

Delegated Report		Analysis sheet		Expiry Date:		07/10/2009	
		N/A / attached		Consultation Expiry Date:		23/09/2009	
Officer				Application Number(s)			
Elaine Quigley				2009/3514/P			
Application Address				Drawing Numbers			
Ash Court Ascham Street London NW5 2PD				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey extension and new conservatory to the front of the nursing home (Class C2).							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The application site is located to the south of Ascham Street and is contained on all sides by mainly three storey terraced residential properties that front onto Ascham Street to the north, Lady Margaret Road to the east, Falkland Road to the south and Leverton Road to the west. Access to the site is gained by a narrow undercroft underneath no. 10 Ascham Street. The site comprises a three storey modern U-shaped brick built building. There is an existing timber framed conservatory to the front of the building that provides a seating and entrance area to the main building. It projects out 3.5m from the main front façade. The building is occupied as a 62-bed residential care home.

The staff operate on a shift system. There are three 8am – 8pm shifts that results in a maximum of 26 staff on site. The front forecourt of the building is formally laid out as a parking area with provision for 10 cars. The entrance to the site is gated and is controlled by the Management of the care home.

The building is not listed and the site is not within a conservation area.

Relevant History

05/02/2002 – Planning permission was refused for the formation of two windows at roof level facing (Lady Margaret Road) in connection with change of use of laundry room to a single bedroom. The proposal was refused for the following reasons:

1. *The dormer is out of keeping with the character and appearance of the existing building and its location in a backland site. It will raise the massing and bulk and make this backland development insubordinate in relation to the surrounding houses.*
2. *The proposed dormer window would result in unreasonable overlooking of neighbouring properties to the detriment of the amenities of the occupiers of those properties, particularly as this room is likely to be occupied for a large percentage of the time.*

An appeal was lodged and was dismissed under the written reps procedure

04/03/1993 – Planning permission was granted for the redevelopment of the site to provide a residential care home for the elderly with 55 bedrooms plus ancillary staff utility and common rooms and the provision of 10 parking spaces.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
T9 Impact of parking
Appendix 6 – Parking Standards

Camden Planning Guidance 2006

Daylight and sunlight
Extensions, alterations and conservatories
Overlooking and privacy

Assessment

Planning permission is sought for the erection of a single storey extension and new conservatory to the front of the residential care nursing home. Overall the extension would measure 7.1m in length by 6.7m in width and would include a flat roof. The single storey extension would comprise of two elements: a brick built element that would match the brickwork of the existing building and a glazed element that would incorporate full height glazed doors.

The original drawings included a pitched roof over the proposed conservatory with an associated parapet wall. The ridge of the roof measured 3.8m. When viewed from the front and side of the building the proposed roof obscured the cills and part of some of the windows at first floor level. The scheme has been revised to remove the pitched roof and provide a monopitch roof. This would measure approx 2.9m

There are currently 10 car parking spaces on site. The proposal would include the reorganisation of the car parking area. It would result in the loss of one car parking space to the front of the building. Of the 9 car parking spaces to be retained 2 would be managed spaces for peak time parking. The agent has advised that, on average, 5 parking spaces are used every day.

The main issues to consider as part of the proposal are:

- Design
- Impact on amenity
- Impact on parking

Design

The proposed front extension would not harm the character or appearance of the host building. It would be single storey in height and would sit below the cills of the first floor windows. It would be centrally located within the front façade, would be set in from the adjoining side elevations of the building and would be set back from the front building line by 4.2m. Given its size and height, the proposed extensions would be a subdominant feature when viewed against the host building and would be considered acceptable.

The use of brick and glass distinguishes the two elements of the extension. This would be considered acceptable in the context of the building as a whole. In terms of the window details and specifically the glazing bars, the host building has a variety of fenestration patterns. The brick extension would include three windows in each side with six by six glazing bars. The upper floor windows have two by two glazing bars. Given the variety of fenestration patterns within the building, the proposed window details would be considered acceptable.

Amenity

The application site is surrounded by three storey residential properties. The properties fronting Ascham Street, including 2 to 20 Ascham Street, are approximately 7m from the main building. The proposal would extend out 4m further than the existing conservatory. Given its size, height and bulk, the proposal would not have an adverse impact on the amenity of the adjoining properties in terms of daylight, sunlight, privacy, or outlook.

Impact on parking

The proposal would result in the loss of one off-street car parking space. Two of the car parking space would also be managed and would be used during peak times only. An institution of this nature would normally be required to provide 1 space per 200 beds or part thereof – whichever is the greater and a maximum of 1 space per 10 beds. This would require 7 spaces to be provided. Given that 7 dedicated spaces and two managed spaces would be retained, the proposal would be considered acceptable in terms of impact on off-street parking or highway safety.

Conclusion

Grant planning permission subject to conditions.

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