

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		12/12/2006	
		N/A / attached		Consultation Expiry Date:		20/11/2006	
Officer				Application Number(s)			
Paul Wood				2006/4611/P			
Application Address				Drawing Numbers			
2A Kidderpore Avenue London NW3 7SP				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Alterations and extensions to the single dwellinghouse including extension to existing side extension at ground floor level, conversion of garage to habitable accommodation including raising of the roof and creation of green roof over, enlargement of existing rear first floor level extension, and extension of rear first floor level terrace to rear site boundary, installation of glass balustrading to front first floor level terrace, installation of lift overrun at roof level, alterations to fenestration and elevational alterations within the courtyard.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	27	No. of responses	01	No. of objections	01
Summary of consultation responses:		<p>A site notice was also displayed from 30/10/2006 to 20/11/2006</p> <p>One objection has been received from the neighbouring property at no. 2 Kidderpore Avenue. A summary of the objection is as follows:</p> <p>Objection: The extension will impact on light and views to and from 2 Kidderpore Avenue. <i>Officer response: The side extension is at lower ground floor level and as such will not rise above the height of the existing boundary fence between the two properties. Consequently, there will be no loss of light or impact on views affecting the neighbouring property.</i></p> <p>Objection: Concerned about the loss of trees on the property. <i>Officer response: The proposal does not denote the loss of any trees, and indicates only minimal thinning of some conifers on the south east side of the dwelling. The conifers do not contribute to the character/appearance of the conservation area, and the minimal thinning is considered to cause no harm to the character of the streetscene.</i></p> <p>Objection: The construction work would be an inconvenience, creating noise, dirt and obstruction to access. <i>Officer response: This is not a material planning consideration. The works are minimal in scope and would not generate a level of noise, dirt or obstruction from contractors' vehicles that would be considered unreasonable for a small residential scheme.</i></p>					
CAAC comments:		<u>Redington/Frogna</u> l CAAC: No objection					
Site Description							
The site is located on the north eastern side of Kidderpore Avenue just west of the intersection with Heath Drive. The site is developed with a 1980s bungalow, constructed over two levels, but is excavated below the level of the adjoining properties and thus reads as a single storey dwelling. The site is located within the Redington/Frogna Conservation Area, but is not identified as contributing to the character/appearance of the conservation area.							
Relevant History							
E5/7/A/32161: Erection of a single house with garage was granted approval in 1981. The conditional approval removed permitted development rights with respect to Class I and II of Schedule I of the General Permitted Development Order, as well as requiring the retention of the garage for the parking of vehicles.							

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.

London Borough of Camden Replacement UDP 2006

S1/S2 – Sustainable development

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

N8 – Ancient woodlands and trees

T7 – Off-street parking, city car clubs and city bike schemes

T9 – Impact of parking

Supplementary Planning Guidance: July 2002

Section 2.3 – Internal arrangements

Section 2.4 – Walls, gardens and forecourt parking

Section 2.7 – Alterations and extensions

Section 2.8 – Roofs and terraces

Redington/Froggnal Conservation Area Statement

Assessment

Proposals: The application seeks approval for the following works:

Alterations and extensions to the single dwellinghouse including extension to existing side extension at ground floor level, conversion of garage to habitable accommodation including raising of the roof and creation of green roof over, enlargement of existing rear first floor level extension, and extension of rear first floor level terrace to rear site boundary, installation of glass balustrading to front first floor level terrace, installation of lift overrun at roof level, alterations to fenestration and excavation of rear courtyard.

- Erection of a single storey side extension on the north west elevation of the dwelling to form a continuation to the existing single storey side extension.
- Erection of a small extension on the north west elevation at first floor level to increase the size of the existing rear extension.
- Enlargement to the rear, raised terrace area to extend to the rear property boundary with the installation of an obscure glazed balustrade.
- Alterations to the roof of the existing garage to increase the height and provide a sedum roof.
- Conversion of the attached garage at the front of the dwelling to form additional habitable accommodation for the dwellinghouse including new fenestration.
- Installation of a lift with the provision of a lift overrun on the roof of the dwelling.
- Alterations to the fenestration on each elevation and excavation works to accommodate new landscaping in the garden areas.

Assessment:

The principle material considerations to the determination of this application are the impact on the appearance of the building, and character and appearance of the Conservation Area, the impact on traffic with regard to the loss of the garage, and the impact on residential amenity values of neighbouring properties.

Single storey side extension:

The application involves an extension to the existing single storey side extension beyond its rear wall. The new addition would extend for 2.9m, resulting in a 5m deep side extension. Given the fall of the land, the side extension would be set below the fence line to the neighbouring property and as such would have no increased impact on residential amenity to the adjoining property by way of overshadowing or impact on privacy. Similarly, given the position of the side extension, behind the existing side extension, the works would not be visible from the streetscene, retaining subservience to the original dwelling.

