

2014/4197/P

Land at Oak Hill House

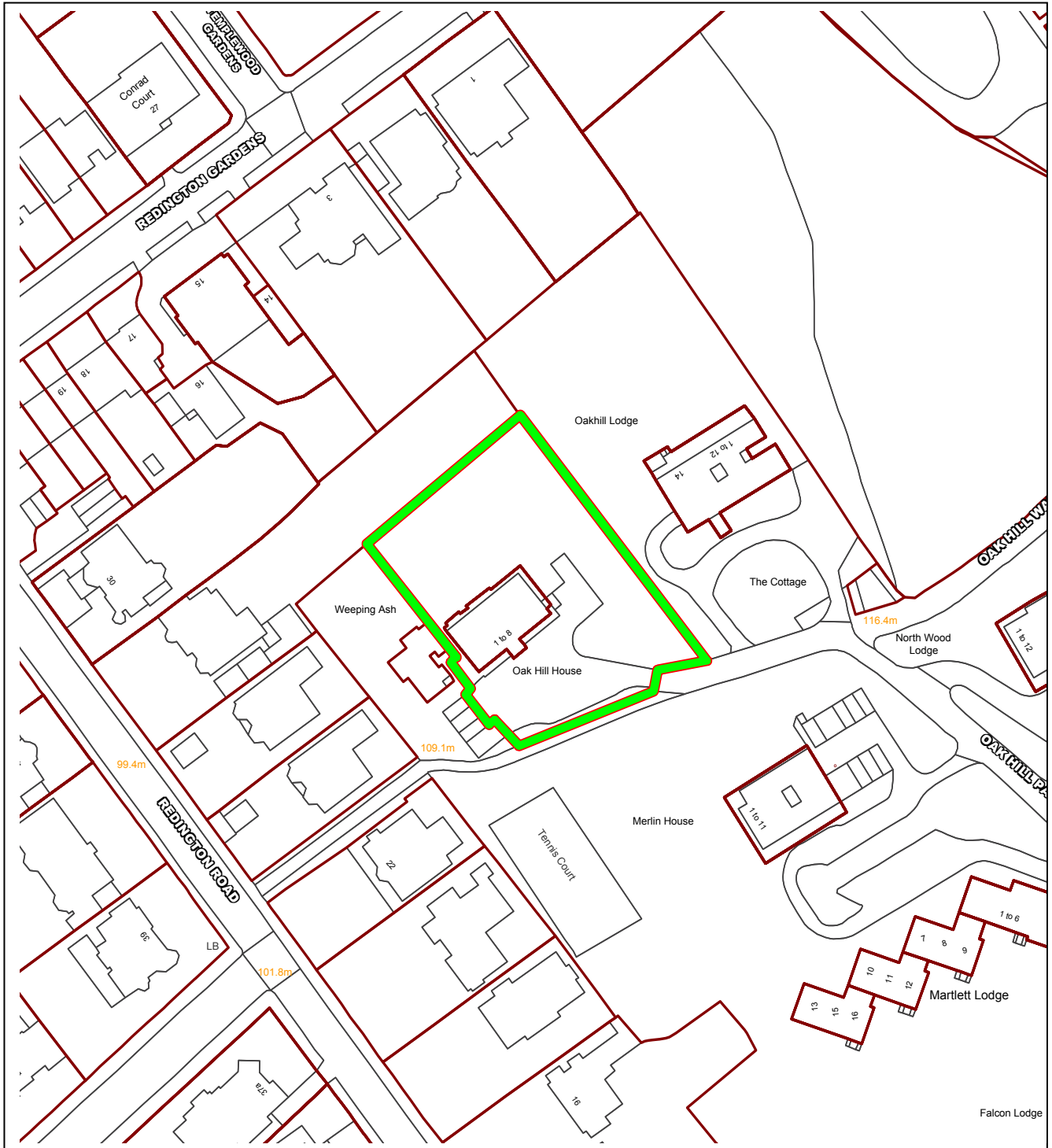




Photo 1 – New dwelling as built, garden facing elevation



Photo 2: Revised landscaped mound



Photo 3: Revised landscaped mound



Photo 4 : Roof garden showing metal balustrade



Photo 5: Roof garden

Delegated Report (Member's Briefing)		Analysis sheet		Expiry Date:		16/09/2014	
		N/A		Consultation Expiry Date:		21/08/2014	
Officer				Application Number(s)			
Seonaid Carr				2014/4197/P			
Application Address				Drawing Numbers			
Land at Oak Hill House Oak Hill Park London NW3 7LP				See draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 3 (approved plans) of planning permission 2013/3812/P dated 08/10/13 (erection of single family dwellinghouse to rear of site), namely alterations to doors to north and west elevation, pathway, steps, decking, timber cladding, roof level balustrade, relocation of bin store and removal of tree T9.							
Recommendation(s):		Grant variation of condition subject to Deed of Variation					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	88	No. of responses No. electronic	04 00	No. of objections	03
Summary of consultation responses:		<p>A press notice was published on 31 July 2014 expiring 21 August 2014 and a site notice was displayed on 30 July 2014 expiring on 20 August 2014.</p> <p>Three letters of objection have been received, a summary of which is provided below:</p> <ul style="list-style-type: none"> I object to the addition of a roof level balustrade or any other part of the planning application that is at roof level or top floor. The property overlooks No.30 Redington Road, it will impact on the privacy of the house and in particular garden and terrace area. Any doors and cladding should be in keeping with the white house and red brick of the Redington estate. This is the first I have heard of the 2013 application which is a shock as the site adjoins my property. This is the fourth application on the site since 2010, all four have been turned down and I am fed up with having to deal with unwarranted applications, I strongly object. The applicant has proceeding with the metal balustrading without the 					

	<p>consent of the Council. The glass balustrade would serve as an elegant application and would offer the least visible obstruction between the historic house and new contemporary development. The proposed alternative is rather inelegant which even when covered by some planting cannot aesthetically compare with the original and approved glass balustrade.</p> <p>Officer response:</p> <ul style="list-style-type: none"> • The change to the balustrade is assessed in paragraph 3.7. • The doors and cladding within the approved scheme were not in keeping with Oak Hill House, it is not considered necessary for the new dwelling to match the existing Oak Hill House. • As part of the 2013 application all neighbouring properties were notified of the proposal and a press notice was published and a site notice displayed. <p>One letter of support was received from a resident within Oak Hill House.</p>
