

Delegated Report		Analysis sheet		Expiry Date:		07/10/2009	
		N/A / attached		Consultation Expiry Date:		30.9.09	
Officer				Application Number(s)			
Charles Thuaire				(i) 2009/3941/P, (ii) 2009/3953/L			
Application Address				Drawing Numbers			
5 Grove Terrace London NW5 1PH				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(i) Erection of first floor side/rear extension to provide additional accommodation to upper floor maisonette, re-rendering side elevation of side wing and installation of three timber framed windows at ground floor level							
(ii) Erection of first floor side/rear extension to provide additional accommodation to upper floor maisonette, re-rendering side elevation of side wing and installation of three timber framed windows at ground floor level, plus associated internal alterations to maisonette.							
Recommendation(s):		Grant planning permission and LB consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		Basement flat at no.5 objects to loss of daylight from 1st floor rear extension to his rear window/door and rear patio garden. Revised plans emailed to him- he responded to state that he has now no objection (7.10.09).					
CAAC/Local groups* comments: <small>*Please Specify</small>		Dartmouth Park CAAC comment- no objection in principle to extension on basis that other neighbouring properties have extensions, and could enhance currently unsightly side/rear development. Need to ensure windows are properly recessed; would prefer to take opportunity to explore double glazed windows in a listed building context					

Site Description

Listed Grade 2 Georgian end of terrace house divided into basement flat and 2 maisonettes; it has a side alley serving a garage. It is made of stock brick with rusticated stucco on ground floor. The side wing adjoining the alley is at basement/ground floors, faced in render, and has an unusual felt-roofed sloping element to accommodate a staircase connecting the ground and 1st floors of the maisonette. This incongruous element projects unattractively above the parapet line of the original ground floor addition. Located in Dartmouth Park Conservation Area.

Relevant History

Pp/lbc granted on-
16.6.98- minor external alterations
21.3.88- singles storey conservatory and external alterations
29.10.64- conversion to 2 maisonettes and 1 flat

No.4- pp/lbc granted on 14.1.02- 2nd floor extension and single storey conservatory

Relevant policies

SD6; B1,3,6,7
CPG
Dartmouth Park CAS

Assessment

The property currently has a side wing at basement and ground floors which wraps around at the rear to form a rear wing, plus has a sloping section at the side to connect the ground and 1st floors via a staircase. The proposal as originally submitted involved building out beyond the rear of the projecting stair and above the remainder of the ground floor side and rear additions, to create a 1st floor rear addition. This would provide a new bedroom and ensuite bathroom. In addition, the side wing would be re-rendered to match the front rusticated stucco and would have 3 windows inserted at ground floor level. The scheme has been revised, following concerns by officers as well as a neighbour, to cut back the rear extension so that it lines up with the existing main house side wall. This enables the retention of the ground to 1st floor staircase window in situ.

Issues- design and bulk, impact on listed building and conservation area, neighbour amenity.

No objection is raised in principle to extending the property at 1st floor level as it will rationalise the appearance of the existing side addition and disguise the projecting stair head. It will create some additional bulk as seen from the front via the side alley but this is considered acceptable as it does not infill the visual gap here and does not appear excessively bulky in the context of this side elevation. It will not harm the appearance of the property nor the streetscene, and indeed, as suggested by the CAAC, could enhance the character of the conservation area. At the rear, the 1st floor addition with its matching single sash window is acceptable in terms of height and bulk, given that the existing rear additions along the remainder of the terrace at nos. 2,3,4 extend up to 2nd floor level and at no.1 up to 1st floor level. The extension is to be constructed of London stock brick to match the existing and will have a simple parapet concealing a flat roof with three low profile rooflights. The bulk, height and design of this extension is acceptable in this context and will preserve the character and appearance of the conservation area.

The original proposal wrapping around at the rear 1st floor would have necessitated the removal of the existing sash window that lights the ground to 1st floor main staircase, block up this window opening and create an offset narrow doorway leading into a corridor within the new extension. This was considered to have a detrimental impact upon the spatial quality and internal appearance of the main staircase, which is unacceptable at principal floor level. As revised, the extension has been set back so as to reveal this staircase window and this is now considered acceptable. The revised internal arrangement is also considered acceptable. The entrance into the new extension from the main stair compartment is not ideal (although understandable in this complex and constricted layout), but it is not uncommon in historic buildings for half floor levels to be accessed from the main staircase. As revised the ground floor window would now be retained which is welcome.

Originally single glazed windows were proposed for the new sashes in the proposed extension; following comments by the CAAC, the details have been revised so that an innovative double glazed unit has been specified that is considered acceptable. The new windows will not be within the main historic envelope of the listed building and have very slim sealed units, discrete spacer bars and slender integral glazing bars. This is considered a suitable opportunity to integrate sustainable energy solutions into listed buildings. The plans have

also been annotated to show a suitable external window reveal for the new openings.

It is proposed to insert three timber framed fixed glazed panes into the flank wall of the ground floor side addition. Although there has been some suggestion from consultation responses that these would be more appropriate if they were square, it is considered that the horizontally aligned windows are more appropriate, mimicking the proportions of a traditional fanlight. The rendering and painting of the side extension is also welcome which would improve the appearance of this side wall.

The original scheme for the rear extension was considered to impinge upon the daylight and outlook to the basement flat window; as revised, the 1st floor extension has been set back away from the existing ground floor addition so that sightlines and daylight angles will not be affected to this window. The additional bulk will not affect sunlight to windows or open space as this property is NE facing. This is considered acceptable. Similarly there will be no issues regarding privacy.

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