First floor rear extension and alterations to the terrace:

The proposed rear first floor extension would increase the depth of the existing extension by 0.7m. The extension is set back sufficiently from each neighbouring property boundary not to impact on access of sunlight or daylight or to have an adverse affect on shadowing. The extension would be designed to integrate with the existing character of the building and would appear as an integral element to the design.

The application also involves an increase in the floor area of the existing raised terrace area, which is accessed off the

rear extension. Currently the rear terrace is set back 2.8m from the rear property boundary, and the proposal would result in an extension to this boundary. The terrace is shown to have a balustrade to a height of 1.2m. It is however considered that the increase in depth to the boundary would result in the potential for increased overlooking to the garden areas of the neighbouring properties. It is therefore recommended that a condition should be attached to provide an obscure screen along the southeast and northeast edges of the terrace to prevent views, thus safeguarding the residential amenity of these adjoining properties. The potential for overlooking to the northwest side would not be greater than the existing conditions; therefore the 1.2m high balustrade would suffice. The visual impact from the neighbouring properties would not be compromised as a result of either the terrace or the screening and the materials for the rear alterations would appear consistent with the character of the rear elevation of the building.

Garage conversion:

The existing garage space is not required to satisfy off-street parking standards, as there is no restriction to prevent the occupiers from parking on-street. As such, the residents already have on-street parking rights that could be exercised at any time. Additionally, the existing hardstanding in front of the garage measures approximately 4.9m, which is consistent with SPG guidance to accommodate a vehicle. The hardstanding, combined with the occupiers rights to on-street parking, mitigate any concerns regarding the loss of the garage.

The alterations to the garage to form additional habitable accommodation consist of increasing the height of the roof by 0.4m with the provision of a green (sedum) roof over, and the removal of the garage door with the installation of brickwork and door and window openings. The works are in keeping with the character of the existing dwelling, utilising materials to match the existing dwelling. The internal floor to ceiling heights would be 2.3m in line with SPG guidance, whilst the sedum roof would provide for enhanced environmental benefits and improved energy efficiency within the dwelling and would soften the bulk of the existing structure in views from the streetscene. The habitable accommodation would remain separate from the dwelling house and is proposed to be utilised as ancillary staff accommodation. This would be safeguarded by condition.

Lift Overrun and access:

The application provides for a new lift to allow access from the ground floor to the first floor with the provision of a lift overrun at roof level. The lift and internal alterations address, insofar as possible, lifetime homes standards and greatly improve the access to and from the site and within the dwelling. The lift overrun at roof level would be set back 4m from the frontage of the dwelling, extending at maximum 0.8m above the slope of the roof. Given the setback from the street frontage and the angle of the roof, the lift overrun would only have oblique views from the streetscene and would therefore not compromise the character of the dwelling or the character and appearance of the conservation area.

Fenestration alterations and landscaping:

Each elevation would result in alterations to the fenestration and ground level alterations to provide enhanced access around the site. On the front elevation, the alterations would result in a new entry door, enlarged window and new sliding doors with a glazed balustrade to the existing front balcony and elevational alterations to the garden levels to decrease the staired access required to enter the site. On the side (north west) elevation, windows will be infilled at ground and first floor level and one first floor door and one ground floor window will be installed. Additionally, external stairs will be repositioned and a new chimney flue will be introduced. The south east elevation would have minor alterations to the existing fenestration and a new rooflight installed. The rear elevation would result in a new set of stairs to the ground floor courtyard.

The works use high quality materials, allowing a high level of natural light into the dwelling, which will improve the internal amenity following the remodelling. The window and door additions will include timber framing to match the existing conditions. The works will result in minor elevational alterations to the existing ground levels in the garden areas to provide a more connective access around the garden. These are also considered to enhance the usability of the garden space without detriment to the residential amenity of neighbouring properties or character of the property. Given that the alterations will impact on soft and hard landscaping in the garden area (and the provision of the green roof above the garage), it is considered appropriate to conditionally require full details of hard and soft landscaping and details of planting for the green roof.

Impacts on residential amenity:

The application has been well designed to minimise and contain any impacts to the amenity of neighbouring properties. There will be no overshadowing or loss of daylight or sunlight above the existing conditions and the alterations to the fenestration and ground levels will not increase the opportunity for overlooking. As such, the design of the alterations and extensions are sympathetic to the setting offering no material impact to neighbourly amenity.

Discussion: The existing dwelling is of little architectural merit and does not contribute to the character of the Redington/Frognaal Conservation Area. The proposed works are considered to be of a high quality in terms of design and materials, and will preserve the character and appearance of the conservation area and enhance the character of the existing dwelling. No demonstrable harm will be caused to the amenities of adjoining neighbours and the works generally accord with all relevant policies of the Replacement UDP and embodied Supplementary Planning Guidance.

Recommendation: Grant conditional permission.