

Delegated Report		Analysis sheet		Expiry Date:		02/10/2014	
		N/A / attached		Consultation Expiry Date:		08/10/2014	
Officer				Application Number(s)			
Mandeep Chagger				2014/5163/P 2014/5804/L			
Application Address				Drawing Numbers			
3 Wedderburn Road London NW3 5QS				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>(i) Erection of rear extension to house with associated landscaping works to garden. (ii) Erection of rear extension to house with associated landscaping works to garden.</p>							
Recommendation(s):		Grant Planning Permission and Listed Building Consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice 19/09/2014 – 10/10/2014 Press advert 25/09/2014 – 16/10/2014 No responses received.					
CAAC/Local groups comments:		Fitzjohns and Netherhall CAAC: No comments received.					

Site Description

The proposal relates to an 1866 grade-II-listed house in red brick by Horace Field in the Fitzjohns and Netherhall Conservation Area. 3 Wedderburn Road sits between a large 6-storey mansion block at No.1 Wedderburn Road and a similar larger house at No.5 Wedderburn Road.

Relevant History

An application was lodged for a similar scheme in 2005 but was withdrawn by the applicant due to concerns expressed by council officers (refs: 2005/0502/P and 2005/0504/L). The objection was not related to the principle of an extension in this location, but focussed on the scale and bulk. Clearly the proposal was not fully “tested” as the application was not formally determined, however the advice given is still relevant and the concerns raised previously still apply.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS6 Providing quality Homes
CS8 Promoting a successful and inclusive Camden economy
CS9 Achieving a successful Central London
CS14 Promoting high quality places and conserving our heritage

DP2 Making full use of Camden’s capacity for housing
DP24 Securing high quality design
DP25 Conserving Camden’s heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

Fitzjohns and Netherhall Conservation Area Statement 2001

NPPF 2012

Assessment

1 Proposal

1.1 The application seeks planning permission for the erection for a largely glazed rear extension in a modern idiom. Associated landscaping works are proposed to garden.

1.2 The extension would be 2.55m high with a flat roof, 6.2m deep and 5.4m wide (max). The proposal would comprise a kitchen.

1.3 The proposed scheme has made the following amendments following discussions with the conservation officer.

- (i) Proposed conservatory reduced in size by decreasing the extension into the garden and slightly increasing its distance from the principal wing of the house;
- (ii) Reduction and simplification of the glass roof structure to reduce bulk and increase transparency;
- (iii) Reduction of the proposed brise-soleil to reduce bulk and increase transparency;
- (iv) Partial demolition of existing post-war garage side extension to reinstate the integrity of the principal wing; new garage wall to be built in brickwork to match the existing house (brick, coursing and pointing, with brick corbel coping)
- (v) Omission of previously proposed door in historic rear wall.

1.4 The key issues to consider are:-

- Design and Impact on Listed Building
- Amenity
- Impact on trees

2. Design and impact on listed building

2.1 Policy DP24 expects alterations and developments to be of the highest standard of design. Policy DP25 permits development in conservation areas that preserves and enhances the character and appearance of the area. In addition, CPG 1 ensures extensions are designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing and respect and preserve existing architectural features. Materials should be chosen that are sympathetic to the existing building wherever possible.

2.2 The proposal, by reason of its position, size and modest lightweight structure would not harm the special interest of the listed building or the character and appearance of the conservation area, subject to conditions.

3. Amenity

3.1 The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity in accordance with Policy DP26.

3.2 Given the distance of the adjoining property along this boundary and the high boundary wall, it is considered the proposal would not impact neighbouring amenity. On this basis, the proposals would comply with Policy DP26 of the Development Plan, and advice set out in CPG6.

4. Impact on trees

4.1 The Hawthorn tree (T1) has been recorded as a category B tree of moderate quality and value in the neighbours garden. The tree plan at Appendix 2 shows that the tree is growing about 2m from the proposed building footprint. The trees root protection radius has been calculated to be

2.5m. Ordinarily this would put the proposed building footprint within the tree protection zone by about 3%. However the existing garden wall which has a foundation to a depth of 400mm would act as a root barrier. The tree officer has no objections to the proposed scheme.

Recommendation: Grant Planning Permission and Listed Building Consent.