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<p>CAAC comments:</p>	<p>Hampstead CAAC have raised objection on the following grounds:</p> <ul style="list-style-type: none"> • We regret the loss of the imaginative landscape with stair ramp, to be replaced with stair, contravening the lifetime homes standards. • It is difficult to make out the approved versus revised window and door proposals. <p>Officer response:</p> <ul style="list-style-type: none"> • The landscaping and removal of the ramp is assessed within paragraphs 3.1 and 3.2.
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Site Description

The site is situated in the garden of Oak Hill House. Oak Hill House dates from around 1850 and is recognised as a positive contributor within the conservation area and is sub divided into flats.

Upon visiting the site it was evident that the approved planning permission Ref:2013/3812/P has commenced and works are almost complete.

The site is located within the Hampstead Conservation Area, however the building is not listed.

Relevant History

2013/3812/P - Erection of a single storey building to the rear of Oak Hill House to accommodate 4 bedroom dwelling (Class C3), including communal roof garden for use by occupants of Oak Hill House, together with provision of new communal bin store, cycle storage for two cycles, one additional car parking space and landscaping works. Application granted and works commenced on site.

Relevant policies

The National Planning Policy Framework (2012)

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies (2010)

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS6 Providing quality homes
CS11 Promoting sustainable and efficient travel
CS13 Tackling climate change through promoting higher environmental standards
CS18 Dealing with out waste and encouraging recycling
CS14 Promoting high quality places and conserving out heritage
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP2 Making full use of Camden's capacity for housing
DP6 Lifetime homes and wheelchair housing
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP19 Managing the impact of parking
DP21 Development connecting to the highway network
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP29 Improving access
DP31 Provision of, and improvements to, open space, and outdoor sport and recreation facilities

Camden Planning Guidance (2011)

CPG1 Design
CPG2 Housing
CPG3 Sustainability
CPG6 Amenity
CPG7 Transport
CPG8 Planning Obligations

Hampstead Conservation Area Statement (2001)

Assessment

1. Proposal

1.1 Permission is sought to vary the original permission to make some minor amendments, these amendments are summarised below:

- Alteration to the stair leading into the new dwelling, removal of curved ramp and future proofing of the wall to allow for the provision of an accessible stair-lift;
- Redesigning the landscaping adjacent to the entrance of the dwelling;
- Removal of tree T9;
- Alteration to the doors along the garden elevation of the dwelling changing it from a set of five double doors to three double doors and a series of four doors;
- Change in direction of the timber cladding;
- Alteration to the outlines of the timber decking;
- Balustrade at roof level changed from glass to metal; and
- Relocation of bin store.

