

Delegated Report		Analysis sheet		Expiry Date:		01/11/2006	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		06/10/2006	
Officer				Application Number(s)			
Cassie Plumridge				2006/3915/P			
Application Address				Drawing Numbers			
33 Arkwright Road London NW3 6BJ				Site Location Plan 2006/1007/5of7; 2006/1007/1of7; 2006/1007/2of7; 2006/1007/10; 2006/1007/11; 2006/1007/12.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Alterations to the front elevation to convert the existing ground floor garage doors to two new windows, in association with a new basement level, to provide additional accommodation for the existing ground floor flat.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	04	No. of objections	02
Summary of consultation responses:		A letter of support was received from 29 Arkwright Road .					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Heath and Hampstead Society objected to the application, and in summary raised the following concerns:</p> <ul style="list-style-type: none"> <i>The extension forward of the building line is unacceptable.</i> <u>Response:</u> This aspect of the scheme has been removed from the application. <i>The design of the windows in unsympathetic.</i> <u>Response:</u> The design of the windows was been amended to better reflect the layout and hierarchy of the existing windows on this elevation. <p>The Redington/Frognaal CAAC objected to the application, and in summary raised the following concerns:</p> <ul style="list-style-type: none"> <i>The design of the scheme in unsympathetic to the design of the host building.</i> <u>Response:</u> The scheme as amended is considered to complement the design of the host building. <p>A comment was received from Thames Water: <i>Thames Water requests that the Applicant should incorporate within their proposal protection to the property by, for example, non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.</i></p>					
Site Description							
The subject site is located on the southeast side of Arkwright Road and is subdivided into three flats. The site falls within the Redington/Frognaal Conservation Area and is identified in the Conservation Area Statement as making a positive contribution to the Conservation area. The front of the building has already been extended to provide a garage and has decorative coach doors; the building may have originally included an additional canted bay of proportional size in this location similar to the existing bay on this elevation.							

Relevant History

None relevant to this application.

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.

Camden's Revised Replacement Unitary Development Plan 2004:

- S1 & S2 - Strategic Policy on Sustainable Development
- SD1 - Quality of Life
- SD6 - Amenity of Occupiers and Neighbours
- B1 - General Design Principles
- B3 - Alterations & Extensions
- B7 - Conservation Areas

Redington / Frognal Conservation Area Statement

Supplementary Planning Guidance

Assessment

Revisions:

The application as originally submitted showed an increase in the depth of building, further beyond the existing bay window on the facade, and windows that were wider and squatter in proportion. Amended plans were submitted on 23/10/2006 omitting the extension of the building and the windows were altered in dimension to better reflect the proportions others on the elevation.

Proposal:

The subject application seeks planning permission to allow for the installation of a new window to the front elevation to replace an existing garage doors.

Discussion:

The proposed alterations to the front elevation would remove the existing coach doors and rebuild the front elevation with stock brick and timber sash windows to match existing. The proposed new windows exhibit characteristics of the existing windows (utilising a sash frame the similar in proportion to other window on this elevation) and reflect the layout of the window above.

The works are located at ground floor level and would not adversely impact on the adjacent properties with regard to access to sunlight, daylight, or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

The proposed basement would be provided with good internal amenity, having a floor area of 11m²; generally consistent with the SPG. Whilst the SPG requires a room of this size to have a glazed window of 1.1m², and the proposed window has an area of 0.95m², this is considered to be minimal difference, and on balance given the layout of the window on the front façade the proportions of the window are considered acceptable.

The front garden are of the site is completely paved, and as such there are more than adequate opportunities for on-site car parking. It is considered that the proposed scheme would not adversely impact on the surrounding traffic network.

The proposal works are considered to be respectful of the character and appearance of the building, unobtrusive in the surrounds and in no way detrimental to the amenity of the conservation area or surrounding properties, and thus is considered to have appropriate regard for relevant policies of the Replacement UDP (S1, S2, SD1, SD6, B1, B3 and B7).

Recommendation: Approve.

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