

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:	08/02/2008
		N/A / attached	Consultation Expiry Date:	20/02/2008
Officer			Application Number(s)	
Philip Niesing			2007/5526/P	
Application Address			Drawing Numbers	
2A Kidderpore Avenue London NW3 7SP			EX-1; EX-2; EX-3; EX-4; EX-5; EX-6; EX-7; EX-8; A-1; A-2; A-3; A-4; A-5; A-6; P-01 rev B; P-02 rev B; P-03 rev B; P-04 rev B; P-05 rev B; P-06 rev B; P-07 rev B	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Amendments to existing planning permission 2006/4611/P dated 12/12/2006 (for alterations and extensions to the single dwellinghouse including extension to existing side extension at ground floor level, conversion of garage to habitable accommodation including raising of the roof and creation of green roof over, enlargement of existing rear first floor level extension, and extension of rear first floor level terrace to rear site boundary, installation of glass balustrading to front first floor level terrace, installation of lift overrun at roof level, alterations to fenestration and elevational alterations within the courtyard) involving enlargement of front windows and setting back of south-western elevation.				
Recommendation(s):		Grant planning permission with Conditions		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	23	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	Site noticed placed on 30/01/2008 Objections received from neighbour at adjoining property: notes that his flat looks directly at the application property, and opposes the application until he has a better understanding of what the changes entail in terms of lights and views out of his windows.					
CAAC comments:	Redington/Frognal CAAC – <i>‘The drawings describing this application are highly detailed but confusing. The proposed 1st floor window on the front elevation is such an inelegant solution that we must object.’</i>					

Site Description

The site is located on the north eastern side of Kidderpore Avenue just west of the intersection with Heath Drive. The site is developed with a 1980s bungalow, constructed over two levels, but is excavated below the level of the adjoining properties and thus reads as a single storey dwelling. The site is located within the Redington/Froggnal Conservation Area, but is not identified as contributing to the character/appearance of the conservation area.

Relevant History

In 2006 planning permission was granted for the refurbishment of the single dwellinghouse. The works included an extension to existing side extension at ground floor level, the conversion of the garage to a habitable room including raising of the roof and creation of green roof over, enlargement of the existing rear first floor level extension, and extension of rear first floor level terrace to rear site boundary, installation of glass balustrades to front first floor level terrace, installation of lift overrun at roof level, alterations to fenestration and elevational alterations within the courtyard.

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, SD1 – Quality of life
- SD6 – Amenity for occupiers and neighbours
- B1 – General design principles
- B3 – Alterations and extensions
- B7 – Conservation areas

Supplementary Planning Guidance: December 2006

- Section 10 – Conservation areas
- Section 19 – Extensions, alterations and conservatories

Redington/Froggnal Conservation Area Statement

Assessment

On 12/12/2006 planning permission was granted [Ref: 2006/4611/P] for refurbishment works to the existing dwellinghouse. The applicant is now seeking planning permission to amend the approved scheme. The main changes would be to the front elevation (southwest) and the rear elevation (northeast) of the building, but other minor changes are also proposed on either side of the dwellinghouse.

Proposed changes to the approved scheme:

Southwest elevation (front): Part of the permission granted was for a glass balustrade to replace an existing brick balcony wall around the front balcony area. The applicant now proposes to retain the brick wall and to enclose the balcony area with a full height openable glazed screen to create a sunspace. The proposed glass screen would comprise five sections with four openable windows.

The applicant also proposes to replace the approved arched framed window with a full height timber framed window to match the design and appearance of the building. The height of the parapet wall on the existing garage would be maintained and a new roof light would be incorporated between the garage and the dwellinghouse. The two windows in the new front wall of the garage would be extended to the full height.

It is furthermore proposed to remove the approved lift overrun from the scheme.

Northeast elevation (rear): At the rear of the dwellinghouse, permission was granted to extend the existing terrace by approximately 3 metres, to the boundary line with no. 9 Heath Drive. The applicant proposes to delete this extended terrace from the approved scheme, and retain the existing rear building line.

The existing sliding doors onto the rear terrace would be replaced with a larger but matching sliding/folding door and the existing windows on first floor and ground floor would be replaced with new sliding doors. A glass balustrade would be fixed internally at first floor level.

The applicant also proposes to extend the existing opening below the terrace to incorporate a new slot window to the master bedroom.

South east elevation: (side)

Permission was granted to raise the lower part of the south eastern roof slope by approximately 500mm. The applicant now proposes to retain the height of the existing roof slope and omit this from the approved scheme.

Other changes to the southeastern elevation include the retention of the window towards the front elevation and to permanently block the two small windows towards the rear elevation at ground floor level. It is also proposed to install a new satellite dish on the southeastern roof slope, above the eaves. The new satellite dish does not require planning permission in itself, as it would constitute permitted development under Class H of the General Permitted Development Order.

North western elevation: (side)

Various minor changes are proposed on the north western side elevation of the dwellinghouse. At first floor level, the applicant proposes to retain an existing window and the existing brick structure around the kitchen terrace but remove the section of roof over the terrace. The terrace would be extended by 1 metre towards the front of the dwellinghouse and the staircase would be relocated accordingly. An existing small window opening underneath the staircase would be enlarged to incorporate a 1100mm x 750mm window.

The ground level, to the left of the kitchen terrace would be retained. The approved wine cellar door and a flank door would be removed and the staircase would be shorted by 1 metre.

The applicant also proposes to extend the existing opening at the rear of the north western elevation down to ground level. The approved folding doors into the rear terrace would be replaced with new larger sliding/folding doors and an approved small window in this wall would be removed from the

scheme.

In the north western elevation of the 'garage' extension, it is proposed to retain the height of the window sill and replace the existing door with a full height window.

Material considerations:

Overlooking and loss of privacy:

The proposed amendments are not considered to result in any additional overlooking or loss of privacy that would cause harm to the amenities of the neighbouring properties. The applicant only proposes to enlarge some of the existing openings and does not propose any additional openings to the external walls of the dwellinghouse. It is noted that, by deleting the rear extended terrace from the scheme, it in fact reduces the potential for overlooking and loss of privacy to 9 Heath Drive.

Loss of daylight and sunlight:

The proposed amendments would reduce the bulk of the approved scheme and would therefore not result in a loss of daylight or sunlight that would be detrimental to the amenities of the adjoining properties.

Design and materials:

As the rear roof slope and front garage parapet walls are not to be raised as approved and as the approved lift overrun is to be excluded from the scheme, the overall bulk of the dwellinghouse would be less than if the approved scheme were to be implemented.

The applicant proposes to replace all existing windows with timber framed windows that would complement the character and appearance of the dwellinghouse. The building, which is comparatively small in scale and set behind a high front boundary wall, is not considered a positive contributor to the character and appearance of the conservation area. However the proposed amendments, including the openable glazed screen [which is likely to be the "1st floor window" that the CAAC refer to in their objection], are considered to respect the architectural design and appearance of the building and would therefore not have a detrimental impact on the surrounding Conservation Area. The proposal is therefore considered to preserve the character and appearance of the conservation area.

In the light of the above, the proposed amendments are considered to comply with the London Borough of Camden Unitary Development Plan and Redington/Frognaal Conservation Area Statement.

Recommendations: Grant planning permission with conditions