

Delegated Report		Analysis sheet		Expiry Date:		04/06/2009	
		N/A / attached		Consultation Expiry Date:		21/05/2009	
Officer				Application Number(s)			
Hannah Parker				2009/1826/P			
Application Address				Drawing Numbers			
16 Alvanley Gardens London NW6 1JD				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The erection of an extension at side and rear ground and first floor levels including a balcony at rear first floor level and terrace at rear second floor level. Alterations and extension at roof level including the installation of 3x rooflights and 2x dormers to side elevation of the existing dwelling house.							
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	04	No. of responses	02	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Neighbours have been consulted and two site notices placed nearby. No. 15 Alvanley Gardens and the Cumberland Lawn Tennis Club (25 Alvanley Gardens) opposite, have written to state that they support this application.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No responses to date					

Site Description

Two-storey property located on the eastern side of Alvanley Gardens. It is partially linked to No. 15 Alvanley Gardens. It is not in a conservation area.

Relevant History

2008/5327/P Additions and alterations in connection with the erection of an extension at ground and first floors at side and rear, alterations to roof space and alterations to windows of existing single family dwelling house (Class C3). Withdrawn by Applicant

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 Replacement UDP 2006

S1/S2 – Sustainable development
SD6 – Amenity for occupiers and neighbours
B1 – General design principles
B3 – Alterations and extensions

Camden's Planning Guidance

Assessment

Proposal

The following works are proposed.

- 1) The complete remodelling of the rear elevation. At ground floor level a one storey extension is proposed. The extension will project to different distances to the east and west of the rear elevation. At first floor level the stepping of the building is reinterpreted. A small balcony is proposed to the centre of the first floor. A flat roof would be installed at 2nd floor level and a terrace would be created.
- 2) 3 roof lights are proposed to the top of the roof and 2 dormer windows are proposed to the east elevation.
- 3) At the front of the property would be the addition of an oval window to the front roof gable and the conversion of the garage, which is extended forward with a large window to replace the garage doors.

Main Considerations

- Impact on the Host Building
- Neighbourhood Amenity

Impact on host building

As illustrated above the rear elevation involves the complete remodel to the rear of the dwelling. The combination of render and glass and the stepping/ block effects would give the rear of the building a modern appearance that would be very distinct from the front of the property or any other building in the vicinity. However, it is considered that the changes are not easily visible from the street and do not alter the overall scale of the building. Therefore the principle of the scheme is considered acceptable.

The rear extension brings part of the rear building line forward approximately 5.4m on the west side of the rear elevation. This enlargement is considered acceptable due to the large size of original dwelling and does not encroach significantly on the large garden area. Its flat roof design will also integrate well into the overall appearance of the rear of the dwelling.

The east rear elevation is brought forward slightly in order that the building line is flush with the existing garage. The ground floor rear elevation will be predominantly glazed with white render portions on the ends of both sides. This expanse of glass would give the rear of the dwelling a contemporary look which fits into the new style rear elevation.

The addition of the balcony on first floor level and the terrace on the roof will fit well into the new design and does not raise any design issues. The balcony on the first floor will not be visible from street level. The terrace on the roof would be visible but would be constructed from reclaimed brick to match the existing so will not look out of place and will remain in proportion with the host building. The handrail which runs along the top is slim line and of appropriate design and materials.

The extension at second floor level will involve the remodelling of the rear roof. The majority would be of a flat roof design, with the addition of glass and render. The change in the roof slope into its flat roof form will start from approximately half way back on the west elevation. It must be mentioned that this house and the neighbouring houses are very deep. The hipped roof on the front elevation will remain undisturbed. The original form of the house almost completely screens the roof extension from views from the front elevation. The part of the roof extension which will be visible from the street will be lead clad to match the existing style of the house and will not look dissimilar from a dormer window.

Turning to consider the dormer windows, both are situated at least 150mm from the eaves of the roof. No part of the dormers will extend above the roof ridge. The dormers sit on a large expanse of roof, and so, although large, do not dominate the roof. They will again be lead clad to match the existing materials and style of the house.

The changes to the front and side elevations of the dwelling are minor compared to those at the rear. The introduction of the oval window reflects a similar window already installed at number 15.

The conversion of the garage, including a single and first floor level extension, is considered acceptable. The extension will bring forward the building line of the side wing approx 2.5m. This part of the dwelling house

remains positioned a distance behind the front building line which allows the building to be read as it currently does. On the front portion of this extension a large window at ground replacing the garage door and first floor window is proposed. Both these windows will be in keeping with the style of the replacement windows to the front elevation, thereby in keeping with the host building.

All the windows on the property are being replaced. Due to the fact that it is a single family dwelling house and not located in a conservation area the window replacement does not require permission. The rooflights are proposed to the flat roof section at the top of the house. These roof lights will not be noticeable from the street scene and are not considered to harm the character or appearance of the host building.

It is considered alterations to the property are acceptable in design terms complying with policies B1 and B3 of the Camden UDP.

Neighbourhood Amenity

The balcony and terraces to the rear of the property do not raise any significant amenity issues. The balcony only allows views into the applicant's rear garden with glimpses into the neighbouring properties garden at no.17. The rear building line of no. 16 is set further back, preventing views to rear windows at no.17. The limited overlooking of no.17 is not considered significantly harmful to privacy and no objection has been raised by no.17.

The second terrace is at roof level. It is set back and positioned in a way which has kept overlooking into the neighbouring properties to a minimum. No.15 have no windows at roof level where any potential overlooking would be most detrimental. The same applies to the glazing to the panels at second floor level which lead out onto the terrace, which face directly towards the roof at No.15. The terrace has been set back and confined to an area which minimises the potential for overlooking, with the side wall of no.15 providing screening. It is noted that the occupants of no.15 have written in support of the scheme.

The dormers look towards no.15. This property does not have any windows at roof level meaning direct views into habitable rooms would not occur. No.15 is also of such a distance away that the dormer windows will not raise any issues regarding overshadowing.

Part of the roof extension runs along the elevation shared with no. 17, and will not have any new windows facing that property. The property at number 17 has dormers facing the site. These are set back a sufficient distance from the boundary of the property in order that any loss of outlook or increased overshadowing caused by the erection of the roof extension is not considered harmful. The distance from the roof extension to the dormers at no.17 is over 4.5m from the roof extension at no.16.

The extension of the garage on the side elevation does not raise any amenity concerns. The extension although two storey, is not considered to adversely impact on the neighbouring property. There are no windows along the side elevation of no. 15 which will be directly impacted by the building of the extension. There are also no windows proposed on the side of the extension meaning any potential overlooking towards no.15 does not arise. The windows on front of the side extension are not considered to cause amenity issues as they face towards the road.

It is therefore considered that the proposed works will not adversely impact on 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.

Recommendation: Grant Permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613