

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		14/09/2007	
		N/A / attached		Consultation Expiry Date:		30/8/2007	
Officer				Application Number(s)			
Hugh Miller				2007/3640/P			
Application Address				Drawing Numbers			
17 St Augustines Road London NW1 9RL				Site Location Plan C06199/14; Drawing No. 01 (Rev A); 02 (Rev A); 03 (Rev A); 04 (Rev A); 05 (Rev A); 06 (Rev A); 07 (Rev A); 08 (Rev A); 12; X 03 Photo Sheets; Solar Panel and Windows Literature			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Refurbishment and alterations to replace existing doors and windows, installation of solar photovoltaic/thermal panels, renewal of roof coverings, reinstatement of side addition flat roof, and works to alteration from two flats into one house.							
Recommendation(s):		Grant					
Application Type:		Councils Own Permission Under Regulation 3					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		No response. Site Notice Displayed 14/8/2007 –No response.					
CAAC/Local groups* comments: *Please Specify		Camden Sq CAAC: No response.					

Site Description

A 4-storey semi-detached property situated on the north side of St. Augustine's Road, east of the junction with Murray Street and Agar Grove. The building is dilapidated and is in need of refurbishment. It is vacant and was previously used as two self-contained flats. The building is within Camden Sq, C.A. It is not listed.

Relevant History

January 2007 Pp was granted for the change of use and works of conversion of 2 x self-contained flats to create a single-family dwelling house (C3), ref. 2007/0127/P. The scheme remains extant.

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

B1-General design principles.
B3 – Alterations and extensions
B7 –Conservation areas
SD6 - Amenity for occupiers & neighbours
SD9 –Resources and energy
H3-Protecting existing housing.
H8 –Mix of units

SPG: Section 40 -Residential development standards, Space & room sizes
Section 19 –Extensions, alterations and conservatories, Windows.

Assessment

The main issues are the design and the impact on the appearance of the building & the C.A.

Background

In January 2007 Pp was granted for the change of use and works of conversion of 2 x self-contained flats to create a single-family dwelling house. This scheme remains extant.

The application proposes the following:

- Refurbishment and alterations to replace existing doors and windows,
- installation of solar photovoltaic/thermal panels, renewal of roof coverings, reinstatement of side addition flat roof, and works to alter from two flats into one house,
- works of conversion from two self-contained flats into single-family dwellinghouse.

Land use

Mix of units sizes, internal layout and quality of space

- ◆ The Replacement UDP policy H3 seeks generally to resist types of conversion leading to the net loss of more than one residential unit. Only one unit would have being lost from this proposal and is therefore in compliance with RUDP policy H3 in this instance.
- ◆ The proposed dwellinghouse would be in compliance with policy H8, i.e. the provision of a large unit comprising 3 or more bedrooms. Six bedrooms are proposed in this scheme.
- ◆ In terms of room sizes and layout the proposal is in compliance with SPG internal space guidelines.

Internal alterations:- The removal and or replacement of some of the internal stud partition walls are non-material and do not require planning permission.

Design

Within the front and rear elevations some of the existing sliding timber sash windows have horns whilst some do not have horns (upper ground floor, 1st floor and loft at the front elevation) as part of their design. Although there is no objection in principle to the refurbished windows it is considered that the replacement windows should match exactly those as existing as they are in keeping with the appearance of the building. In order to achieve this a condition is attached to this effect.

The replacement casement window, lower ground front is not in keeping with the appearance of the building and a more sympathetic window design would enhance the front elevation at this level. A condition is attached to this effect.

No objections to the replacement doors. Neither are there any objections to the refurbished flat roof area.

The proposed garden works are permitted development not requiring planning permission.

Photovoltaic/ thermal panels (1200mm x 520mm dark blue), Solar Thermal Collectors (2.67m x 2.8m) and a single rooflight (700mm x 85mm) would be installed to the southeast roof slope. The photovoltaic cells, the thermal collectors and rooflight would be fitted flush with the roofslope. The structures would not be visible from the street and would be obscure by the adjacent house, no.15 and the large mature tree. Moreover, the acute angle at which the structures would be positioned would further prevent them being visible from the street and therefore would not detract from the appearance of the building, the streetscene or the character and appearance of the C.A.

The refurbishment works is in keeping with policy SD9 C, as follows: a) design for energy efficiency, b) renewable energy and c) optimising energy supply.

There are no amenity issues for consideration in this instance.

Approval is recommended.

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