

Delegated Report		Analysis sheet		Expiry Date:		12/10/2007	
		N/A / attached		Consultation Expiry Date:		3.10.07	
Officer				Application Number(s)			
Charles Thuaire				2007/2810/P			
Application Address				Drawing Numbers			
3, 5 & 7 Fitzjohn's Avenue London NW3 5JY				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>Alterations and additions including alterations to Maresfield Gardens and Fitzjohns Avenue boundary walls including addition of new entrance gates; addition of basement plant room within rear basement car park and reconfiguration of approved carpark towards rear of buildings; erection of refuse and recycle stores adjoining rear entrance off Maresfield Gardens, all as an <u>amendment to planning permission granted 01/10/2001</u> (Ref: PW9802335R4), as further revised by planning permission granted 10.9.07 (ref 2007/2403/P), for partial redevelopment and partial refurbishment, with alterations and extensions at roof and rear levels, in connection with the change of use of the property from a hotel to 22 self-contained flats, plus the formation of an underground car park for 21 cars beneath the rear garden area with vehicular access between no. 5 and 7 Fitzjohn's Avenue.</p>							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	43	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice- no response					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Heath and Hampstead Society comment- some variations could be conspicuous and affect character of streets and CA, but no drawings available- important that they see them as this is important and conspicuous site.</p> <p>Fitz/Neth CAAC- no objection but strongly recommend that condition be imposed to ensure retention of hedge behind proposed railings.</p> <p><i>Response- contentious and visible items which had impact on streetscape, ie. porters lodge and boundary railings, have been now omitted; existing hedge will be retained and enhanced along whole boundary</i></p>					

Site Description

3 substantial Victorian redbrick properties on west side of Fitzjohns Avenue formerly in hotel use, currently undergoing partial redevt following permission (see below). Within Fitzjohns/Netherhall conservation area.

Relevant History

1.10.01- pp granted (Ref: PW9802335R4) for partial redevelopment and partial refurbishment, with alterations and extensions at roof and rear levels, in connection with the change of use of the property from a hotel to 22 self-contained flats, plus the formation of an underground car park for 21 cars beneath the rear garden area with vehicular access between no. 5 and 7 Fitzjohn's Avenue.

All conditions discharged including-

21.9.06- AOD landscape, foundation and tree protection details

29.9.06- AOD for elevations/materials details

10.9.07- alterations and additions to approved scheme relating to 3 properties' elevations, carpark layout and access ramp, and entrance off Maresfield Gdns.

Relevant policies

S1/2, SD6,8; B1,3,7; N8; T7

CPG

Fitz/Neth CAS

Assessment

The proposal is for various alterations and amendments to the approved scheme for the partial redevelopment and refurbishment of the 3 properties and their conversion into 22 flats plus creation of a new underground carpark under the rear garden with new access ramp from the front. Works have been carried out on site to start implementation of this permission; various revisions have been approved recently (see history above) to the buildings and carpark. Now additional elements have been proposed to enhance the scheme in facilities as well as provide details of boundary treatment and refuse stores. The scheme has been revised following concerns by officers and thus the proposed porters lodge and boundary railings have been omitted. The changes with their assessments are as follows:

1. The existing boundary walls and hedge on top will be retained (latter was originally to be removed), additional hedges provided, and new gates will be added to the originally approved 3 vehicular and pedestrian entrances along Fitzjohns Avenue. The railings will match the patterned design of the balcony railings on the upper levels of nos.5-7, which is acceptable in principle but precise details are reserved by condition. The hedges and 1.9m high gates will match those elsewhere in the street and will preserve the essential character of the street and of the CA.

2. New enclosed refuse stores are added behind the entrance off Maresfield Gardens, sized to house Eurobins and meets the requirements of the Street Environment Services. Matching brick and timber materials are used.

3. The approved carpark has been reconfigured and extended towards the houses to accommodate 2 new plant rooms (for the houses) under the rear part of the rear garden. The equipment will be at basement level and will have no impact on the landscape; however a void is introduced over one plant room with condensers, to be surrounded by a hedge, and some louvres and small ducts are to be introduced in screen walls and planters on the north and south perimeters. These will have limited impact on the landscape and be barely visible from neighbouring properties. An acoustic report demonstrates that the Council noise standards can be met as the existing background noise level is 33dBA and the highest plant noise at residential windows 50m away will be 10dBA. The additional plant means that the basement area containing carspaces has had to be shifted towards the properties by 4m under a raised lawn- this will have no impact on the landscape as approved levels are retained and a 1m deep topsoil depth maintained. However there are various minor amendments to the landscaping arrangement envisaged by the previously approved scheme of September 2007 and thus it would be prudent to reattach a landscaping condition including a requirement to retain and extend the boundary hedge.

All the above alterations are considered to preserve the character and appearance of the conservation area and do not affect local amenity or traffic conditions. Recommend approval subject to conditions on landscaping, railing and ventilation duct details.