

Delegated Report		Analysis sheet	Expiry Date:	01/07/2009
		N/A / attached	Consultation Expiry Date:	19/06/2009
Officer			Application Number(s)	
Hannah Parker			2009/2258/P	
Application Address			Drawing Numbers	
41 Queen's Grove London NW8 6HH			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
External alterations to include the raising of parapet and amendments to detailing and fenestration to all elevations, enlargement of dormer windows at second floor level and various alterations to windows on all elevations to residential dwelling (Class C3) as a revision to planning permission 2007/3397/P for the "Erection of a building comprising basement, ground, first floor and roof storey for use as a single-family dwellinghouse (following the demolition of existing single dwellinghouse)." Granted on 22/11/2007				
Recommendation(s):		Grant Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	02	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>40 Queens Grove Comment received on 18th June. Only received the drawing from the adjoining developer on Tuesday so has not had the information tested for the loss of daylight and sunlight. The consultant is away for the week so would appreciate delaying the decision until information is available on daylight and sunlight.</p> <p>Objection 40 Queens Grove</p> <ul style="list-style-type: none"> The resizing of the dormer windows at second floor level have a considerable impact on overall appearance of the building The effect of is that the building seems far more top heavy in appearance and the amendments to the windows does little to accentuate the consented roof line. The chimney on the east elevation whether it is a design feature as it seems to terminate below the top of the roof level. Concerns on a health and safety basis if used as an open fire Increase in the height of the parapet will encourage overlooking into no. 40 Queens Grove Increase in height of parapet level will reduce light into no.40 rooms which view of the skydome and thus the potential to receive natural light on the working plane. <p><i>Councils Response see report</i></p>					
CAAC/Local groups* comments: *Please Specify	Westminster Council raised no objection					

Site Description

The application site is within the St Johns Wood Conservation Area. The application property is an early 20th century detached house in the neo-Georgian style. It is two storeys, plus basement, plus attic storey. The dwelling house has now been demolished. Works to build the approved dwelling have now begun.

Relevant History

2009/2072/P 41 Queens Grove

Details of brick sample panels pursuant to Condition 3 attached to Planning Permission granted on 27/11/2007 (2007/3397/P) for the erection of a building comprising basement, ground, first floor and roof storey for use as a single-family dwellinghouse (following the demolition of existing single dwellinghouse).

2008/5713/P 41 Queens Grove Revisions to existing permission (Ref:2007/3397P) incorporating alterations to front and rear elevations including rear extension over existing kitchen terrace, raising of the parapet wall to second floor, enlargement to dormer windows and construction of stairs to rear garden lightwell with alterations to front lightwell. (Withdrawn would have been unacceptable)

2007/3397/P Erection of a building comprising basement, ground, first floor and roof storey for use as a single-family dwellinghouse (following the demolition of existing single dwellinghouse). Granted on 22/11/2007

The application 2006/3619/P and 2006/3620/C for the site, **41 Queen's Grove**, were considered by the Development Control Committee at its meeting on 7th December 2006. The descriptions of development were:

2006/3619/P

Demolition behind retained front facade and the erection of a building comprising basement, ground, first and second floor level roof storey with integral double garage for use as a single family dwelling (Class C3), plus creation of raised patio at rear and alterations to fenestration of retained front facade.

Granted 08/12/2006.

2006/3620/C

Demolition behind retained front facade. Granted 8/12/2006

Whilst the front façade was retained as part of the approved scheme (reference 2006/3619/P), it was to be altered in the following manner: re-profile the roof to lower the ridge and widen the overall roof and to sit behind a parapet wall (currently the eaves line is exposed); insert three dormer windows at roof level (there is currently only one dormer on the front elevation); and at ground floor level replace the two sliding sash windows with a projecting bay window.

An application for planning permission (reference 2007/1186/P) and conservation area consent (reference 2007/1188/C) for 'Erection of a two storey single dwellinghouse plus basement and loft accommodation following the demolition of existing single dwellinghouse' was withdrawn on 31/05/2007. The application was withdrawn following concerns raised by officers regarding the detailing of the front elevation and the application the subject of this report addresses the concerns.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement Unitary Development Plan 2006

- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 - Alterations and extensions
- B7 – Conservation Areas
- N8 – Trees

Assessment

Proposal: Amendments to the approved planning permission 2007/3397/p

Main Considerations

- Impact on host building
- Neighbourhood amenity

Background

Impact on host building and the conservation area

This proposal seeks revisions to the external appearance of the building as approved. The form as previously approved – with pitched, tile-covered roof positioned behind a parapet – bulk, height and depth remains the same. The elevational treatment has been revised slightly and proposes slimmer, six over six sash windows set within a contrasting brick reveal, a simple stone porch, and slightly larger dormer windows which incorporate sashes rather than casements. The parapet is also being raised approx 559mm. The proportions of the new fenestration and the overall appearance of the elevation are considered to be acceptable.

A chimney on the side elevation towards no.40 and slim contrasting brick quoin detail is proposed. The works are considered to be acceptable in terms of the building's proportions and architectural approach. The reduction in the front lightwell and the replacement of the approved terrace with a single flight of stairs from the lower courtyard are not considered to harm the host building or detrimentally impact the conservation area.

The proposal is considered to preserve character and appearance of the area. A sample panel of all facing materials is required by condition, including a brickwork sample demonstrating the brick type, bond, mortar and pointing. Compliant to policies B1 and B7 of the London borough of Camden Unitary Development Plan.

Neighbourhood amenity

The elevation towards number 40 Queens Grove involves the removal of the two approved windows on the first floor level and the introduction of French doors in place of a sash window on the single storey rear element of the building. The ground floor approved windows is being moved 1.8m towards the rear of the building. The amended windows and doors due to their location and size do not result in a detrimental loss of amenity to the privacy of the occupiers of 40 Queens Grove.

The proposal includes the reconfiguration of the proposed elevation facing number 42. The amendments at first floor include the replacement of two small sash windows with a single larger sash window. At ground floor level, the amendments include the replacement of two smaller sash windows with two larger and relocated windows at ground floor level. In addition the approved single door within the side elevation of the single storey rear element is to be replaced with a set of double French doors. The proposals due to their location are not considered to adversely impact the amenity of no.42 as there are no windows on the side elevation of this property.

The second floor level parapet is being raised 559.1 mm. This additional bulk is not considered to cause enough loss of light to number 40 to warrant a refusal. The area enclosed by the parapet wall is limited in size and will not create a terrace which is capable of being used for sitting out on, thus protecting both no. 40 and no.42 in terms of overlooking.

The works are not considered to adversely impact the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Trees

The proposed amendments will not result in an impact on the existing trees. The substantive permission for the redevelopment of the site included the requirements for the protection of the existing trees. It is therefore not necessary to impose any conditions with regards to tree protection.

Other Issues

The objection regarding the health and safety aspects if used as a real open fire is not a planning issue.

Recommendation Grant Permission

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