

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/08/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		None.	
<b>Officer</b>				<b>Application Number(s)</b>			
Cassie Plumridge				2007/3004/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Jade House 12 Lancaster Grove London NW3 4NX				See decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of external facing material (condition 2); material samples (condition 3); hard and soft landscaping and means of enclosure of unbuilt open areas (condition 4); design of refuse stores and entrance path (condition 7); privacy screen (condition 10); and cycle parking facilities (condition 11); pursuant to planning permission dated 14.08.2007 (2006/2902/P) for the erection of a 3-storey plus attic building attached to Jade House terrace, plus an underground garage with 3 x parking spaces, to provide a single-family dwellinghouse.							
<b>Recommendation(s):</b>		<b>Grant.</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		None.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None.					
<b>Site Description</b>							
The application site is adjacent to Jade House, a 3-storey plus attic terrace built in 1990's attached to the existing Victorian terrace to the eastern side. The site, together with No. 2 Strathray Gardens, forms part of the eastern corner frontage on Lancaster Grove/Strathray Gardens. The existing Jade House terrace has basement car parking which is accessed via a ramp from Lancaster Grove. The existing crossover is located to the north-eastern corner of the site, in close proximity to No. 2 Strathray Gardens. The application site lies within Belsize Conservation Area. The streets are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area.							
<b>Relevant History</b>							
The substantive planning permission granted on 04.09.06 (2006/2902/P) allowed for the erection of a 3-storey plus attic building attached to Jade House terrace, plus an underground garage with 3 x parking spaces, to provide a single-family dwellinghouse.							
An application for planning permission to amend the detailed design of the substantive scheme (reference 2007/3003/P) has also been lodged currently with this application, however has not yet been determined.							

## 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 UDP 2006

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- H7 – Lifetime homes and wheelchair housing
- B1 – General Design Principles
- B3 – Alterations and Additions
- B7 – Conservation Areas
- N7 – Trees
- T3 – Pedestrians and Cycling
- T8 – Car Free Housing and Car Capped Housing

### Camden Planning Guidance 2006

### Belsize Conservation Area Statement

## Assessment

### PROPOSAL:

The application seeks to discharge conditions of planning permission dated 14.08.2007 (reference 2006/2902/P) for the *erection of a 3-storey plus attic building attached to Jade House terrace, plus an underground garage with 3 x parking spaces, to provide a single-family dwellinghouse*. The application seeks to discharge the following conditions:

- Details of external facing material (condition 2).
- Samples of brick/Portland stone (condition 3).
- Hard and soft landscaping and means of enclosure of unbuilt open areas (condition 4).
- Design of refuse stores and entrance path (condition 7).
- Privacy screen (condition 10).
- Cycle parking facilities (condition 11).

### ASSESSMENT:

**Design:** Conditions 2 and 3 of planning permission dated 14.08.2007 (reference 2006/2902/P) requires further details of external facing material and samples, including details of windows, glazing, lead work, doors, brick/Portland stone facing materials and boundary treatments. A samples board was erected on site and inspected and was considered to provide sufficient detail to satisfy Condition 3 of the permission. The elevations of the development, in conjunction with the information displayed on site, is considered to satisfy Condition 2.

**Landscaping:** Condition 4 requires hard and soft landscaping and means of enclosure of unbuilt open areas. Condition 7 requires further details of the refuse storage and entrance path. The details submitted are considered to be satisfactory and are considered to preserve and enhance the character of the Conservation Area and protect the Horse Chestnut.

**Amenity:** The elevations and third / roof plan has been amended to show the provision of a privacy screen to the terrace to prevent overlooking into surrounding properties. The requirements of Condition 10 are considered to be satisfied.

**Transport:** The basement plan as originally submitted showed 'hook and hang' bike storage. The cycle parking facilities were amended to Sheffield style cycle accommodation, which was considered an appropriate form of cycle storage. The requirements of Condition 11 are considered to be satisfied.

**RECOMMENDATION:** Discharge conditions 2, 3, 4, 7, 10 and 11.