

Delegated Report		Analysis sheet		Expiry Date:		03/11/2009	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Max Smith				2009/4246/P			
Application Address				Drawing Numbers			
35 Avenue Road London NW8 6BS				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Obs to adjoining Borough for demolition of existing house and front boundary and construction of a new house with basement, ground, first and second floors.							
Recommendation(s):		No objection					
Application Type:		Request for Observations to Adjoining Borough					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		N/A					
Site Description							
The site is located in the City of Westminster and comprises a single detached 2-storey residential building and its grounds. The boundary with the London Borough of Camden runs through the middle of Avenue Road, with the area opposite the site forming the southern tip of the Elsworthy Conservation Area.							
Relevant History							
Neighbouring Properties							
39 Avenue Road. 2003/0130/P (Obs to adjoining borough): Demolition of the existing house and the construction of a new 4 storey single dwelling house. No objection.							
33 Avenue Road. 2006/1050/P (Obs to adjoining borough): Demolition of existing house and garages and erection of a three-storey plus basement single-family dwellinghouse. No objection.							
Relevant policies							
N/A							

Assessment

Proposal:

The demolition of an existing single-family dwellinghouse and erection of a new single-family dwellinghouse plus basement in its place.

Assessment:

The London Borough of Westminster has consulted this Council as the adjoining Borough. The main issues are whether the proposal would harm the setting of the Elsworthy Conservation Area opposite and whether there would be any impact on the highway network within Camden.

The building to be demolished has a smaller massing and scale than its immediate neighbours and, whilst attractive, its replacement would reflect the design and appearance of the majority of the buildings on this side of the road. Avenue Road is a wide and busy road and the site faces an area of landscaping attached to a block of flats within the Elsworthy Conservation Area, with the buildings of conservation interest located further to the north. Consequently it is considered that there would not be any harm to the setting of the conservation area. It should also be noted that there is a precedent for replacement dwellings along similar lines to be constructed on the western side of Avenue Road, to which this Council has not previously lodged an objection.

The property has a large front forecourt, which would be capable of adequately accommodating construction vehicles and materials. It is not therefore considered that a request should be made to the City of Westminster to seek a Construction Management Plan.

Recommendation: Raise no objection

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