

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th June 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report		Analysis sheet	Expiry Date:	19/06/2009
(Members briefing)		N/A / attached	Consultation Expiry Date:	08/06/2009
Officer		Application Number(s)		
Hannah Parker		2009/2032/P		
Application Address		Drawing Numbers		
35 Heath Drive London NW3 7SD		See Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Additions and alterations to existing dwellinghouse including excavation to provide new basement floor with front lightwells, erection of a two storey side extension, erection of single storey rear and front extensions, erection of two side hipped roofs and erection of 3 roof dormers (As an amendment to previous planning permission, ref 2007/1474/P dated 26/06/2007).				
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	05	No. of responses	03	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Neighbours were notified by letter and a site notice placed nearby. Three letters of objection were received raising the following concerns.</p> <ul style="list-style-type: none"> • The length of time the development is taking • Over-development of the site • Increase in height and bulk causing loss of daylight to no.36 • Overlooking from the additional dormer to number 27 Bracknell Gardens • Loss of privacy • Suggest that the dormer to bedroom seven be replaced with a Velux 					
CAAC/Local groups* comments: *Please Specify	<p>Redington / Frogna! CAAC</p> <p>No objection</p>					

Site Description

The subject site falls within the Redington and Frognal Conservation Area and is identified as a building that makes a positive contribution to the Conservation Area. The site accommodates a detached dwellinghouse, with car parking within the forecourt area.

Relevant History

2007/1474/P

Additions and alterations to existing dwellinghouse including excavation to provide new basement floor with front lightwells, erection of a two storey side extension, erection of single storey rear and front extensions, and erection of 2 roof dormers at front and rear.

Granted 29/06/2007

2007/3936/P

Revision to existing planning permission dated 26th June 2007 (ref. 2007/1474/P) (for additions and alterations to existing dwellinghouse) to extend the property at side and basement.

Granted 19/10/2007

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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

Camden's Revised Replacement Unitary Development Plan 2004

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B7 – Conservation Areas

Camden Planning Guidance 2006

Redington / Frognal Conservation Area Statement

Assessment

Proposal

Amendments to the previously approved scheme as follows;

- The volume of the proposed roof would be increased and a second dormer added to the rear elevation.
- The pitched roof section at first floor level substituted for a flat roof design.
- The merging of the two proposed front lightwells.
- Red facing brick would be used instead of a pale painted brick finish.

Main Considerations

- Impact on host building and the conservation area
- Neighbourhood amenity

Impact on the host building and the conservation area

The proposed works which are amendments to the approved scheme are to be constructed in the similar materials to what has already been proposed. Thus the impact on the character and appearance of the conservation area will only be minimally different to what has already been approved.

The increase in volume of the roof would involve replacing flat roofed sections with a larger hipped roof. This would be set below, and appear visually subservient to, the ridge of the main section of roof. It is considered that this change would improve the proportions of the roof relative to the previously approved scheme and are not considered to harm the host building.

The introduction of the additional dormer window to the rear elevation is also considered acceptable. The changes to the roof slope mean the placement of the approved rear dormer will also alter. The additional dormer replicates the traditional proportions and design of the dormer on the approved scheme.

The removal of the sloping roof above the front door and replacing it with a flat roof design is considered appropriate. No.36 the neighbouring property already has such a flat roof above ground floor level. The replacement flat roof will not alter the overall form or architectural merit of the host building.

No. 35 is set considerably back from the main street and has a relatively large front garden/ driveway space. The conservation of two lightwells to one longer one will not be significantly noticeable from the street scene thus is acceptable. The removal of the painted finish and replacement with red facing brick is also viewed as acceptable as the neighbouring properties also largely finished in red brick.

The alterations and additions are considered acceptable in design terms, as they would be subservient to the parent building, would respect the original design of the building and would not harm the character and appearance of the streetscene and conservation area.

Amenity

An objection has been received from 27 Bracknell Gardens regarding the introduction of the additional dormer. The additional dormer will only be slightly nearer to the boundary than the approved dormer, and would be separated from an annexe to the rear of 27 Bracknell Gardens by approximately 15m. Both dormers would face the side elevation of this annexe where there only appears to be high level glazing. It is therefore not considered that there would be significant loss of privacy to this structure. It should be noted that the occupant of no.27 objects to loss of privacy to the garden and does not refer to the annexe. With regard to the impact on the garden, the annexe itself provides some screening from views into the main part of the garden and the

dormer would mainly overlook a driveway. It is therefore considered that the limited overlooking of the garden of no.27 could constitute the basis for refusing the application, particularly given the previously approved dormer.

The additional bulk which is caused by the roof is not considered to significantly harm the adjacent property at no.36. The footprint of the property remains the same and the roof which is nearest to no. 36 will be hipped minimising any potential overshadowing. Only rooflights are proposed on the side elevation facing towards no.36. No.36 does not have any windows on its side elevation so the introduction of rooflights on the side elevation is not considered harmful.

It is considered that the works would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

Transport

No issues regarding transport have arisen.

Other issues

Overdevelopment of the site

The principle of the alterations and extension has been agreed as part of the substantive permission (2007/1474/P and 2007/3936/P) and proposed alterations are considered to be a modest alteration on the previous approved schemes. The footprint of the building will not alter.

The applicant will be advised by informative that all conditions and informatives attached to the substantive approved scheme (reference 2007/1474/P and 2007/3936/P) still apply and require compliance.

Recommendation Grant Planning Permission