

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		28/03/2007	
		N/A / attached		Consultation Expiry Date:		06/03/2007	
Officer				Application Number(s)			
Matthew Durling				2007/0045/P			
Application Address				Drawing Numbers			
12 Birchwood Drive London NW3 7NB				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey infill extension at first floor level, plus installation of two rooflights and erection of external staircase and platform to provide access in association with creation of new additional accommodation over the existing garage of main dwellinghouse.							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses No. Electronic	01 00	No. of objections	01
Summary of consultation responses:		<p>One <u>objection</u> received:</p> <ul style="list-style-type: none"> Concern that proposed rooflights will allow overlooking from 2 Grange Gardens into the proposed accommodation; <i>Response: the application property is located approximately 28m away. There will be no harm to the amenities of either occupiers. See assessment.</i> Assume no restriction will be placed on the intended use of the new accommodation and that it will not be possible to prevent it being occupied on a full time basis; <i>Response: the studio unit falls below the recommended floorspace standards for new residential accommodation and a condition will be added to ensure the studio unit remains ancillary to the main residence.</i> 					
CAAC comments:		<u>Hampstead CAAC</u> ; no objection.					
Site Description							
A substantial part 2-, part 3-storey single dwellinghouse located at the southern end of a modern development accessed from Templewood Avenue. The site is located within the Hampstead conservation area. The application relates to the garage, which is linked to the main property at ground floor level.							
Relevant History							
No relevant planning history.							
Relevant policies							
Replacement Unitary Development Plan 2006 SD6 Amenity for occupiers and neighbours H1 New housing B1 General design principles B3 Alterations and extensions B7 Conservation areas							

**Hampstead Conservation Statement
Camden Planning Guidance**

Assessment

Proposal:

It is proposed to erect a small single storey extension between the existing dwellinghouse and the garage at first floor level in association with the creation of ancillary residential accommodation. It is also proposed to install two rooflights into the pitch of the garage roof and to erect a platform around the side and rear of the garage to facilitate access to the proposed accommodation.

The main issues requiring assessment include the principle of providing ancillary residential accommodation, the impact of the proposal on existing trees and the character and appearance of the building and the conservation area and the impact of the proposals on the amenity of adjoining occupiers.

Assessment:

The intention of this application is to obtain permission for extensions and alterations to facilitate the use of the existing first floor level accommodation as a self-contained studio unit with internal access to the main house and separate external access. The studio unit will have a total floor area of approximately 23.5m², which is significantly below the recommended minimum floorspace for a self-contained unit (32m²) and would thus be considered to be substandard. However, the unit will be used as ancillary accommodation to the main house, which provides a very high standard of residential accommodation, and therefore subject to a condition that the studio will be ancillary to the main house, the proposal is acceptable in this regard.

The existing garage forms an integral part of the main house and is linked to it at ground floor level. There is a narrow gap between the two elements at first floor level, however by virtue of the orientation of the building and the existence of a substantial chimney stack, this gap is not appreciated and does not contribute anything to the design of the building. The proposal to partially infill this gap, around the existing chimney is therefore considered acceptable in principle. The infill extension will be set back 1.7m from the front elevation of the garage, behind an existing obscure glazed window that serves a bathroom in the main house and will be set back 0.3m from the rear elevation. This substantial set back at the front, coupled with a height 1.4m below the eaves of the main building and 0.8m below the ridge of the garage will ensure the extension appears subordinate to the host building. The proposal to clad the extension in timber is also considered to be acceptable and will contrast well with the heavy brick faced elevations elsewhere on the building.

The installation of two rooflights into the pitch roof is considered to be acceptable in principle. Although views of this roof are limited from Templewood Avenue, it is more prominent in views from Birchwood Drive and as such it is recommended a condition be added to ensure they are flush with the roofslope. These windows will be positioned at such a height that persons standing within the building will not be able to see directly out. Notwithstanding this, the closest adjoining property that has the potential to be overlooked is 2 Grange Gardens, which is located approximately 28m away. There will be no loss of privacy or harmful level of overlooking between either properties.

As existing, the first floor of the garage is accessed via the garage itself. It is proposed to self-contain the first floor level accommodation by forming a new and separate access to the rear of the building. In order to account for the topography of the site, which slopes away from front to rear, it is proposed to erect a raised platform behind the existing side gate and over the existing path. The platform will facilitate access from the front of the site to the rear garden (via a series of steps) and also to the first floor level accommodation. Whilst the proposed steps have the potential to damage a Conifer at the rear of the building, this tree is considered to be of limited value to the amenity and character of the site and as such the proposal is acceptable in this regard.

Access to the first floor of the garage will be via an external staircase to the rear of the existing garage. This is a secluded part of the site and is screened from the public realm by a row of substantial evergreen trees. The staircase enclosure will project 1.1m from the rear of the garage building. It will be set below the ridge line of the existing roof and will be raised above ground floor level. It is considered that the enclosure will appear subordinate to the garage and therefore to the main house and is acceptable in terms of size and bulk. In terms of materials, it is proposed to clad the enclosure in timber, which will help the structure to relate well to the garden setting and is acceptable in this regard.

Recommend approval subject to conditions.

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