

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	29/10/2014
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Eimear Heavey			2014/5378/P		
Application Address			Drawing Numbers		
53A Elsworthy Road London NW3 3BS			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b> Variation to condition 3 (works carried out in accordance with the approved plans) as required by planning application (2013/7018/P) dated 24/12/2013 for excavation to create a new basement level of accommodation, erection of a ground floor rear extension, and other alterations, namely alterations to the front facade and boundary treatment.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 12/09/2014 until 03/10/2014 and a notice placed in the Ham &amp; High on 18/09/2014.</p> <p>No responses received from neighbouring properties.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Belsize CAAC – objection received 26/09/2014  Elsworthy Residents Association – objection received 24/09/2014</p> <p>Both letters raised same issues as follows:</p> <p><i>‘The repositioning of the front door, porch, casement and dormer windows are all improvements on the original permission, however the introduction of the bulky bay window and its pitched roof, in addition to the enlarged ground floor window and its new pitched roof detract from the design. Hedge planting should be included in the boundary treatment’.</i></p> <p><u>Officer comment:</u> Revised plans have been submitted which address the issues of the pitched roof. Furthermore, the ground floor window has been reduced in size and now aligns with the bay window above it which reintroduces a more symmetrical approach to the overall design of the property. The introduction of a bay window is not considered to be out of keeping with the property and more understated now given the removal of the pitched roof element.</p>					

## Site Description

The site comprises a 2-storey plus attic property on the south side of Elsworthy Road, close to the junction with Wadham Gardens, which is currently 2 flats (53A and 53B) but has planning permission to be converted into a single family dwellinghouse (called 53A). The property adjoins no 53 Elsworthy Road which is occupied as a flat under separate ownership. The property not listed but is located within Elsworthy Conservation Area and is identified in the Conservation Area Statement as making a positive contribution to the conservation area.

## Relevant History

**2003/2016/P** – Planning permission granted in November 2003 for erection of single storey side/rear extension facing Elsworthy Close.

**2013/4848/P** – Planning permission granted in September 2013 for conversion of two adjoining dwelling houses to create a single dwelling house (Class C3), and associated removal of existing porch entrance from front elevation.

**2013/7018/P** – Planning permission was granted in December 2013 for alterations to existing dwellinghouse (Class C3) including excavation to create basement level, single storey rear extension at ground floor level, alterations to entrance and to rear dormer, and installation of rooflights.

**2014/1255/P** - Details required by Condition 4 (hard and soft landscaping), 6 (tree protection) and 7 (details of suitably qualified chartered engineer) to planning permission 2013/7018/P granted on 24/12/2013 for the alterations to existing dwellinghouse, including excavation to create a new basement level and erection of a ground floor rear extension. Approved 04/04/2014

## Relevant policies

### National Planning Policy Framework (NPPF)

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

DP24 High quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and light wells

DP28 Noise and vibration

### Camden Planning Guidance

Camden Planning Guidance (CPG 1) - Design (revised 2013)

Camden Planning Guidance (CPG 2) - Housing (revised 2013)

Camden Planning Guidance (CPG 4) - Basements (revised 2013)

### Elsworthy Road Conservation Area Appraisal and Management plan 2009

## Assessment

### 1. Proposal

1.1 Planning permission is sought for alterations to the front façade, as an amendment to a previous planning application which was granted in December 2013.

The proposed amendments include:

- Re-positioning of the front entrance door and porch and insertion of 2 side light windows;
- Repositioning of dormer window on roof slope;
- Repositioning of front dining room window;
- New first floor bay window to front elevation;
- Reinstatement of front casement window at first floor level; and
- Alterations to front boundary wall.

### 2. Revised plans

2.1 The scheme initially proposed a series of pitched roofs, above the new dormer, the bay window and the front projection. This was not considered to be in keeping with the character and appearance of the host property or those in the immediate area and hence the applicant was advised to remove this aspect of the scheme. It was also initially proposed to enlarge the ground floor front window but it would not have aligned with the window above it and was considered to jar with the more symmetrical elements of the scheme which were being introduced. In light of this, the applicant was advised to submit revised plans.

### 3. Design

3.1 The proposed amendments are an attempt to reintroduce a more symmetrical approach to the front façade, which has been altered significantly over the years. The front entrance and porch will be repositioned to the centre of the property and 2 side light windows incorporated into the design, whilst the roof dormer (which will continue to meet Camden planning guidance) and casement window will also be more centrally located. The front window at 1<sup>st</sup> floor level will be replaced with a bay window incorporating terracotta tiling and the ground floor window will be realigned and positioned directly beneath it. The lightwell to the front will also be altered due to the repositioning of the front entrance and this is welcomed as it will result in a smaller more concealed opening.

3.2 Lead roofing has been proposed in place of the pitched roof elements of the scheme and this will have a slight slope in order to drain water and prevent leaking. In order to ensure that the least amount of roofing is visible from the public realm, a condition will be placed on the permission securing details of the roof on the dormers, bay window and front projection.

3.3 It is also proposed to erect black metal vehicular gates at the front entrance to the property and as this is a common boundary treatment in the area, no objection is raised. The CAAC have suggested that planting should be included; it is noted that the planting plan which was submitted in respect of a condition on the previous permission incorporated planting to the front boundary.

3.4 The revised plans are considered to address the initial design issues raised by both the Council and the CAAC and on balance it is considered that the alterations will be an improvement to the existing situation and will help to enhance the appearance of the conservation area, in line with Policies DP24 and DP25 of the LDF.

### 4. Amenity

4.1 Due to the orientation of the property and the nature of the amendments proposed, there will be no impact on neighbour amenity and as such the proposal is considered to be in accordance with Policy DP26 of the LDF.

**Recommendation:** Grant planning permission