

Delegated Report		Analysis sheet		Expiry Date:		29/09/2006	
		N/A / attached		Consultation Expiry Date:		12/09/2006	
Officer			Application Number(s)				
Bethany Arbery			2006/3328/P				
Application Address				Drawing Numbers			
The Studio 1 Woodchurch Road London NW6 3PL							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			Date:	
Proposal(s)							
Erection of single-storey conservatory at rear ground floor level to provide additional residential floorspace to existing 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	09	No. of responses	01	No. of objections	00
Summary of consultation responses:		<p>A site notice was displayed from 22/08/06 to 12/09/06.</p> <p>A letter has been received from the occupier of One and a Half Woodchurch Road. They state that they have no comments to make regarding the application. They mention that work carried out at the property earlier this year resulted in overflowing skips and consequently rubbish on the street. They ask that if further work is to be undertaken that builders use licensed skips with a prompt pick-up.</p> <p><i>Response: The issue of previously overflowing skips is not relevant to consideration of this application. The request regarding management of the site in the event that this permission is granted is not a material planning consideration.</i></p>					
CAAC/Local groups comments:		<p>No CAAC within Swiss Conservation Area.</p> <p>No reply to date from any local amenity group.</p>					

Site Description

The application site is The Studio, 1 Woodchurch Road which is located on the south side of the street. The building is accessed by a narrow pedestrian entrance off Woodchurch Road adjacent to the east elevation of No.1. The Studio is located to the rear of No.1 and adjacent to the rear boundary wall of 67/69 Priory Road. The property which is a detached two-storey structure is in residential use as a single-family dwellinghouse (Class C3). The building is not listed, but is situated within the Swiss Cottage Conservation Area.

Relevant History

Planning permission was granted on 27/04/79 for alterations to the elevations at ground floor level in connection with the insertion of a mezzanine floor and the erection of a rear extension to existing studio at the side for use as a single-dwelling unit.

Planning permission was granted on 12/02/87 for the erection of an additional storey to provide further residential floorspace for the existing self-contained single-storey residential studio.

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 adopted Unitary Development Plan (2006)

- S1/S2 Sustainable development
- SD6 Amenity for occupiers and neighbours
- B1 General design principles
- B3 Alterations and extensions
- B7 Conservation areas
- N8 Ancient woodlands and trees

Supplementary Planning Guidance adopted (2002) and consultation draft (2006)

- Section 1.4 Landscape
- Section 2.7 Alterations and extensions
- Sections: Conservation areas; daylight and sunlight; design; extensions, alterations and conservatories; landscaping and trees; materials and resources; and overlooking and privacy.

Swiss Cottage Conservation Area Statement

Assessment

Amendments

It was originally proposed that the conservatory be constructed of aluminium. On-site the applicant advised that did not intend to build it in aluminium, but rather were applying for a UPVC conservatory. Following advice from officers that this was not an appropriate material the applicant has since confirmed (in their facsimile dated 18/09/06) that the conservatory is to be constructed of timber. This should be secured via condition.

The Proposal

Planning permission is sought for the erection of a single-storey conservatory at rear ground floor level to provide additional residential floorspace to the existing single-family dwellinghouse (Class C3). The proposed conservatory is 3.1m in width, projects 3.0m from the rear building line of the existing two-storey dwelling and is 2.9m at its highest point. The conservatory is to have a 0.6m brick upstand, the main body of the structure is to be timber framed (see amendments/design and conservation issues). It is to have a pitched roof with hipped end and French doors leading into the garden. The proposal raises design, amenity and tree issues.

Design and Conservation Issues

The existing building is a two-storey brick structure dating from the 1980s. The proposed rear extension takes the form of a partial width lightweight addition which is suitably proportioned so that it appears as a subordinate addition to the dwelling. The conservatory will allow the retention of a decent sized garden space. The detailed design of the structure is considered to be acceptable, the pitched roof form of the conservatory complimenting that of the main house. It is therefore considered to accord with the requirements of Policy B1, B3 and B7 of the adopted Unitary Development Plan (2006)

The proposed material has been amended, as the original material proposed was not considered to be acceptable. The applicant advised on site that it was intended that the conservatory be constructed of UPVC. Policies B1 and B3 of the adopted Unitary Development Plan state that the Council should give consideration to the type of material used for extensions to ensure that they are of high quality and compliment the existing materials. The SPG gives specific guidance in respect of conservatories. It states that materials such as glazing, cast iron and timber are usually the most appropriate, but the use of elegant steel or aluminium sections of frameless glazing in more contemporary designs may be acceptable. It does not state that UPVC is considered to be an appropriate material.

The neighbouring property 3 Woodchurch Road has UPVC windows and a UPVC conservatory. Council records indicate that the conservatory was granted permission in 1996, it is not clear when the UPVC windows were approved/installed. Notwithstanding, the 1996 decision it is considered that there is not sufficient justification to allow a UPVC conservatory at the application site. Government guidance and Council policies on design have advanced significantly since the 1990s with policies offering a greater amount of protection to properties within designated conservation areas. It is considered that were an application to be made today for the works at No. 3 then they would be unlikely to be acceptable. It is accepted that the host building is a modern structure, but the applicant's argument that this therefore justifies the use of a modern material like UPVC does not stand. The building although modern has been constructed with timber-framed windows. UPVC is not a material which currently features on the building. The applicant in response to these comments has agreed to accept a condition requiring that the conservatory be constructed of timber.

Amenity Issues

The eastern boundary wall is 1.7m in height and forms the rear garden wall of 69 and 67 Priory Road. Both these properties are set within a spacious plot with a large rear garden and therefore the proposed conservatory, which sits only 1.2m above the boundary wall at its pitch, is unlikely to have a significant impact on their amenity in terms of loss of light, outlook or privacy.

The western boundary wall adjacent to 1 Woodchurch Road is 2.0m in height, the conservatory projects 0.9m above the height of this wall at its pitch. The conservatory is set 1.7m from the boundary wall. It is considered that given the relationship of the conservatory to the neighbouring property it is unlikely to have any significant impact on their amenity.

To the rear is a long narrow garden which has timber fencing at the end and a timber outbuilding belonging to the neighbouring property (No.1) beyond. The proposed conservatory will have no adverse impact on properties to the rear.

Tree Issues

There is a Horse Chestnut in the rear garden of 69 Priory Road. This tree trunk sits less than 0.4m from the

boundary wall with the application site. The tree is approximately 12m in height, has a girth of 0.6m and a canopy which spread is approximately 6.9m in diameter. The arboricultural officer has visited the site to consider the potential impact of the development on this tree. He noted that there were visible signs of decay to the original pollard points. The tree is of poor condition, the crown was particularly thin, and it has been affected by Horse Chestnut Leaf Miner disease. He considered that the tree was of limited amenity value to the site and character of the conservation area and noted that there were several more significant trees in the immediate locality. It is proposed that the foundations of the conservatory will be on a raft foundation approximately 50mm deep. This will limit damage to the roots of the tree, however, given its current condition and its limited value it is not considered to be a critical factor in the construction of the conservatory.

Recommendation

Grant conditional permission.

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