

|   |                            |   |                                     |                                  |    |                   |    |
|---|----------------------------|---|-------------------------------------|----------------------------------|----|-------------------|----|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>   |                                     | <b>Expiry Date:</b>              |    | 31/12/2007        |    |
| <b>(Members Briefing)</b>   |                            | N/A / attached  |                                     | <b>Consultation Expiry Date:</b> |    | 20/12/2007        |    |
| <b>Officer</b>  |                            |   |                                     | <b>Application Number(s)</b>     |    |                   |    |
| Cassie Plumridge  |                            |   |                                     | 2007/5699/P                      |    |                   |    |
| <b>Application Address</b>  |                            |   |                                     | <b>Drawing Numbers</b>           |    |                   |    |
| Jade House<br>12 Lancaster Grove<br>London<br>NW3 4NX   |                            |   |                                     | See 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>  |                            |   |                                     |                                  |    |                   |    |
| Amendments to planning permission granted 14 August 2007 (reference 2006/2902/P) namely the addition of external metal staircase, changes to patio area to facilitate access to the new metal staircase and changing the material of the pedestrian doors to the garage.  |                            |   |                                     |                                  |    |                   |    |
| <b>Recommendation(s):</b>   |                            | Grant planning permission, subject to Deed of Variation to Section 106 Legal Agreement  |                                     |                                  |    |                   |    |
| <b>Application Type:</b>  |                            | Full Planning Permission  |                                     |                                  |    |                   |    |
| <b>Conditions:</b>  |                            | Refer to Draft Decision Notice  |                                     |                                  |    |                   |    |
| <b>Informatives:</b>  |                            |   |                                     |                                  |    |                   |    |
| <b>Consultations</b>  |                            |   |                                     |                                  |    |                   |    |
| <b>Adjoining Occupiers:</b>   |                            | No. notified  | 95                                  | No. of responses                 | 01 | No. of objections | 01 |
|   |                            |   |                                     | No. electronic                   | 00 |                   |    |
| <b>Summary of consultation responses:</b>   |                            | An objection was received from <b>Flat C, 2 Strathray Gardens</b> , who in summary raised the following concerns: <ul style="list-style-type: none"> <li><i>Not in keeping with the conservation area.</i></li> </ul> <u>Response:</u> Please see comments within the assessment section of the report. |                                     |                                  |    |                   |    |
| <b>CAAC comments:</b>   |                            | The <b>Belsize CAAC</b> raised no objection to the application.   |                                     |                                  |    |                   |    |
| <b>Site Description</b>   |                            |   |                                     |                                  |    |                   |    |
| The application site is adjacent to Jade House, a 3-storey plus attic terrace built in 1990's attached to the existing Victorian terrace to the eastern side. The site, together with No. 2 Strathray Gardens, forms part of the eastern corner frontage on Lancaster Grove/Strathray Gardens. The existing Jade House terrace has basement car parking which is accessed via a ramp from Lancaster Grove. The existing crossover is located to the north-eastern corner of the site, in close proximity to no. 2 Strathray Gardens. The application site lies within Belsize Conservation Area. The streets are predominantly residential, characterised by the repeated form of the stucco villas, the design of which gives a strong identity and unity of appearance to the area. |                            |   |                                     |                                  |    |                   |    |

## Relevant History

The substantive planning permission granted on 14.08.2007 (2006/2902/P) approved the *erection of a 3-storey plus attic building attached to Jade House terrace, plus an underground garage with 3 x parking spaces, to provide a single-family dwellinghouse*. This planning permission was subject to a Section 106 Legal Agreement, to ensure the development was car capped.

Application 2007/3003/P lodged on 20/06/2007 seeks permission for *Amendments to planning permission dated 14.08.2007 (2006/2902/P) (for the erection of a 3-storey plus attic building attached to Jade House terrace, plus an underground garage with 3 x parking spaces, to provide a single-family dwellinghouse) namely, reduction in size of planters at ground floor level, rebuilding of boundary wall to 2 Strathray Gardens, elevational changes at basement, ground, first to third floor including new pedestrian access door, enlarged garage opening and new vent to basement and alterations to position of windows to front and rear, amendments to parapets, reduction in size of second floor level rooflight, alterations to front bay window at second floor level, increase in size of stair lift, replacement of front metal planter with stone planter at ground floor level and other minor alterations*. This application is subject to the completion of a deed of variation to the original Section 106 Legal Agreement that was attached to the original permission; this is yet to be finalised.

## 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 UDP 2006

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations and Additions
- B7 – Conservation Areas
- N7 – Trees

### Camden Planning Guidance 2006

### Belsize Conservation Area Statement

## Assessment

### PROPOSAL:

The application seeks planning permission to revise the original design of the new dwelling approved on 14 August 2007 (reference 2006/2902/P) namely the addition of external metal staircase, changes to patio area to facilitate access to the new metal staircase and changing the material of the pedestrian doors to the garage.

### ASSESSMENT:

#### Design

The principle of the erection of a 3-storey plus attic building attached to Jade House terrace, plus an underground garage to provide a single-family dwellinghouse on the site has already been accepted and approved. It is considered that the above mentioned revisions do not compromise the original design intent of the scheme, but are instead deemed to constitute a refinement of the proposal and as such are deemed acceptable. The metal stair case is utilitarian and modest addition, which is in keeping with an addition in this location. The extension to the patio to provide access to the new staircase does not compromise the composition of the building. The material of the new pedestrian door to the garage is a minor change that is considered to be acceptable.

#### Trees

The proposed changes will not impinge on the health of the TPO Horse Chestnut.

**Amenity**

It is acknowledged that the new staircase would have some views over the rear garden and rear elevation of 2 Strathray Gardens; however these views will be limited and the staircase is unlikely to be used for extended periods, and therefore are not considered to result in adverse overlooking into this property. The proposed changes are not considered to raise any concerns regarding the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus are considered to be consistent with Policy SD6 of the UDP

**Summary**

The proposal works as amended are considered to be in keeping with the previously approved scheme and as such are considered suitable for support. The works are considered to have appropriate regard for relevant policies of the Replacement UDP 2006 (Policies S1, S2, SD1, SD6, B1, B3, B7 and N7). The applicant will be advised by informative that all conditions and informatives attached to the related schemes still apply and require compliance. It is noted that a Deed of Variation will be issued for the Section 106 Agreement in order to formalise this change and make reference to the new drawings.

**RECOMMENDATION:** Grant planning permission, subject to Section 106 Legal Agreement.

**Disclaimer**

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