

Delegated Report		Analysis sheet		Expiry Date:		06/07/2009	
		N/A		Consultation Expiry Date:		18/06/2009	
Officer				Application Number(s)			
Bethany Arbery				2009/1742/P			
Application Address				Drawing Numbers			
67 Greencroft Gardens London NW6 3LJ				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of garage door with two sash windows and brickwork in connection with conversion of garage to habitable accommodation for the existing ground floor flat (Class C3).							
Recommendation(s):		Grant conditional 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	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 28/05/09 to 18/06/09. Adjoining owners/occupiers No reply to date.					
CAAC/Local groups comments:		There is no CAAC in the Swiss Cottage Conservation Area. Local Groups No reply to date.					

Site Description

The application site is 67 Greencroft Gardens which is located on the south-east side of the street. The property, which comprises ground and two upper floors, is one half of a semi-detached pair. The building is currently in use as five residential flats (Class C3). The building is not listed, but is located within the Swiss Cottage Conservation Area.

Relevant History

2006/3158/P

Planning permission was granted subject to a legal agreement for the erection of a dormer window, inset roof terrace and 1 rooflight to the rear roofslope of the building, installation of 7 rooflights to the front roof form and 2 new windows one in front elevation of gable and one at third floor level on flank elevation all in connection with the creation of a self-contained 3-bedroom residential flat (Class C3) within roof storey. The legal agreement was to secure the new residential unit as car-free.

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.

London Borough of Camden adopted Unitary Development Plan 2006

- S1/S2 Sustainable Development
- SD6 Amenity for occupiers and neighbours
- B1 General design principles
- B3 Alterations and extensions
- T9 Impact of parking

Camden Planning Guidance 2006

Swiss Cottage Conservation Area Statement

Assessment

Planning permission is sought to make alterations to the front façade of the property. The existing garage door is to be removed and replaced with 2 timber framed sash windows to match those on the upper floors. The windows are to be surrounded by brickwork which is to match that of the existing building. The proposed works are required to facilitate conversion of the existing garage to provide additional habitable accommodation for the existing ground floor level flat.

Design

The proposed removal of the garage doors which are a later addition to the building is welcomed in design terms. Its replacement with sash windows which are of an appropriate design and of a suitable material is considered to be acceptable. It is considered that the proposed façade alterations will improve the appearance of this building and enhance its contribution to the character and appearance of the conservation area.

Amenity

The proposed changes which involve minor works to the façade of this property do not raise any amenity concerns in terms of loss of light or outlook. The proposal involves installing two new windows at ground floor level. The new windows would have a similar relationship to neighbouring properties as those on the other floors and there will be no increase in overlooking as a result of the proposal.

Transport

Greencroft Gardens is a heavily parked street with limited on street parking available within the surrounding area, however, the site is within close proximity to the Finchley Road Underground Station and is well serviced by buses (PTAL 6a - excellent). The proposal involves the loss of the existing garage. The property also has an existing area of hardstanding and a crossover which allows off-street parking for three cars (two of which belong to the ground floor flat). Although Greencroft Gardens is identified as having limited parking opportunities, however, as the flat would continue to have access to off-street parking, it is considered that the proposed works would not add to pressure for the limited parking in the surrounding streets.

Recommendation: Grant conditional permission.

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