

Delegated Report		Analysis sheet		Expiry Date:		23/11/2007	
		N/A / attached		Consultation Expiry Date:		5/11/2007	
Officer				Application Number(s)			
Hugh Miller				2007/4044/P			
Application Address				Drawing Numbers			
5 Shepherds Walk London NW3 5UE				See Decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations and extensions including enlargement of rear conservatory, reduction of side extension, excavation of basement level rear patio with associated new rear glazed facade, revised entrance arrangement within carport and other external elevational alterations, as a revision to planning permission granted 26/03/03 (ref. PWX0203116/R1), as further revised by planning permission dated 1.3.07 (ref 2006/5053/P), for erection of additional floors over ground and first floors of southern end of house, erection of 2 conservatories and creation of new basement level containing swimming pool, change of use of extended property to form 2 self-contained dwellinghouses, plus elevational alterations and provision of one car-parking space.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Fitzjohns/Netherhall CAAC: No objection- Support the reduction in glazed area on the rear elevation.					

Site Description

A part single, part two-storey dwellinghouse located on the southern side of Shepherd Walk at the end of a short cul-de-sac, accessed from Rosslyn Hill. The property lies adjacent to a public footpath and Post Office sorting office and comprises a modern brick building with front courtyard. The site lies within the Fitzjohns/Netherhall Conservation Area.

Relevant History

2005/4158/P- December 2005 Pp granted for the change of use from two houses into a single-family dwelling including additions and alterations to front and rear;

2006/1600/P - May 2006 Pp granted for the change of use from two houses into a single-family dwellinghouse, including additions and alterations to front and rear.

2006/2914/P - August 2006 Pp granted for the Enlargement of the basement and the provision of a patio at this level, and minor alterations to the rear elevation, as a revision to the planning permission granted 26/5/06 (ref: 2006/1600/P) for change of use from two houses into a single-family dwellinghouse, including additions and alterations to front and rear.

2006/5053/P - March 2007 Pp granted for the erection of roof over existing courtyard in association with the creation of a garage, plus alterations to the fenestration on the front and side elevations as a revision to planning permission granted 26/03/03 (ref. PWX0203116/R1) for erection of additional floors over ground and first floors of southern end of house, erection of 2 conservatories and creation of new basement level containing swimming pool, change of use of extended property to form 2 self-contained dwellinghouses, plus elevational alterations and provision of one car-parking space.

January 2007 removal of condition 6 attached to planning permission dated 26/03/03 (PWX0203116/R1) regarding details of design of foundations and other excavations on site affecting trees on or adjoining the site, ref. 2006/5419/P.

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 & neighbours,
B1 –General design principles
B3- Alterations & extensions & Townscape features
B7- Conservations areas

CPG 2006:

Section19 –Extensions, alterations & conservatories, Overlooking & privacy,

Assessment

The main issues are the impact on i) the appearance of the building and on the character and appearance of the C.A. and on ii) neighbour amenity.

Background

In October 2001 permission was *granted* for the erection of additional floors over ground and first floors of southern end of house, change of use of extended property into a self-contained maisonette and a single dwellinghouse, together with elevational alterations and the provision of 1 car parking space for the dwellinghouse.

In March 2003 the approved scheme was amended and included erection of 2 conservatories and creation of new basement level containing swimming pool, change of use of extended property to form 2 self-contained dwelling houses. This is the substantive scheme (PWX0203116).

In March 2007 permission was granted for the erection of roof over existing courtyard in association with the creation of a garage, plus alterations to the fenestration on the front and side elevations as a revision to planning permission granted March 2003.

Since the grant of permissions, works have either being partially or fully implemented in relationship to the consents granted:

- Division of the property into self-contained maisonette and single dwellinghouse –implemented in 1998, unit 5A Shepherds Walk created,
- Further division of property to create an additional maisonette –partially implemented when works started to create the second maisonette,
- Elevational alterations including closing up of existing windows and doors and division of property to form two dwellinghouses –works implemented to create unit 5B Shepherds Walk,
- Removal of tree in front courtyard –tree removed and one car parking space formed in 2005,
- Creation of single-family unit combining 5A & 5B –implementation completed.

