

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/02/2009</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>06/02/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Laura Swinton				2008/5868/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
42 Queen's Grove London NW8 6HH				Refer to draft decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
<p>Amendments to planning permission dated 19/07/07 (2007/1850/P) for excavation and extension of the basement into the rear garden with a green roof to provide additional accommodation for the existing dwellinghouse namely, alterations to extent of basement and creation of sub-basement plant room, relocation of the rear basement level sunken patio, erection of ground floor rear extension, installation of 2 air condensers in existing rear garden shed, installation of air intake box in rear garden, alterations to the front and rear elevations including installation of stone corning and detailing, modifications to the front entrance door and steps, and alterations to windows at second floor level, rebuilding and raising of side boundary walls, alterations to skylight in rear garden, installation of additional window at ground floor level and enlargement of window at first floor level on the eastern elevation.</p>							
<b>Recommendation(s):</b>		<b>Grant Conditional Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>2</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
				No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>		<p>A site notice was displayed from 16/01/09 to 06/02/09.</p> <p><b>Adjoining owners/occupiers</b> No reply to date.</p>					
<b>CAAC/Local groups comments:</b>		<p>No CAAC within the St Johns Wood Conservation Area.</p> <p><b>Local Groups</b> No reply to date.</p>					

## Site Description

The application site is a detached four-storey property currently in use as a single family dwellinghouse (Class C3). It is located on the north-west side of Queens Grove. The surrounding area is predominately residential with similar properties adjoining on all sides. The site is located within the St John's Wood Conservation Area, however, it is not a Listed Building.

## Relevant History

### **2007/1850/P**

Excavation and extension of the basement into the rear garden with a green roof to provide additional accommodation for the existing dwellinghouse. **Granted** 18/07/07.

### **PEX0000628:**

Demolition of back of pavement garden wall & gates, and the erection of new gates and walls and associated landscaping in the front garden. **Granted** 27/03/01.

### **PE9900345:**

Demolition of existing house and erect a new detached dwelling. **Granted** 22/02/00. This permission has been implemented. Condition 4 of the permission removed permitted development rights afforded by Classes A-H, Part 1 and Classes A-C, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995.

### **CE9900346:**

The demolition of the existing detached dwelling. **Granted** 22/02/00.

## 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 Unitary Development Plan 2006 (UDP)**

S1 & S2 – Sustainable development

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

SD7 – Light, noise and vibration pollution

SD8 - Disturbance

H1 – New housing

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

N8 – Ancient woodlands and trees

### **Camden Planning Guidance 2006 (CPG)**

### **St Johns Wood Conservation Area Statement**

## Assessment

### Proposal

The application seeks the following amendments to the planning permission which was granted on 18/07/07 (2007/1850/P)(details outlined in the history section above). The proposed amendments are as follows:

- Alterations to extent of basement and creation of sub-basement plant room below the building.
- Relocation of the rear basement level sunken patio.
- Erection of ground floor rear extension.
- Installation of 2 air condensers in existing rear garden shed.
- Installation of air intake box in rear garden.
- Alterations to the front and rear elevations including installation of stone corncicing and detailing, modifications to the front entrance steps.
- Rebuilding and raising of boundary walls adjacent to No. 41 and No. 43.
- Alterations to sky-light rear garden.
- Installation of additional window at ground floor level and enlargement of window at first floor level on the eastern elevation.
- Alterations to front entrance door and windows at second floor level on the front elevation.

### Design

Policy B3 of the UDP provides guidance on alterations and extensions to existing buildings and states that *'Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area'*. In addition, as the property is located within a Conservation Area, all development must preserve or enhance the special character or appearance of the conservation area.

