

Delegated Report		Analysis sheet		Expiry Date:		02/10/2006	
		N/A / attached		Consultation Expiry Date:		12/09/2006	
Officer				Application Number(s)			
Paul Wood				2006/3429/P			
Application Address				Drawing Numbers			
18 Clorane Gardens London NW3 7PR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Alteration to fenestration at rear basement level, replacement of existing rear ground floor level conservatory with new conservatory, creation of new balcony at rear ground floor level with staircase to garden, replacement of door at front ground floor level with window, all in connection with conversion of two self-contained flats into a single-family dwellinghouse (Class C3).							
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	06	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was also erected from 22/08/2006 to 12/09/2006. No objections have been received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Redington/Frogna! CAAC: Do not object to the proposal. It is noted that no elevation drawing of the proposed rear façade was supplied, however the CAAC representation notes that they are content with their deduction from the plans.					
Site Description							
The site is located on the western side of Clorane Garden and is occupied by a two storey semi detached building occupied by one maisonette and one flat. The site currently has a conservatory extension at first floor level and an existing basement area which both allow access to the rear garden.							
The site is located in the Redington/Frogna! Conservation Area and is identified in the Redington/Frogna! Conservation Area Statement as a building that makes a positive contribution to the Conservation Area.							
Relevant History							
PW9902109. The erection of a rear extension at first floor level. <u>Refused</u>							
PW9802676. The erection of a front porch. <u>Granted</u>							
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 <u>taken as a whole</u> 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

Redington/Frogna Conservation Area Statement

Assessment

Proposals:

The application seeks approval for the conversion of the existing maisonette on the basement, ground and first floor levels, and the self contained flat at second floor level into a single dwellinghouse (N.B. The floor plans show incorrectly labelled bedroom numbers of each unit, where there is a sequential numbering for bedrooms combining the two self contained units. This is however not the case and each property is clearly separate with one 2-bedroom flat at second floor level and one 5 bedroom maisonette at basement to first floor level).

The application also proposes alterations to the dwelling, including the removal of the secondary entry door on the front elevation (existing access to the top floor flat) and erection of a timber framed window; minor excavation works to enlarge the basement living area and alterations to the fenestration at basement level to provide timber framed sliding doors; and, the removal of the existing raised ground floor conservatory extension to provide for the erection of a new rear extension following the same building profile. The rear extension would provide access to a raised balcony that again follows the building profile of the existing balcony with new stairs leading to the garden level. The extension would provide a raised parapet wall with a projection into the garden of an additional 0.95m and would be finished with four roof lights and a fully glazed façade.

Discussion:

Consolidation of two maisonettes:

The key considerations are the principle of the change of the lower ground floor flat and the ground, first and second floor maisonette into one single dwellinghouse, the consequential net loss of one residential dwelling unit, and the standard of housing provided by the development.

UDP policy H3 (protecting existing housing) states that the Council will not grant planning permission for a development that would result in the net loss of two or more residential units. As the development would only result in the net loss of one residential unit, and considering that no previous applications have resulted in the reduction of the number of residential units in the building, the proposal complies with policy H3.

The internal arrangements as shown on the existing plans meet size requirements for both individual room sizes and the total floor area of the proposed dwelling. They would also comply with SPG guidance for light to habitable rooms.

There are no adverse implications for neighbours, transport or traffic, or the character and appearance of the conservation area.

Alterations and extensions:

The alteration to the front elevation, involving the removal of a non-original door and insertion of a timber framed window would enhance the character of the frontage and replicate the style of the existing windows on the front elevation.

The works at basement level would enlarge the living area, with minor excavation of the floor area to the boundary line with the neighbour at No 16 and minor excavation works to the garden to facilitate the new ramped access to the rear garden. The basement level works also proposes the installation of a new set of timber framed sliding doors and new ramped access to the rear garden. The excavation works and alterations to the fenestration would not raise any amenity issues and is designed to enhance access between the dwelling and the rear garden area, while in keeping with the character and appearance of the rear of the dwelling.

At raised ground floor level, the works would result in the removal of the existing conservatory extension and balcony, to provide for a modernised conservatory extension with balcony, to the same profile as the existing. 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. The works would also provide a metal staircase

to allow enhanced access and movement to the rear garden. The new conservatory extension would contain timber framed openings and appear as a lightweight extension at upper ground floor level.

The proposed alterations to the rear façade are modest and sympathetically designed and would not be visible from the public realm. The simple design would enhance the appearance of the rear of the building and would have no detrimental impact on its special architectural or historic interest, providing materials to compliment the existing building. As such the alterations would not detract from the architectural quality of the building.

The works to the rear will not result in a level of overlooking greater than that which currently is available. It is noted that the works will result in a small increase to the bulk as viewed from the attached neighbouring property, however this is not overly significant as to result in a loss of amenity enjoyed to the neighbouring property through overshadowing of windows or restricted access to sunlight and daylight.

The works are therefore considered to be acceptable, and are not considered to harm the character or appearance of the dwelling or the conservation area.

Recommendation: Grant conditional permission.

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