For medical reasons and due to the applicants' grave illness, several internal and some external alterations are sought. The internal changes are to provide supporting accommodation for a live-in fulltime 24-hour nursing care. Two bedrooms with associated bathrooms would replace approved swimming pool. Notwithstanding this, the external alterations are considered on their merits to be satisfactory.

This application proposes the following, as amendments to the previous permissions for extensions and elevational alterations:

- Reduction of glazing and replacement with brickwork similar to the 2001 consent,
- Small extension of approved rear conservatory to line up with conservatory approved for 5A & 5B Shepherds Walk in August 2006,
- Reduction of side conservatory extension in footprint with realigned facade,
- Change of basement use (swimming pool) to bedrooms with excavated patio terrace at lower level to link directly with rear garden, plus associated new glazed facade.
- Internal modifications to adapt house for disabled user is proposed for which planning permission is not required.

Design

Northeast elevation –The existing glass block screen and window at first floor level has been retained and repeated at the second floor level. The elongated glass block corner window would replace with timber framed glazed windows to match the existing. A ventilated rooflight is proposed within the garage roof to the new accessible WC. Within the carport, a new entrance door and small front WC extension are proposed; these will have no impact on the house's appearance due to their secluded position behind the front garage entrance gates.

South elevation – at ground floor level, the approved conservatory measures approx. 16.87sqm. It would increase in floor area (to line-up with no.5A & 5B) by 8.0sqm resulting with a larger kitchen dining room of approx.25.0sqm. The splayed footprint of the side conservatory to the northwest has been re-aligned and reduces by approx. 3.0sqm from 22.2sqm as approved. The conservatory extensions would comprise double-glazed pitched roof and double-glazed sliding doors set in metal frame to match the existing. They would have a lightweight appearance and be in keeping with the existing contemporary design of the host building. The proposed enlargement of the approved conservatory extension would nevertheless remain subordinate due to the use of materials and therefore would not impact detrimentally on the appearance of the host building.

The increased storey height of the house resulting from the excavated basement patio and new glazed facade will not be immediately apparent due to the limited size of the lightwell and will not harm the overall appearance of the house or overall conservation area, due to its secluded position at the rear; the excavation will have no impact on trees or landscape

Other minor elevational alterations are:

- Insertion of small triangle window which would be set below the surrounding brick parapet to the breakfast/ dining room,
- Increase the height of the existing chimney by 1.0m above approved 1st floor extension,
- South elevation –previously approved windows (ground, 1st and 2nd floor levels) to be replaced by sliding double glazed doors and also matching brick work,
- Relocation of the existing rooflight over the main staircase, relocate the existing dome rooflight over the living room to the new roof level at 1st /2nd floor levels with materials matching the existing (see proposed southeast elevation).

The current alterations are within the envelope established by the planning consents of October 2001, March 2003 and March 2007, the latter giving consent for the second floor extension and basement floor. Moreover, the increased floor space of the proposed dining/kitchen conservatory area is offset by the reduction of the floorspace of the living rooms at ground and first floor levels. The character and appearance of the conservation area will not be harmed.

Neighbour amenity

The southeast boundary of the site is well screened by mature shrubbery, which prevent reciprocal overlooking or loss of privacy to adjacent occupiers at no.6 Thurlow Road lies due south. Northeast elevation –The proposed high level window and glass blocks at the first floor level would not result in overlooking or loss of privacy and are satisfactory. Existing larger floor to ceiling windows on this elevation remain unaltered and are to be obscure glazed and fixed shut as approved (2006/5053/P). The proposed elevation alterations would not impact on sun/daylight to neighbouring properties or harm their outlook. The proposal accords with SD6.

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