

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th November 2009. 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:	20/11/2009
		N/A	Consultation Expiry Date:	04/11/09
Officer			Application Number(s)	
Tania Skelli-Yaoz			2009/4288/P	
Application Address			Drawing Numbers	
46 Hollycroft Avenue London NW3 7QN			SEE DECISION NOTICE	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Victoria Fowlis		
Proposal(s)				
Erection of two storey side extension with pitched roof and rear extension at ground level with associated external alterations; excavation to create basement level; relocation of front chimney to south, to existing dwelling house (Class C3).				
Recommendation(s):		Grant planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	05	No. of objections	04
			No. Electronic	04		
Summary of consultation responses:	<p><u>28 Ferncroft Avenue</u>: Concerns over loss of amenity as a result of overlooking from new side extension into garden.</p> <p><u>3 AOs</u> have raised concerns over disruption during construction and the effect on the water table as a result of the basement development.</p> <p>Officers' comments: <i>Pls see 'Assessment' re loss of amenity; disruption during construction is not covered under planning legislation; the effects on the water table cannot be controlled as no specific requirements or risk likely at this location.</i></p>					
CAAC/Local groups comments:	<p><u>Redington/Frognaal CAAC</u>: Comment. The architectural contradictions of language and form are confusing particularly the two flat roof elements where a greater difference between the upper and lower portions would be better read in the composition.</p> <p><u>The Heath and Hampstead Society</u>: Object. The previous pp dated 2008 noted. The site is noted in the CAS as of particular importance and a fine example of Arts and Crafts architecture and should be listed. Concerns over large areas of glass, and stonework, is alien to its architecture and would diminish its impact considerably. It is not worthy of the CA and would not enhance it.</p> <p>Officers' comments:</p> <ul style="list-style-type: none"> <i>The mix between modern and traditional design at this site is considered acceptable as the modern element is contained to the rear. Pls see 'Assessment'.</i> <i>The glass elements have been omitted and areas subject to condition. The proposal is similar to that previously approved and other openings have also been revised.</i> <p><i>English Heritage commented that the proposal is not considered to have an affect on any significant archaeological remains and therefore no conditions regarding archaeological assessment/evaluation are required.</i></p>					
Site Description						

The site is located on the western side of Hollycroft Avenue and falls within Redington/Froggnal Conservation Area. The building is not listed and is considered to make a positive contribution to the conservation area and is in the arts and crafts style. The site comprises a large detached two storey residential dwellinghouse. The house is in a prominent position on the bend of the road, and built high on a slope. The side (south) elevation is particularly visible in this elevated position. The house has been vacant for 2 years.

This part of the conservation area is characterised by single or semi detached dwellings set within leafy environs. The palette of materials and styles is limited and consistent – red brick, clay tiles, white painted timber windows, and in the arts and craft or Queen Anne idiom – with individual variety of detail within this. This building is considered to be a positive contributor, and is highlighted in the conservation area statement as being of particular note for its tall double chimney stack and gable composition.

The site is located in a residential area and in proximity of nos. 43, 43A, 45, 47 and 49 Hollycroft Avenue and nos. 26 & 26A Ferncroft Avenue which are Grade II Listed Buildings.

Relevant History

2008/1144/P The erection of a two storey side and rear extension to the south eastern & south western side of the existing dwellinghouse, including the relocating of the front chimneystack and the insertion of three new dormer windows (one to the front elevation, one to the side elevation and one in the rear elevation) and the enlargement of the existing rear dormer and the erection of a single storey side extension to the north-western elevation. Granted 12/05/2008.

Relevant policies

SD1 – Quality of life
SD6 – Amenity for occupiers and neighbours
B1 – General Design Principles
B3 – Alterations and Extensions
B7 – Conservation areas
T12 – Works affecting highways
N8 Ancient woodland and trees

Camden Planning Guidance December 2006
Redington/Froggnal Conservation Area Statement

Assessment

Background-

Planning permission was granted in 2008 for a side extension to the property, which was in the same style as the existing building. The current application seeks a similar extension, which is considered to be acceptable in terms of its bulk and form, and also various alterations and extensions to the rear. The characteristic chimneys will be rebuilt in facsimile, slightly to the south of their existing position (as approved previously).

