity of Neighbouring Occupiers;
- Housing; and
- Transport.

Design/ Impact on Conservation Area

The proposed alterations outlined above are considered to be acceptable on design grounds for the following reasons:

- the proposal side/ rear ground floor passageway extension would project 1.60m from the rear wall of the building, the extension would be 2.50m in height and the side wall facing 29 Hollycroft Avenue would be 2.65m in height. Due to its scale and location the proposed side/ rear passageway extension would have minimal impact on the overall bulk of the house. The passageway extension would be made up of simple elements: large frameless windows and red brick side wall. Due to its scale and design the passageway extension would be a discreet addition to the host building and is considered to be acceptable in design terms;
- a single-storey PVC-framed conservatory-style extension is attached to the rear wall of the original rear extension. It is proposed to replace this extension. The replacement extension would match the existing in terms of height, and depth and would be 0.3m wider than the existing. The replacement extension would be timber-framed and would have a fenestration/ door pattern which would be in keeping with the arts and crafts style of the remainder of the house. It is considered to be acceptable in terms of scale and detailed design;
- the proposed alterations to the windows and doors to the flank elevations of the building are considered to be low-key and acceptable in terms of proportions, materials and finish. No issues are raised with the timber-framed French doors and traditional metal railing forming a 'Juliet' balcony at rear first floor level;
- the removal of the garage doors and replacement with a timber gate is considered to improve the appearance of the building and to provide a more open and welcoming appearance when seen from the street; and
- the proposal does not involve demolition or removal of features that form part of the character of the host building or the character and appearance of the Conservation Area.

The proposal is considered to be acceptable in terms of design terms and is not considered to cause harm to the character and appearance of the Conservation Area.

Amenity

The proposed rear passageway extension would be one storey in height and would be located on the northeastern elevation of the building. The 45 degree angle taken from the mid point of the neighbouring ground floor window would not be breached in plan or elevation. The impact of the proposal on the access to sunlight and daylight of residents of 29 Hollycroft Avenue is therefore considered to be minimal and acceptable.

The new and replacement windows and doors to both side elevations would replace existing windows and doors and would not cause any loss of privacy to occupiers of 29 Hollycroft Avenue or 33 Hollycroft Avenue. The proposal is not considered to result in a material loss of privacy to neighbouring occupiers.

It is considered that the proposal would not have a detrimental impact on the amenity of neighbouring occupiers.

Housing

Policy H3 states that the Council will resist proposals that would lead to a net loss of residential floorspace and states that it will not grant planning permission for a development that would involve the loss of two or more residential units.

Since the proposal does not involve the net loss of residential floorspace and would only involve the loss of one residential unit, it is consistent with policy H3.

All new homes should comply with Lifetime Homes criteria as far as possible. The applicants have submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. The constraints of the scheme are such that not all of the criteria can be met, but the measures proposed are considered acceptable in this instance.

The accommodation proposed has generous space standards and is consistent with the Residential Development Standards contained in Camden Planning Guidance.

Transport

Camden's Transport Planning advisor has confirmed that a Construction Management Plan would not be required as the building would have to be underpinned as the excavation progresses. The excavation would have to be done by hand. This would make the work slow and the frequency of trips to and from the site would be light. On-street skips, bay suspension, storage of materials on the highway and temporary crossovers will all be subject to highways licences. This should be sufficient to ensure the works are carried out in an orderly fashion and do not cause undue disturbance to surrounding occupiers.

The proposal is for a large single dwelling house with ground floor access and a substantial rear garden. A cycle can easily be stored within the property if required, and no further information is required in relation to cycle parking.

One parking space is proposed. This is consistent with the Council's Parking Standards for residential

units (maximum of 1 space per unit).

A condition has been attached to the decision notice to ensure that the layout of the front area of the property is implemented as approved and that this layout is maintained in perpetuity in order to prevent the use of the front of the property for the parking of more than one vehicle.

Other issues

Issues raised as a result of neighbour consultation

A number of points were raised by a neighbouring occupier with regard to the adequacy of the drawings and other information provided as part of the application.

It is the officer's view, having carried out a site visit, that the drawings submitted with the application are accurate, clearly labelled, comprehensive (including relevant portions of neighbouring properties) and drawn to scale. In addition to this, the dimensions of the proposed passageway extension are provided on the drawings and a comprehensive Design and Access Statement has been provided as is mandatory for an application such as this. Officers are of the view that the application drawings provide an accurate representation of the site conditions and all proposed works in line with relevant local and national requirements.

Recommendation: grant conditional permission