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| Delegated Report | | Analysis sheet | | Expiry Date: | | 31/10/2006 | |
| | | N/A / attached | | Consultation Expiry Date: | | 03/10/2006 | |
| Officer | | | | Application Number(s) | | | |
| Paul Wood | | | | 2006/3868/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 90 Canfield Gardens London NW6 3EE | | | | See decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | Date: | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Excavation to create enlarged basement including addition of glazing at rear basement level, erection of a single-storey rear conservatory and single-storey extension to accommodate a garage both at ground floor level, installation of a glass canopy over the front door, erection of a balcony at rear ground floor and alterations to fenestration (all works except excavation of basement certified as permitted development by certificate issued 26/07/06 (2006/1933/P)). | | | | | | | |
| Recommendation(s): | | Grant conditional permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 27 | No. of responses | 01 | No. of objections | 00 |
| Summary of consultation responses: | | A site notice was also erected from 12/09/2006 to 03/10/2006. One representation has been received requesting clarification regarding the proposed scheme. The planning officer has had numerous telephone conversations regarding the points in the letter. | | | | | |
| CAAC/Local groups comments: | | None consulted | | | | | |
| Site Description | | | | | | | |
| The application site comprises a 2-storey detached single-family dwellinghouse with basement and loft accommodation situated on the north side of Canfield Gardens. The site is within the Swiss Cottage Conservation Area. | | | | | | | |
| Relevant History | | | | | | | |
| Council records indicate that this building has previously been occupied as three self-contained flats. A search of Council's tax records indicate that the building has been occupied as a single dwellinghouse since 01/04/1993 and thus has acquired lawful use rights as a single dwellinghouse. | | | | | | | |
| 2006/1933/P: <u>Proposed Lawful Development certificate granted</u> for the erection of a single-storey rear conservatory and single-storey side extension to accommodate a garage both at ground floor level, installation of a glass canopy over the front door, erection of a balcony at rear ground floor and alterations to fenestration. Due to the fact that the applicant wants to carry out the whole development as a single building operation, the works that were the subject of the lawful development application are now to be considered as part of this current full planning permission. | | | | | | | |

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

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Supplementary Planning Guidance July 2002

2.3 – Internal arrangements

2.7 – Alterations and extensions

Swiss Cottage Conservation Area Statement

Assessment

Proposal: The proposed development includes the following components:

- Enlargement of the existing basement, primarily below the existing dwelling footprint, but also partially to the rear, to provide additional habitable accommodation.
- Works permitted under the Lawful Development Certificate, including the erection of a garage extension to the side of the dwellinghouse and a single storey rear conservatory extension following the demolition of a rear extension and side lean-to extension; erection of a glass canopy to the front entrance; erection of a rear balcony at raised ground floor level; and, fenestration alterations.

Discussion: The basement extension would not be visible from the public realm and as such would not harm the character or appearance of the conservation area. The proposed alterations to the basement comply with SPG guidelines with regard to floor-to-ceiling height and access to natural light.

The extension to the basement will provide an altered internal access to the basement and will also allow for direct access to the rear garden. The minor excavation works to the garden to facilitate the new access, and the alterations to the windows and doors on the rear elevation do not raise any amenity issues for adjoining neighbours.

Whilst the works that have been deemed permitted development under application 2006/1933/P could be substantially completed prior to the excavation works proposed in this application, the applicants consider that it would be more costly and less sustainable to programme the development so that all PD works are carried out prior to the excavation of the basement area. As such, the works considered PD will also be considered within this application.

The design of the side garage complements the character of the building and is harmonious within the streetscene, and the addition does not therefore harm the appearance of the building or the character and appearance of the conservation area. The erection of the single storey rear conservatory extension would not be visible from the public realm and would appear subservient to the original dwelling in terms of its scale and the fact that it represents less than half the width of the rear elevation. Neither extension is contentious and approval is recommended.

The installation of a new canopy to the front elevation would have limited visibility from the street, given the extensive vegetation in the front garden. Whilst the materials are quite contemporary, there would be no material harm caused to the appearance of the dwellinghouse or the character and appearance of the conservation area. It is noted that the canopy could be carried out prior to the basement excavation works under PD rights, as this is a separate element of the GDPO.

The provision of a balcony at raised ground floor level would not result in harm to the appearance of the building and would not result in a level of overlooking of immediately adjoining properties beyond that which is currently available. The works are generally well designed with respect to the original dwelling, would not result in material impacts to the amenity of surrounding properties and are in keeping with the character and appearance of the conservation area.

Recommendation: Grant conditional permission

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