

DISCLAIMER

Decision route to be decided by nominated members on Monday 25th February 2008. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	07/02/2008
		N/A / attached	Consultation Expiry Date:	12/2/2008
Officer			Application Number(s)	
Hugh Miller			2008/0009/P	
Application Address			Drawing Numbers	
31 Hampstead Lane London N6 4RT			Drawing No. SL 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 5 Photo Sheets; 7 Photo Sheets Existing Precedence.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Removal of condition 4 (relating to use of the garage for car parking purposes only) of planning permission dated 29/1/1991 to allow conversion of existing garage into habitable space for dwelling house and insertion of new sliding gate to front of dwellinghouse.				
Recommendation(s):		Grant		
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>No response.</p> <p>Site Notice Displayed 28/1/2008 –No response</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>I am writing as the member of the Highgate Society Environment Committee responsible for planning application in Camden. The conversions of a garage at 31 Hampstead Lane into a bedroom and consequent external alterations to the property seem unobjectionable.</p> <p>The proposal to install a sliding gate along the road frontage of the property will detract notably from the streetscape in this part of the Highgate Conservation area; It will create a feeling of enclosure for those walking along the pavement and add to an atmosphere of separation and detachment from the community.</p> <p>The provision of multiple photographs of gates already installed in the road does not assist the application since most of these gates are clearly normally left open and are not 'opaque' but permit a view through to the property concerned. The style of gate proposed is out of keeping with the character of the Conservation area. For these reasons the Highgate Society objects strongly to the proposal to install these gates.</p> <p>Officer comment. There is a variety of front gates along Hampstead Lane. These vary in their design, materials (metal and timber) and also their height. Well designed gates would not harm the streetscape of the C.A.</p>					

Site Description

A 2-storey semi-detached single-family dwellinghouse situated on the south side of Hampstead Lane, south west of the junction with Highgate Close and north of Fitzroy Park. The building is located within Highgate C.A. It is not listed.

Relevant History

January 1991 Pp granted for the demolition of existing garages and erection of 2-storey building with 2 new garages and 1 bedsit flat above, ref.HGY/40464 subject to condition intern alia:

Condition 4:

That the garages shall be used only for the garaging of private vehicles and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority.

Reason: To ensure that adequate provision for car parking is made within the site.

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.

RUDP 2006:

SD6 –Amenity for occupiers and neighbours

B1 –General design principles

B3 – Alterations and extensions

B7 –Conservation areas

T11 – Alternative use to existing car parks

N8- Ancient woodland and trees

Camden Planning Guidance

Hampstead CAS

Assessment

The application site was previously located within the London Borough of Haringey the neighbouring local planning authority and planning permission was granted in for the new dwellinghouse and integral garage.

The main issue concerns the loss of the integral garage and impact on on-street parking.

The application proposes the following:

- ✓ Removal of condition 4 (relating to use of the garage for car parking purposes only) of planning permission dated 29/1/1991 to allow conversion of existing garage into habitable space for dwelling house including alterations to garage door and insertion of glass panels.
- ✓ Installation of sliding timber and steel framed entrance gate.

Land use

Transport Policy T11(Alternative use to existing car parks) states “The Council will grant planning permission for the redevelopment of existing car parking for alternative uses provided that:”:

b) the parking removed is surplus to needs for public car parking, operational business parking and residents' parking.

The removal of condition 4 and loss of the integral garage would normally result in demand for on-street parking as an alternative and impact detrimentally on established users (people with disabilities, and residents who are car owners). In this instance however, the front forecourt area of the application site already provides off-street parking and would be used as the alternative parking area and therefore would not have any impact on the street. Notwithstanding this, the issues as related to parking stress and on-street is the responsibility of the neighbouring local authority, Haringey Council.

Additionally, the change of use for additional residential accommodation would be in keeping with the existing residential use of the adjacent dwellinghouses. For these reasons, therefore, the removal of condition 4 is considered acceptable.

New windows: The alteration of the garage doors to form new window at ground floor in the front elevation falls within Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

Design

There is a variety of front entrance/access gates along Hampstead Lane. These vary in their design, materials (metal and timber) and also vary in their height. Currently, there is no entrance gate at the host building site and, it is proposed to install a sliding timber and steel framed gate to enclose the front garden to the dwellinghouse. Given that there is no uniform design of front entrance gates and given that both timber and steel are common materials used for entrance gates officers raised no objections to the proposed. Notwithstanding this, a condition is attached requiring details of the proposed gate to be approved prior to installation.

Tree

The proposal involves the removal of a Pear tree located in the front garden. The Pear is approximately 8 metres in height and is considered to provide a reasonable level of visual amenity within the streetscape.

On closer inspection, the tree is currently causing direct damage to the high front boundary wall and gate pier due to its proximity. There is also evidence of decay at the base of the tree which extends into the trunk. The tree is an old specimen and is likely to have a relatively short safe, useful, life expectancy and it is considered the best option, in terms of longer-term visual amenity and enhancement of the character of the conservation area, would be to remove the tree and replace it. The position for a replacement identified on the plans is considered acceptable. Details will be required regarding size and species for the replacement. A condition is attached to this effect.

Approval is recommended.