

Delegated Report		Analysis sheet		Expiry Date:		04/12/2014	
		N/A / attached		Consultation Expiry Date:		06/11/2014	
Officer				Application Number(s)			
Obote Hope				2014/6163/P			
Application Address				Drawing Numbers			
60 Frogna London NW3 6XG				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to fenestration to the rear and side elevations, increased in height of the boundary gate and the erection of a bike store to the front elevation.							
Recommendation(s):		Grant permission					
Application Type:		Householder Planner Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notices were displayed from 15/10/2014 to 06/11/2014 and the application was also advertised in the Ham & High on 15/10/2014 to 05/11/2014.					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC , no comment received at the time of writing this report.					

Site Description

The subject site is a two storey plus basement occupied by a single dwelling house located on the eastern side of Froggnal. The property is generous size neo Georgian detached property similar in design with the neighbouring properties and set in from the side boundaries of the property and the area is predominantly residential in character.

The property is located within the Hampstead Conservation Area. However, the site is not considered as making a positive contribution to the conservation area.

Relevant History

2006/0644/P - Alterations to the residential dwellinghouse (Class C3), including the provision a front lightwell following the infilling of the existing sloping driveway and garage, new windows at basement level on the front elevation, modifications to the front steps, alterations to the front wall, and the formation of a new means of vehicular access to the highway – **GRANTED** 10/04/2006.

2006/0645/P - A rear extension at upper ground floor level for the single family dwellinghouse – **GRANTED** 28/03/2006.

2013/0383/P - Excavation to enlarge basement extension, erection of rear extension at ground, first and second (roof) floor level including new dormer and alterations to fenestration on side elevations and new dormer on side/north roofslope all in connection with existing dwellinghouse (Class C3). – **WITHDRAWN** on 12/03/2013 as the two-storey rear projection was unacceptable in depth.

2013/1470/P- Excavation to enlarge basement extension, erection of rear extension at ground, first and second (roof) floor level including new dormer and alterations to fenestration on side elevations and new dormer on side/north roofslope all in connection with existing dwellinghouse (Class C3). **Refused and Allowed on appeal** 13/12/2014.

Relevant policies

National and Regional Policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Policies

Hampstead Conservation Area Statement 2001

Camden Planning Guidance 2013:

CPG 1 Design

CPG6 Amenity

Hampstead Conservation Area Statement

Assessment

Background

1.0 Planning permission was allowed on appeal in 2013 for: the excavation to enlarge basement extension, erection of rear extension at ground, first and second floor level including new dormer and alterations to fenestration on side elevations and new dormer on side/north roofslope all in connection with existing dwellinghouse (Class C3). The proposed window to the side elevation, the proposed door and window at basement level, rear and front box sash roof windows, the proposed glazed balustrade and door at raised ground floor level for a terrace have all been approved and this application is seeking planning permission for alterations to the fenestration to the side, rear and the gate at front elevation level.

Proposal:

1.1 Planning permission is sought for alterations to the fenestration to the side (south) and rear (east) elevation, for the provision of new metal staircase to the rear elevation between ground and basement level, increased in the height of the gate to the front elevation, replacement of the roof to match existing to the east and west elevations, new door at basement level and for alterations to the front and rear elevations, these include the following alterations:

- Increased in height of the northern section of the boundary gate;
- Relocation of the frameless window to the flank elevating;
- Replacement of the roof to match existing to the east and west elevations;
- installation of Skylight; and
- A cycle store to the front elevation at ground floor level.

1.2 The key planning considerations associated with the proposals are:

- 1) *Design of the proposed scheme and;*
- 2) *Impact on residential amenities*

1.3 Design / impact on conservation area

1.3.1 Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia '*preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...*' The property lies within the Redington/Froggnal Conservation Area, and any alterations/extension to these buildings should *preserve and enhance* the character and appearance of this conservation area.

Boundary Treatment and Cycle Storage

1.3.2 There are a variety of boundary treatment styles and forms in Froggnal, ranging from higher, more solid treatments to the west side with low bricks and high hedges. On the east side consist of a more open treatments of a predominant style comprises of a mixture of low brick walls and gates for the provision of off street parking. These low brick walls and hedges are specifically identified in the Redington/Froggnal Conservation Area Statement as making a positive contribution to the streetscape and the wider conservation area.

1.3.3 It's proposed to raise the boundary fence by approximately 135mm to the front elevation (west) the proposed gate would be of a similar design to the existing black painted pivoting/sliding gate, the increased in height is for the provision of bike store.

1.3.3 The proposed bike store would measure 5.1m in length, 0.94m in depth and 1.4m in height. The new bike store would be constructed of hardwood slats and metal frame with a black powder coated metal clad roof. The bike store would be erected within the front garden and adjacent to the side boundary wall.

Windows and Doors

1.3.4. It's proposed to relocate the two windows approved by appeal in 2013 to the south elevation (side). The approved 5m high window, would be relocated to in a western direction on the side elevation by approximately 1.6m. The box sash window would be repositioned 0.8m to the west and 3.6m higher than the previously approved window and would be acceptable in design and materials used.

1.3.5 It is proposed to install a skylight into the roof ridge to provide natural light into the existing bedrooms that would measure approximately, 4.09m in width and would be flush with the roof ridge and would be permitted under Class C Part 1 of Schedule 2 of the GDPO 2008.

1.3.4 To the east elevation (rear) it is proposed to install aluminium framed sliding door that would replace approved timber framed door at ground floor level. The proposed door would not be visible from the public domain and is considered acceptable in design.

Railing

1.4.0 To the rear elevation (east) it's proposed to install new metal railings between ground and basement level that replaces the existing glazed balustrade.

2.0 Residential amenity

2.1 The proposed works do not raise any amenity concerns in terms of loss of daylight/sunlight, privacy or sense of enclosure as previously assessed.

3.0 Conclusion

3.1 As the proposal includes work to the previously extension allowed at appeal, the proposals considered under this application, whilst modern in design are not considered to harm the character nor appearance of the host property nor the wider conservation area and are therefore considered acceptable in this instance.

4.0 Recommendation

4.1 Grant Planning Consent