

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	28/09/2006
		N/A		Consultation Expiry Date:	15/09/2006
Officer			Application Number(s)		
Mary Samuel			2006/2894/P		
Application Address			Drawing Numbers		
Lower Ground Floor Flat 9 Buckland Crescent London NW3 5DH			Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date
Proposal(s)					
Erection of conservatory at rear lower ground floor flat with two rooflights, an infill extension at lower ground floor level under existing cantilevered upper ground floor level side extension, alterations to fenestration at lower ground floor level including a new entrance door and new windows and erection of gazebo in rear garden.					
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	16	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed from 25.08.06 to 15.09.06.</p> <p>A letter has been received from the landlords Sharetown Residents Management Ltd requesting to see the plans and stating that the landlords permission is required prior to approval. <i>Response: The landlord was informed of how to view the plans. The landlords approval is required prior to the commencement of works, but not prior to the Council granting planning approval.</i></p> <p>The occupier of the upper ground floor level flat, 9 Buckland Crescent has raised objection to the proposal on the following grounds:</p> <ul style="list-style-type: none">• Restrict views of rear garden from upper ground floor level conservatory;• The lead roof of the conservatory will collect water, leaves, dust and dirt which will be seen from the upper ground floor conservatory adversely affecting the view;• The glazed lantern lights will restrict the view.• Noise of construction will affect the quiet enjoyment of the property by tenants. <p><i>Response: The upper ground floor level conservatory will continue to enjoy an open aspect and views of the garden. The proposed lantern lights have been amended so they are more discreet. Noise during development is not a material planning consideration, but is controlled by The Control of Pollution Act 1974.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>Belsize CAAC <u>Initial comments</u> The plans are incomplete so we are unable to assess the L shaped conservatory or the gazebo. We do not object to the side/front extension nor in principle to the conversion of the front window to patio doors.</p> <p><u>Comments following receipt of additional drawings</u> The CAAC confirmed verbally that they objected to the size and detailed design of the conservatory. They feel that the glazing is too heavily subdivided and not appropriate for the period of the house. <i>Response: The doors to the conservatory have been salvaged from the Queen Mother's box in Ascot. The CAAC consider them to be over subdivided and unrelated to the period of the house. It is considered that this is to a certain extent the impression gained by a rather poor drawing. The proposed consveratory will not have a detrimental impact on the appearance of the building.</i></p>					

Site Description

A semi-detached property converted into flats on the east side of Buckland Crescent near its junction with Lancaster Grove. The proposal relates to the lower ground floor level flat. The site is situated within the Belsize conservation area.

Relevant History

On 18/6/87 planning permission was granted for the erection of a two-storey rear extension with part roof terrace and use of the building including works of conversion to create 4 self-contained flats.

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 UDP (2006)

S1, S2, B1, B3, B7, SD6

Supplementary Planning Guidance (2002) and (2006)

Advice on alterations and extensions to buildings.

Belsize Park Conservation Area Statement

Advice on alterations and extension to buildings in the Belsize Park Conservation Area.

Assessment

The proposal involves the erection of a conservatory at rear lower grounds floor level and a gazebo at the far end of the rear garden, alterations to the side extension to infill an area under the existing cantilevered upper ground floor level extension to provide a third bedroom for the flat. It also includes alterations to the lower ground floor level fenestration including a new entrance door to the flat.

Main issues: Impact on the character and appearance of the building and the conservation area and the potential impact on the amenity of neighbours.

Assessment:

Design: The property has previously been extended by the erection of a two-storey extension. This is in a contemporary design of little architectural merit. The lower ground floor level fenestration of the extension is unrelated to that of the rest of the property. At upper ground floor level the extension is in the form of a conservatory with a small roof terrace.

The proposal to have a conservatory at garden level is considered to be appropriate in principle. The proposed conservatory is to run across the rear part of the house. The masking of the existing rear elevation at that level by a partially 1.7m deep and partially 4.0m timber and glass structure is considered acceptable in terms of its bulk and an improvement on the existing elevation at that level. Doors to the conservatory have been salvaged from the Queen Mother's box in Ascot(!) and although the CAAC consider those over subdivided and unrelated to the period of the house this is to a certain extent the impression gained by a rather poor drawing. The conservatory will be appropriate in relation to the well-landscaped garden, which is only used by the lower ground floor level flat and unlikely to have any impact in the conservation area being at the rear of the house and at garden level. The original proposal included two rather large projecting lantern lights on the roof of the conservatory, but these have been replaced by more discreet rooflights so that they are less visible and less significant in views from the upper ground floor level flat.

The infill of the side extension at lower ground floor level is also acceptable and its fenestration will be appropriately detailed to the period of the house. Acceptable also is the Gazebo in the rear corner of the garden. This is a modest sized lightweight timber structure, it does not occupy a significant proportion of the garden and its construction will not affect the two large trees which are located in the other corner of the garden.

The proposal is acceptable on design grounds and will have no detrimental impact on the character and appearance of the building or the conservation area.

Amenity: The owners of the upper ground floor level flat raised objections because they consider that the conservatory will have a detrimental impact on views from their upper ground floor level conservatory. The rear garden of this property is substantial and the conservatory will mask only part of the garden, that nearest to the house. The rest of the garden and large mature trees to the rear will still be in full view. The proposed conservatory will also secure some privacy for the garden flat, as at present the conservatory of the upper ground floor flat and a small terrace next to it overlook the entire garden. The applicant agreed to amend the two lantern lights and replace them with more discreet rooflights with frosted glass to minimise the visibility of these to the flat above.

Approval is recommended

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