

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		30/11/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		08/11/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Paul Wood				2006/4374/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
46 Queen's Grove London NW8 6HH				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Replacement of existing single storey garage with a two storey side extension, enlargement of the existing basement and creation of lightwells to the front and rear, erection of a new raised ground floor terrace to the rear, plus erection of an extension at rear first floor level and installation of a dormer window to the side roofslope of the dwellinghouse.							
<b>Recommendation(s):</b>		Grant conditional permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	04	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		A site notice was also displayed from 18/10/2006 to 08/11/2006. No objections have been received.					
<b>CAAC/Local groups comments:</b>		<u>Westminster City Council</u> : Do not object to the scheme.					
<b>Site Description</b>							
The subject site is located on the north western side of Queens Grove, and it accommodates a single dwellinghouse. The dwelling comprises 3 storeys (including semi basement). This dwelling has an existing single storey side extension accommodating a garage. The site is located within the St. Johns Wood Conservation Area and is not a Listed Building.							
<b>Relevant History</b>							
PE9900821: The replacement of the existing garage with a two storey extension to provide a new garage and additional room over, together with the installation of a new roof dormer to the side elevation and enlargement of the existing rear dormer. Refused. <i>It is noted that the two storey side extension proposed a gabled parapet to the front, significantly increasing the bulk of the side extension from the existing single storey side extension.</i>							
PEX0000624: Installation of new dormer window to side elevation and enlargement of existing dormer at the rear together with alterations to replace existing steps to garden from kitchen and new domed roof light to kitchen. <u>Granted</u> . <i>The side dormer window as proposed is the same proportion as the dormer approved under this application.</i>							

## 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

### **Supplementary Planning Guidance: July 2002**

Section 2.3 – Internal arrangements

Section 2.7 – Alterations and extensions

Section 2.8 – Roofs and terraces

## Assessment

### **Proposals:**

The application seeks approval for the following works:

- Demolition of an existing single storey garage, minor excavation works to provide a two storey side extension (sub-basement and raised ground floor level). The new extension would be 0.95m higher than the existing garage and would extend 3.1m further forward than the existing garage (setback 3.5m from the front wall of the original dwelling). The excavation would also allow for a lower ground floor terrace area to the front and rear with staired access to the garden levels.
- Excavation works to increase the floor area of the existing basement to the rear with the provision of a terrace area and staired access to the garden level and an enlarged lightwell to the front of the dwelling.
- Erection of a raised ground floor terrace to the rear with metal handrails and staired access down to garden level.
- Erection of a small extension at rear first floor level to provide additional head room for the internal staircase.
- Installation of a dormer window to the side roofslope of the dwellinghouse.
- Installation of a rooflight on the rear roofslope, infilling of a window on the side elevation and installation of new window opening at first floor level on the rear elevation.

### **Discussion:**

The proposal is considered to be acceptable in principle. The provision of a side dormer window with generally the same dimensions as is currently proposed gained approval in 2000 (refer to relevant history above) and it is not considered that circumstances have changed in order to warrant a refusal. The dimensions of the dormer window are SPG compliant and the works are considered consistent with the nature of development within the streetscene, which has a proliferation of side dormer window extensions.

Additionally, similar examples of two storey side extensions are visible within the streetscene, and the principle of an appropriately designed side extension is acceptable. The existing dwelling is developed with a two storey side extension that is original to the existing dwelling and while the additional side extension would increase the bulk of the dwelling, it is generally designed in a subservient manner, visually appearing as a single storey element not dissimilar to the existing garage extension. The height of the extension is 0.95m above that of the existing garage and would be no higher than the framing of the main entry door and would retain views through to the rear, protecting the visual gap between the two detached dwellings and therefore in accordance with SPG guidance. While it is noted that there is a previous refusal for a two storey side extension, the bulk and form of this extension was much larger and read as a two storey element, rather than the recessive single storey element of the current proposal. It is considered that the design of the side extension as presented in

this scheme overcomes the grounds for the refusal from the 1999 scheme (see relevant history above).

The excavation works to facilitate the two storey side extension would not impact on the character or appearance of the conservation area or detract from the streetscene character. A set of stairs will lead from a small landing at both the front and rear of the extension to the garden level. The side extension is sufficiently distanced from any adjoining property to prevent any amenity impacts and there would be no greater potential for overlooking than what currently exists.

The excavation works to enlarge the existing basement area would marginally increase the floor area within the rear garden area and provide a small landing area with staired access to the raised garden level. The basement level works also proposes the installation of a new set of timber framed doors to the rear. The excavation works and alterations to the fenestration would not raise any amenity issues and are designed to enhance access between the dwelling and the rear garden area, without detriment to the character and appearance of the rear of the dwelling. Similarly, works at the front of the dwelling would result in a larger lightwell to provide enhanced daylight to the existing habitable rooms, without impacting on the character of the existing dwelling.

At raised ground floor level, the works would result in a new raised balcony/terrace area to the rear. Consequently the works at upper ground floor level would not result in any increased impacts on the amenity of neighbouring properties through overlooking or loss of privacy towards the rear garden, however there is potential for increased overlooking into the bay window of the attached neighbour. While the section drawing (no. 0616-PL-222) shows a privacy screen, the floor plans and elevations do not provide this information. A condition shall be attached to this permission requiring detail of the 1.8m privacy screen to be submitted to and approved by the Council prior to the use of the terrace in order to protect the amenity of the attached residential dwelling. The works to the terrace area would also provide metal handrailing and a staircase to allow enhanced access and movement to the rear garden, both which are designed to enhance the design of the rear of the building.

The proposed extensions at basement level comply with SPG guidelines with regard to floor to ceiling height and access to natural light for habitable rooms, and the extensions and excavated patio areas have been designed to restrict any impacts to trees on and adjoining the site. The submitted tree report is acceptable in defining protection zones of the trees in and around the gardens. However it does not refer to a semi-mature ash tree in the adjoining garden which may be affected by the proposed rear patio lightwell. However tree officers consider that this tree is unlikely to be seriously harmed and that it is not valuable enough to warrant protection by a TPO and thus would not object to its removal, especially as it may cause harm in the future either by root damage to the wall or loss of light to nearby windows, thereby resulting in future pressure by the neighbours to apply to fell the tree.

The works also propose a small extension at first floor level to raise the parapet wall and roof at the rear corner of the existing first floor extension by 1.2m. This is to facilitate the relocation of an internal stairwell and provide adequate head height. The small extension would not be visible from the streetscene and would not impact on the amenity of any neighbouring property. The works would square off the rear of the existing two storey side extension resulting in an enhanced appearance on the side and rear elevations.

Works would also provide for the infilling of a window on the side elevation, the installation of a window on the rear elevation and a conservation style roof light on the rear roof slope. Each are deemed as permitted development under Class A and B of Part 1 of the General Permitted Development Order 1995.

As a result of the site specific characteristics the proposed works are considered to be respectful of the character and appearance of the building, unobtrusive in the streetscene and will not harm the character and appearance of the conservation area. The material will match existing finishes with rendered blockwork, timber framed openings and metal railings. The works are considered to have appropriate regard for relevant policies of the London Borough of Camden Replacement UDP 2006 (S1, S2, SD1, SD6, B1, B3 and B7, and Supplementary Planning Guidance) and approval is recommended.

Recommendation: Grant conditional permission.

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