Planning permission was granted in 2007 (reference: 2007/1850/P) for excavation works at basement level, this application seeks to make minor amendments to the size of the approved basement excavation and to create a sub-basement level below for used as a plant room. The approved sunken patio is to be relocated and an additional skylight installed in the rear garden. It is considered that these amendments that are all set below ground level and in the main are not visible would have a negligible impact upon the integrity of the existing building and appearance of the conservation area. The works which would be visible are not visible in views of the building from the street and will have a minimal negligible impact upon the integrity of the existing building and appearance of the conservation Area

In addition to the basement and lightwell amendments, the proposal also seeks approval for the erection of a ground floor level rear extension. The extension, which is to be erected following removal of the existing conservatory, is to be full-width. It would be constructed in brickwork to match the existing building and have four sets of timber French doors opening out onto a decked area. The extension whilst being full width is subordinate in size to the existing dwelling and would relates well to the form and proportions to the existing building. Half of the extension had a more shallow projection which breaks up the massing and helps prevent it feeling too dominant. The materials are considered to be appropriate and acceptable within the context of the conservation area.

The proposed minor amendments including the stone detailing to the front and rear elevations (including to the front entrance stair), raising of the party walls and alterations to the windows/doors on the side and front elevation are considered to be appropriately designed, of high quality materials and will have minimal impact upon of the architectural quality of the existing building of the character and appearance of the surrounding St Johns Wood Conservation Area.

### Amenity

Policy SD6 of the UDP provides guidance on the amenity of neighbouring properties and states that *'Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours'*.

Due to their location, at or below ground floor level, the works at basement and sub-basement level and new skylights are not considered to have any undue impact upon the amenity of the adjoining occupiers in regards to daylight and outlook or privacy. This would also be the case with the minor alterations to the existing front and rear elevations which are merely decorative.

In respect to the ground floor rear extension, to the east, the proposed extension does not extend beyond the depth of the existing conservatory, but is 0.3 metres in height than the existing side wall conservatory and the same height as its ridge. To the west, the extension would extend 2.3 metres in depth and approximately 4.0 metres in height. As there are no windows proposed on the side elevation of the extension, it is not considered that any undue loss of privacy would occur of this element of the proposal. The increased height and depth to the rear of the property is not considered to be substantial enough to result in loss of daylight and outlook to the windows on the rear elevation of the adjoining properties. Therefore, it is not considered that the proposed ground floor extension would have any undue impact upon the amenity of the adjoining occupiers. The proposed minor increase in the boundary wall is not considered to cause harm to the amenity of the neighbours.

The proposed alterations to the windows and installation of a new window on the eastern elevation of the property are no more intrusive than the existing windows and therefore would not provide any opportunity for overlooking, over and above what is already experienced.

Policy SD8 of the UDP relates to plant and machinery. It states that, *'Council will only grant planning permission for plant and machinery, including ventilation or air handling equipment, if it can be operated without causing a loss to local amenity and does not exceed the thresholds set out in Appendix 1 – Noise and vibration (Table E)'*.

This application proposes to move the approved plant room at basement level to the proposed sub-basement room with the chiller pipes leading to an air intake box at the base of the rear garden. It is also proposed to install air condensers within an existing shed. The applicant has submitted an acoustic report in support of the application. The report states that the lowest background noise level over the proposed hours of operation are 37.2dBA and sets a design criteria for the external plant to be positioned in the rear garden of 10B lower than the lowest background noise level. The plant may not need to comply with this unless the plant has a distinct impulse then the noise level would only need to be 5dBA below the lowest background noise level (see appendix 1). As the applicant has not yet selected the plant the report does not confirm that the noise condition can be complied with. Environmental Health have advised in writing that a revised acoustic report can be secured by condition prior to commencement on this part of the development.

### **Trees and Landscaping**

An arboricultural report was submitted as part of the original application (reference: 2007/1850/P). The arboricultural officer has been consulted and he is satisfied that the proposed changes will not result in any impact on trees.

### **Recommendation**

The proposal is consistent with policies S1, S2, SD1, SD6, SD7, SD8, SD9, B1, B3, B7, N5, N8, T8 and T9 of the UDP and it is therefore recommended that planning permission is granted.

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