

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/11/2009</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>12/10/2009</b>	
<b>Officer</b>				<b>Application Number</b>			
John Sheehy				2009/4110/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
8 Greenaway Gardens London NW3 7DJ				Refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal</b>							
Replacement of rear ground floor level doors, alterations to the rear ground floor level orangery and creation of new stairs and external access to basement level, as a revision to planning permission ref. 2009/1051/P granted on 02/06/2009 (for alterations to permission granted on 22/12/2008 ref. 2008/4718/P for a single storey rear extension to the building and a garage extension to the front).							
<b>Recommendation:</b>		<b>Grant conditional permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>5</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
				No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>		Site notice displayed from 16 <sup>th</sup> September to 7 <sup>th</sup> October.  No response received.					
<b>CAAC comments:</b>		Redington Frogna CAAC: no objection.					
<b>Site Description</b>							
The site is located on the western side of Greenaway Gardens. The building on the site is a 2-storey detached house with roof and basement accommodation and is located on a large plot. The building is six bays wide. It is divided into 3 self-contained flats.							
The site is located in Redington/Frogna Conservation Area. The building on the site is not listed. The Conservation Area Statement identifies the properties at nos. 2-17 Greenaway Gardens as making a positive contribution to the Conservation Area.							
<b>Relevant History</b>							
<b>May 1972</b> Planning permission granted for the erection of a side addition to improve access to the 1st and 2nd floor flats [ref. E5/13/2/12944].							
<b>May 1972</b> Planning permission granted for addition of a glazed bay to be used as a conservatory to the rear basement room [ref E5/13/2/13117].							
<b>September 2008</b> Planning permission granted for change of use of maisonette (comprising basement, ground floor and part of first floor) and self-contained flat (part first floor) to a single residential unit [ref. 2008/3825/P].							
<b>December 2008</b> Planning permission granted for erection of single storey rear extension including terrace at first floor level, garage extension to front elevation, extension to the existing basement, new front boundary treatment, new terrace to the rear and the felling and replacement of 4 trees [ref. 2008/4718/P].							

**June 2009** Planning permission granted for revision to planning permission 2008/4718/P dated 22/12/2008 (for a single storey rear extension) comprising the installation of four air condensing units to the North-West elevation of the approved extension of the existing single family dwellinghouse [ref. 2009/1051/P].

## Relevant policies

### London Borough of Camden Replacement UDP 2006

SD6 – Amenity for occupiers and neighbours

B1 – General Design Principles

B3 – Alterations and extensions

B7 – Conservation Areas

### Camden Planning Guidance 2006

### Redington/ Froggnal Conservation Area Statement

## Assessment

**Proposal:** planning permission was granted on 22/12/2008 (ref. 2008/4718/P) for the following works to the site:

*Erection of single storey rear extension including terrace at first floor level, garage extension to front elevation, extension to the existing basement, new front boundary treatment, new terrace to the rear and the felling and replacement of 4 trees.*

A revision to this permission was granted permission on 02/06/2009 (2009/1051/P). The following revisions were granted permission:

*The installation of four air condensing units to the North-West elevation of the approved extension of the existing maisonette and replacement of two existing windows on the first floor side elevation with one window.*

The following revisions are proposed under this application:

- insertion of single leaf door in place of a double door at the centre of the rear ground floor level elevation;
- insertion of a window in place of a double door to the rear wall of the rear ground level “orangery” extension; and
- creation of basement access door and staircase at the northern corner of the rear elevation.

The replacement door, the replacement window and the new door would all be timber framed. No alterations to the front or sides of the building are proposed. Whilst relatively minor, the works cannot be considered as non-material alterations as they would change the visual appearance of an approved extension.

## Assessment

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

- the design of the proposal and its impact on the Conservation Area; and
- the impact on the amenity of neighbours.

### Design and Impact on the Conservation Area

The replacement and new window and doors would relate to the existing and approved windows and doors in terms of fenestration pattern, materials, pane size and method of opening. The works would not detract from the architectural quality of the building or the character and appearance of the Conservation Area.

No objection is raised in design terms to the external stairs which would have minimal impact on the appearance of the building and would not harm the character of the Conservation Area given the secluded location at the rear of the property.

It is considered that the proposal is acceptable in terms of design and its impact on the Conservation Area.

### Amenity

No amenity issues are raised as a result of the works and the proposal is considered to be consistent with Policy SD6 of the UDP.

**Recommendation:** Grant conditional 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*