

Delegated Report		Analysis sheet		Expiry Date:		08/10/2014	
		N/A		Consultation Expiry Date:		13/08/2014	
Officer				Application Number(s)			
Christopher Heather				2014/5297/P			
Application Address				Drawing Numbers			
8 Elsworthy Road London NW3 3DJ				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of hard and soft landscaping as required by condition 8 of planning permission (2012/5897/P) dated 9/7/2013 for the erection of building for use as a dwelling house.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site was a single family dwellinghouse on the northern side of Elsworthy Road, which partially collapsed following the implementation of a previous planning permission (Ref: 2011/3214/P). It has now been largely rebuilt. It is part of a terrace of 10 properties between Elsworthy Rise and Primrose Hill Road. The site is not listed but is within the Elsworthy Conservation Area, and is considered to be a positive contributor within the Conservation Area Appraisal and Management Strategy (CAAMS).

Relevant History

March 2013: Conservation area consent (2012/5933/C) and planning permission (Ref: 2012/5897/P) granted for “Substantial demolition of existing dwellinghouse (Class C3) including all external walls” and “Erection of building (incorporating part of retained existing building - roof and internal walls) comprising basement, ground and two upper floors for use as a single-family dwellinghouse (Class C3) (following substantial demolition of existing dwellinghouse (Class C3) including all external walls)”.

Relevant policies

LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden’s heritage)

Assessment

Condition 8 is:

Prior to the commencement of the relevant part of the works detailed plans of the reinstatement of front and rear areas, showing hard and soft landscaping shall be submitted to, and approved in writing by the local planning authority. The development shall then be completed in accordance with these details prior to occupation of the residential unit hereby approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies

The applicant has submitted details showing the front and rear. The front would be visible from the street where the properties do exhibit quite a degree of variation. The proposed details match those approved at 16 Elsworthy Road (2012/4009/P) and would be reflective of the character of the conservation area. There would be a mix of hard and soft landscaping. The hard landscaping would be stone with gravel sets. There would be a refuse store approximately 1.1m in height which would be set well back from the frontage. The soft landscaping would partially screen it and would include a mixture of shrubs and flowers. This is considered appropriate.

The rear would not be visible from public areas. What is proposed is acceptable, and contains a mix of hard and soft landscaping.

Overall the details are considered acceptable.

Recommendation: Approve details