

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/07/2014	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Alex McDougall				2014/3311/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 3, 38 Netherhall Gardens London NW3 5TP				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Details of materials required by condition 3 and front boundary enclosure required by condition 5 of planning permission APP/X5210/A/13/2207740 (2013/4215/P) dated 24/04/14 (erection of additional storey to existing side extension)							
<b>Recommendation(s):</b>		Approve Details of Conditions 3 & 5					
<b>Application Type:</b>		Approval of Details					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local group comments:</b>		N/A					
<b>Site Description</b>							
The site is occupied by a large detached building on the southern side of Netherhall Gardens near its junction with Maresfield Gardens. The building is a 4-storey, red brick, late C19 <sup>th</sup> house typical of this part of the conservation area. It has been extended previously with a 2-storey side extension towards the rear, and a single storey side extension at the front, above the vehicular access to the rear. The building has been divided into flats. The site lies within the Fitzjohns/Netherhall Conservation Area and is listed as a building that makes a positive contribution to the conservation area.							
<b>Relevant History</b>							
<u>Flat 3, 38 Netherhall Gardens (application site)</u>							
2013/4215/P: Extension of, and alterations to, the attached former coach house to provide additional living accommodation, including the erection of a front boundary brick wall, associated brick piers and metal railings. Refused 06/09/2013. Allowed on Appeal 24/04/2014.							

**2010/6436/P:** Erection of rear and side extensions to existing garden flat (Class C3) and alterations to the driveway. Granted, 01/02/2011.

**TP100692/15063:** Alterations and addition at to form a self-contained flat and the concentration of five prefabricated lock-up garages at the rear. Granted, 27/10/1960.

## **Relevant policies**

### **National Planning Policy Framework**

#### **The London Plan: Spatial Development Strategy for Greater London: 2011**

#### **LDF Core Strategy**

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS13 - tackling climate change through promoting higher environmental standards

CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 - Improving Camden's health and well-being

CS14 - Promoting high quality places and conserving our heritage

#### **LDF Development Policies**

DP22 - Promoting sustainable design and construction

DP23 - Water

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance**

CPG1 Design

#### **Conservation Guidance**

Fitzjohns/Netherhall Conservation Area Statement

## **Assessment**

### **1. Proposal**

1.1. Planning permission was allowed on appeal for extension of, and alterations to, the attached former coach house to provide additional living accommodation, including the erection of a front boundary brick wall, associated brick piers and metal railings. Several planning conditions required submission of further details. The applicant seeks to satisfy the requirements of conditions 3 & 5.

1.2. Condition 3 states:

*No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided and retained on site until the work has been completed.*

1.3. Condition 5 states:

*The development shall not take place until full details of the proposed front boundary enclosure, comprising of a brick wall with associated piers and railings, and all hard and soft*

*landscaping proposed, have been submitted to and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with these details.*

## **2. Assessment**

2.1. The details are considered to satisfy the requirements of the condition, be in keeping with the appearance of the building and preserve and enhance the conservation area for the following reasons:

### *Condition 3 (Materials)*

2.2. The Applicant has provided a sample of the proposed bricks and tiles for the first floor side extension. The materials are considered to adequately match the existing building. Furthermore, the Applicant has provided a plan outlining how the detailed design in the primary building will be carried through into the extension, including a method for matching the brick pointing. As such the details submitted are considered to satisfy Condition 3 and the reason for imposing it.

### *Condition 5 (Front Boundary Enclosure and Landscaping)*

2.3. The Applicant has provided a detailed landscape plan detailing the location of the front waste/meter enclosure. The enclosure is considered to have an acceptable impact on the appearance of the building, and the character of the conservation area for the following reasons:

- The enclosure will adequately hide waste while being convenient located for access and removal.
- The enclosure will be covered in planter boxes to be in keeping with the landscaped character of the area. A plan submitted outlined the types of planting that will be used.
- The enclosure provides a separate space for each of the 4 units on the site.

2.4. Otherwise the landscape plan details the planting of a significant proportion of the front setback area and includes yorkstone paving for the handstand areas which is considered to improve on the existing concrete drive.

2.5. As such the details submitted are considered to satisfy Condition 5 and the reason for imposing it.

## **3. Recommendation**

3.1. Approve details of conditions 3 & 5.