

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		18/10/2007	
		N/A / attached		Consultation Expiry Date:		05/10/2007	
Officer				Application Number(s)			
Conor McDonagh				2007/3032/P			
Application Address				Drawing Numbers			
119 Torriano Avenue London NW5 2RX				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of part 1, part 2 storey side extension at lower and upper ground levels and rebuild of boundary wall to existing flat (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	00	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		6 Ivy Court Objects <ul style="list-style-type: none"> Building works causing nuisance to neighbours. <i>Officer's response: Not a material planning consideration. Standard Environmental Health informative attached.</i> Object to loss of open space and trees. <i>Officer's response: See assessment part of the report.</i> 					
CAAC/Local groups comments:		None required to be notified					

Site Description

The site is occupied by a large 5 storey end of terrace building located to the west side of Torriano Avenue opposite Charlton Kings Road. The building has been subdivided into 3 self contained maisonettes with the applicants' maisonette occupying the lower ground and ground floors, which has private access to the large irregular shaped garden. There is an existing single storey side extension to the building set behind a 2.5 metre high garden wall from garden level and a 4.3 metre deep two storey projection to the rear. There is also a TPO Ash tree sited in the north-western corner of the site.

The site is not within a conservation area.

Relevant History

25842 Change of use, including works of conversion, to provide a self-contained flat and 2 self-contained maisonettes, and the erection of a roof extension and of a single storey extension on the side elevation. **Granted** 23/03/1978.

9101047 Change of use of maisonette into one two-bedroom flat on lower ground floor and one one-bedroom flat on ground floor together with the erection of a two storey side extension and new side gate. **Granted** 07/01/1992. (*not implemented*)

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.

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

SD6 – Amenity for occupiers and neighbours

N8 – Ancient woodlands and trees

Camden Planning Guidance 2006

Extensions, alterations and conservatories (page 81).

Assessment

Overview

It is proposed to erect a two storey flat roofed side extension, being 4.3 metres wide with the rear elevation being flush with the existing rear building line. Attached to the proposed side elevation of this extension would be a single storey flat roofed projection which would abut a newly built northern walled boundary. The new space would be occupied by a bedroom and music and studio rooms for ancillary use to the flat.

Design

The existing building is 5 storeys high and the proposed development to the side is only two storeys. The front ground floor elevation of the extension would also be set back 8.9 metres from the front building line. The two storey extension would also be no higher than the existing two storey projection wing at the rear. It is therefore considered that the proposed side extension is subordinate to the host building in terms of location, building lines, height, bulk, mass, form and scale. Approximately 1.8 metres of the new side elevation would appear above the rebuilt northern boundary wall which is considered not to be visually prominent given the massing of the host building behind.

The flat roof of the single storey projection would be 700 mm below the newly built northern boundary wall to which it would abut. The development would therefore not be visible from the street scene and is therefore acceptable.

The proposed materials would be white painted rendered walls and wooden framed windows to match the existing which is acceptable. The rebuilt wall would incorporate second hand London stock brick which is also considered acceptable.

Amenity

Given that the two storey extension would be flush with and no higher than the existing two storey projection wing to the rear, then it is considered that the adjoining neighbours at 117 Torriano would not suffer any light or outlook losses. Furthermore, there are no neighbouring windows that would be overlooked by the development.

The residual amenity space to the rear remains more than adequate for the maisonette and the extensions would not be considered an overdevelopment of the site.

Trees

There is a TPO Ash tree on the site and appears to be in good health. The foundations of the proposed single storey extension would appear to be in the Root Protection Zone (RPZ) of this tree given they would be under the tree canopy. However a trench was dug and this uncovered an historic wall between the proposed foundation plan and the tree. This wall has prevented any major roots from growing the area were the development is proposed and the Councils Tree Officer is satisfied that the works would cause no undue harm to health of the tree subject to standard conditions.

Recommendations

Planning permission be **granted**.