Proposal-

The applicant proposes to enlarge the existing family dwellinghouse through the erection of a two storey side and rear extension to the south eastern & south western side of the existing dwellinghouse, relocating the front chimneystack and the altering the fenestration.

Design-

The revised proposal has omitted out of keeping and incongruous elements such as glass balustrades and French doors to the south elevation which is visible from the public realm and is thereby considered acceptable as otherwise similar to the previous proposal in terms of bulk, height and style.

To the rear, the existing asymmetric composition is broadly retained, with a central low eaves detail. A modern glass and stone extension is proposed at ground floor level which, although not in the style of the existing house, seeks to differentiate itself from the original architecture, and allows the form of the host building to be understood. This is considered acceptable. The wrap around element which formed part of this rear extension has also been omitted which retains the existing north-western gable at ground level as original. This is considered acceptable.

Originally proposed French doors with inset glazed balconies proposed at first floor have been revised to traditional painted timber sash-windows. This is also considered acceptable.

The proposed basement is set within the footprint of the extended building and will be lit by a lightwell to the front and to the rear. Due to their location within the site the lightwells will have a minimal impact on the overall appearance of the building and will not detrimentally impact on the character or appearance of the conservation area.

The only remaining balcony at rear ground floor and the lightwell have been annotated as a metal balustrade. These details are to be conditioned. This is considered to preserve the characteristic arts & crafts detail of the house and does not introduce incongruous features in a prominent position within the streetscene. The proposal is therefore considered acceptable in design terms and not harmful to the building or the character and appearance of the CA. the proposal is considered to comply with policies B1, B3 and B7.

If consent is to be granted, it recommended that conditions which seeks the reuse of the existing brickwork as far as possible, a sample of all new brickwork demonstrating brick type, bond, mortar mix and pointing, prior to the works commencing; the details of the metal balustrades and the lintel above the new ground floor openings to the side and rear elevations.

Trees-

an Arboricultural report has been provided. 3 trees (T1 Gingko, T5 Almond and T6 Hawthorn) are identified for removal for the reason that they are growing too close to the building and that they will require ongoing maintenance to reduce conflicts with the building. Due to their relative positions these trees are considered to be of limited amenity value and their removal is considered to be acceptable. Replacements elsewhere in the rear garden could be sought via the provision of hard and soft landscape details.

A method statement is provided for the protection of 5 remaining trees. This is considered to be satisfactory.

However any planning consent should be conditional on the submission and approval of details for the protection measures for the protection of trees on the site and hard and soft landscape details.

Amenity-

Except for number 44 Hollycroft Avenue, which is located to the northwest of the subject property, the subject building is approximately 40m from any other neighbouring properties. Having regards to the location and topography of the subject site it is not considered that the proposed extensions and alterations would cause undue harm or worsen an existing situation to the amenities of the neighbouring properties, in terms of overlooking and loss of privacy, loss of daylight/sunlight or overshadowing.

The proposed single storey side extension would extend unto the boundary line between the site and No. 44. The proposed extension is modest in height and not considered to impact on the amenity of this property. The side wall of the proposed single storey side extension would only be 1.8m high and it is not considered that the extension would cause undue harm to the neighbouring property in term of loss of privacy, loss of daylight and sunlight or sense of enclosure. The revision of the French door openings to standard windows is also considered to provide less opportunity for any overlooking and the final proposal is not considered to worsen the previously approved scheme.

It is also considered that the size of the site can accommodate the proposed extensions allowing the retention of a reasonable sized garden.

Transport

The Council's Transport planners were consulted as part of the assessment of the application. They considered that a construction management plan was not required for this development because the basement would be built by underpinning the existing building, therefore the rate of spoil will be low and so the impact on the transport network would be spread over a longer time period. Further, Hollycroft Ave is quite a wide street so construction vehicles will be able to stop without causing disruption.

Other-

the proposal is not considered to have an affect on any significant archaeological remains and therefore any pre- or post-determination relevant assessments are waived.

To conclude: The proposed alterations and extensions to the building is considered to respect the architectural quality of the existing building, it would preserve and enhance the character of the Redington/Frogna Conservation Area and would not cause undue harm to the amenities of the neighbouring properties in accordance with Camden UDP and CPG.

Recommendation: Grant planning permission with conditions.