

Delegated Report		Analysis sheet		Expiry Date:		8/5/07	
		N/A / attached		Consultation Expiry Date:		20/4/07	
Officer				Application Number(s)			
Miss Kiran Chauhan				2007/1294/P			
Application Address				Drawing Numbers			
6 Albert Terrace London NW1 7SU				See decision.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Extension and conversion of basement including works of excavation to create an indoor swimming pool and associated alterations to single family dwellinghouse (C3).							
Recommendation(s):		Grant Planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified		02		No. of responses	
						00	
Summary of consultation responses:		Site notice also displayed.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Primrose Hill CAAC object: We object to the changes in the front steps as these are a key element in the design of the building and in the relationship of the building to the garden and public space. We also object to the hard paving of the side garden. These gardens are key to the character and appearance of the conservation area and Primrose Hill. The space for the tree needs to be verified for its practicability and sustainability. We question the sustainability of the proposals for the pool and its plant.</p> <p><i>Response: Revised drawings have omitted changes to the front steps; therefore they will remain as existing. The side garden will now have a layer of topsoil on top and thus will be green. The only section that will be hard paved is a small area for the parking of one car. No new externally visible plant is proposed; and therefore the Council has no control over this.</i></p>					

Site Description

A 4 storey plus basement semi detached property on the east side of Albert Terrace. The west elevation of the building faces onto Regents Park Avenue. The building lies within the Primrose Hill Conservation Area and is identified as a building that makes a positive contribution to the character and appearance of the CA in the CA statement. Site covered by an article 4 direction.

Relevant History

22/8/2003 – PP granted for the change of use and works of conversion from 6 self-contained flats to a single-family dwelling house.

19/12/2003 – PP granted for a first floor extension, alterations to existing windows and provision of new windows and installation of new windows.

08/2004 – Planning permission refused for erection of a side extension at second floor level.

Appeal dismissed in June 2005 on grounds that extension would not be subordinate and would unbalance the proportions of the existing building.

28/8/2005 – PP granted for alterations to lower ground floor level including two new windows and door of lower ground floor level flat.

EN07/0207 – Enforcement complaint received on grounds that the front garden is being used for car parking hardstanding, new railings and non replacement of trees. Planning application for retention of these works has just been received.

2006/1095/T – Tree consent granted for removal of FRONT GARDEN: 1 x Lime. Condition added to ensure a replacement tree is provided by March 2006.

Relevant policies

RUDP 2006: SD6, B1, B3, B7, N4, N8

Primrose Hill CAS

Camden Planning Guidance 2006

Assessment

The proposal is seeking permission for an extended basement area to accommodate a swimming pool; the creation of an area of hardstanding on top, and alterations to the front steps. No new externally visible plant or machinery is being proposed. Two ground level rooflights within the garden are also proposed to provide light to the pool.

Revision: The proposal was revised to omit the alterations to the front steps and also to incorporate a layer of top soil to the side garden; thus ensuring that it is softly landscaped. Only a small area of hardstanding will remain and this will be for the parking of a car.

No objection is raised to the creation of a basement swimming pool. There is already a basement to the premises and the only external manifestation of the new area will be the two ground level rooflights which will only be marginally visible to the street through glimpses through the boundary treatment. The side garden will now also have a layer of top soil on top to ensure that it is green in appearance and able to support the growth of some vegetation. An area of hardstanding will remain though, for the parking of a car. Whilst the CAS statement seeks to resist areas of hardstanding, given that some of the garden will be softly landscaped, no objection can be raised. There are also other properties along Albert Terrace which have areas of front hardstanding.

A balustrade is also proposed within the garden and this is acceptable. A new tree will be planted in the corner of the garden where it meets Regents Park Road – no objection is raised to this as this is what was required under the approved tree application 2006/1095/T. However, it is not clear whether the growth of could be supported in this location. However, details of this will be required by condition.

The proposal does not raise any residential amenity issues.

Recommendation: Grant.