

Delegated Report		Analysis sheet		Expiry Date:		16/03/2007	
		N/A / attached		Consultation Expiry Date:		26/02/2007	
Officer				Application Number(s)			
Matthew Durling				2006/5720/P			
Application Address				Drawing Numbers			
87 Avenue Road London NW8 6JD				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a new 3 storey plus basement dwellinghouse, following the demolition of the existing house.							
Recommendation(s):		Refuse permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: *Please Specify		None consulted.					

Site Description

An early 20th century two-storey plus attic storey detached house in the neo-Georgian style. The property is located on the west side of Avenue Road, adjacent to the 7th storey Polygon building. Whilst the site lies outside the conservation area, it is in a proposed extension to the St. Johns Wood CA.

Relevant History

Application reference 2006/1087/P WITHDRAWN by applicant on 27/09/06. Application was for demolition of existing house and erection of a new building comprising basement and two upper floors with front basement lightwells and steps to basement from rear garden, to be used as a 6-bedroom single-family dwellinghouse (Class C3) with three car parking spaces in front garden and integral garage.

Relevant policies

Replacement Unitary Development Plan 2006

S1/2 strategic policies

H7 Lifetime homes

SD6 Amenity for occupiers and neighbours

B1 General design principles

N8 Ancient woodland and trees

Camden Planning Guidance 2006

Assessment

Proposal:

It is proposed to demolish the existing building and to replace it with a neo-Georgian building of substantially larger footprint and scale, comprising basement, two storeys and attic level accommodation.

The material considerations include:

- Design, footprint and bulk of the proposed house;
- Amenity of adjoining occupiers;
- Standard of residential accommodation proposed;
- Impact on trees.

Assessment:

The application property occupies a large plot, set back from the street. Constructed from red brick with timber sliding sash windows, it relates well to the majority of houses on the street, which are predominantly 20th century detached houses in the neo-Georgian style located in large plots. At the front of the property is a porch supported by columns with a pediment on top. The building has a hipped roof with roof tiles and prominent chimney stacks and cornice. The rear elevation has a more asymmetrical composition comprising two projecting wings with a sympathetically designed conservatory in the centre.

Notwithstanding the merits of the existing building, it is located outside a conservation area and as such there is no control over its demolition. This assessment will therefore focus on the replacement building only.

The proposed building occupies a footprint of approximately twice the size of the existing building. Whilst it is set back an additional 2.2m from the front of the site, the building will extend approximately 11m from the rear of the existing building. Furthermore, the footprint of the building rises up sheer from ground floor level to full height, which is considered to create a building that is over-scaled and significantly larger than any similar buildings in the local area. The cumulative impact of this proposal is unacceptable, in that it fails to respect its site and setting by virtue of not reflecting the building lines, footprints, bulk and scale of neighbouring buildings and general character of the local

townscape.

The height of the building, marginally higher than existing, is considered to be acceptable. The proposed basement pool accommodation is acceptable as it is entirely underground apart from 2 small lightwells at the front well setback from the road; it will have no impact on the townscape or nearby trees.

The overall design of the elevation of the building is considered to respect the neo-Georgian design of the neighbouring buildings, particularly with regards to regular fenestration pattern, sliding sash windows, decorated window surrounds with key-stone feature, prominent eaves, decorated porch and use of red brick and slate roof.

In terms of the impact of the development on neighbour amenity, the additional bulk of the new building beyond the existing rear building profile will seriously impact on adjoining properties and is considered to be a very unneighbourly form of development. The increased depth of 10m adjoining Polygon House and of 10.8m adjoining no.85, on all 3 floors will present an excessively bulky and large flank wall to both boundaries. This extension will not comply with the 45 degree daylight angle on both plan and elevation to protect daylight; although no additional VSC test has been carried out, it is considered that this would lead to a significant loss of daylight levels to ground floor rear habitable room windows on both sides. Moreover the outlook from these windows will be seriously harmed by the addition of such a long and high blank flank wall only 2m away from both boundaries.

The standard of the proposed accommodation is very high. The development will comprise extremely large rooms including 6 bedrooms and an internal lift. It fully complies with and even exceeds LifeTime Homes standards in compliance with policy H7.

It is proposed to rationalise the parking to the front of the site. As existing, the front of the site is largely hard surfaced with no formal parking. The proposal will reorganise the front garden layout and provide three parking spaces in a designated forecourt area hidden behind a boundary tree screen. This is acceptable.

An Arboricultural report has been provided to demonstrate that the proposed building will not have a harmful impact on any trees within the vicinity of the site. In particular, it has been demonstrated that a Beech tree (subject to a TPO) at the front of the property will not be damaged provided the tree protection measures are carried out in accordance with the measures set out on drawing 0992/06/2. Similarly the report demonstrates that, with the exception of trees No.10 (a Hazel), 15 (a Lawson Cypress) and No 16 (a Hazel), the trees to the rear and side boundaries can be retained and sufficiently protected. The removal of the trees listed above is considered to be acceptable on the basis that their contribution to the character and amenity of the site and local area is limited.

It is however recommended that any future planning permission should be conditional on the approval of hard and soft landscape details to ensure that new planting to increase the biodiversity value of the site is incorporated into the scheme and that the detailing of the front forecourt area is suitable to the character of the area.

Recommend refusal on grounds of excessive bulk and footprint at the rear and harmful impact on outlook and daylight of neighbours on both sides

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