2. Revisions

2.1 During the course of the application revisions were sought to clarify the amendments to the proposed doors, upon visiting the site the doors which had been installed matched neither the approved or proposed changes, as such the plans were amended to reflect what had been implemented.

3. Design

3.1 The revised proposal would see the previously approved curved ramp and steps replaced with stairs set at an angle and the landscaped mound adjacent to the new dwelling reduced in scale and sited further from the flank elevation of the new dwelling. With regard to the removal of the ramp, although this would remove the direct level access to the property, the applicant has provided a plan which demonstrates the ability to install a chair lift to the wall which would provide direct access to the property should future users require level access.

3.2 With regard to the alteration to the design of the landscaping, the previously approved scheme had been designed in manner that the landscaping would sit directly adjacent to the house to screen the appearance of the house when viewed from the front forecourt of Oak Hill House. The revised plans would retain the landscaped mound but it would be of a reduced scale and sited further away from the development than the previously approved scheme. The design has been amended as when the design was worked up further due to the constraints of the site it was not possible to construct the development as proposed. Upon visiting the site the development had been implemented. The new dwelling was visible in oblique views from the forecourt area, however it is considered the dwelling does not appear overly dominant or incongruous. The revised landscaping does go some way to screening the development albeit to a lesser extent than what was approved but it is considered acceptable.

3.3 The proposed alteration to the formation of the doors along the garden elevation is considered to be relatively minor. The doors would be to the same height as previously approved and extend along the same width as the previous approval, the only difference is that there would not be a series of four doors rather than two sets of two. As such no objection is made to this element of the proposal.

3.4 To the entrance of the dwelling, it was previously approved to have a metal door with full height fixed panel window adjoining the door and another full height window adjacent to the door, however it is now proposed to have a timber door with a single full height window. This is considered to be a minor alteration which raises no concern.

3.5 The approved scheme approved the timber cladding hung in a horizontal direction; the proposed scheme is seeking to hang the timber in a diagonal direction. This is considered to be a minor alteration to the development which would not detract from the overall architectural integrity of the new dwelling. The timber material was viewed onsite and approved under the approval of details application 2014/5691/P and is considered to be an appropriate material within the context of the parent building. The intention with the original application was that the new dwelling would be a contrasting addition to the rear of the existing building and would not be constructed in materials to match the main property, this would not change as part of the this development.

3.6 Within the garden area of the dwelling, the approved application included a part curved part straight patio/terrace area, the revised design would see the curved area replaced with a rectangle patio. This is a relatively minor alteration and no objection is raised.

3.7 With regard to the alteration to the balustrade, the original plans approved a glass balustrade with planting adjacent to the balustrade. On further consideration the applicant decided that were the planting to be adjacent to the balustrade, in the future the glass of the balustrade would prevent the planting to grow. As such it is proposed to use a metal balustrade to the roof rather than glass. The proposed metal balustrade would allow the planting to grow amongst the balustrade to screen the balustrade and appear more like a hedge at roof level. Upon visiting the site the metal balustrade had been installed and the planting has started to grow around the balustrade. It is considered the use of a metal balustrade will provide a more suitable treatment to the roof top terrace. A glass balustrade is retained to the section of the retaining wall that would adjoin the path leading to the entrance of the dwelling. As such no objection is raised to this element of the application.

3.8 It is also proposed to relocate the bin store, as approved it would have been located adjacent to the Oak Hill House, directly below a residents window. It is now proposed to locate it to behind the oak tree at the top of the entrance steps. The revised location would be an improvement on the approved location in terms of the impact on amenity of existing residents. In terms of design its location would not impact on the character of the parent building and would not harm the character and appearance of the conservation area.

4. Amenity

4.1 The impact of the proposed dwelling on neighbour amenity was considered as part of the original application, 2013/3812/P and considered acceptable. The proposed amendments would not alter the impact on neighbour amenity. There would be no additional windows or terrace area over and above that already approved, furthermore the building would not increase in height. As such the impact on neighbour amenity would be no different to the approved development.

5. Trees

5.1 The revised scheme also includes the removal of the tree marked as T9 on the plans, the original application did not propose the removal of any trees. T9 is an intermediate category tree in the B/C Class. Investigations into the tree have shown that due to its location, in the shade of the adjacent sycamore and next to the existing house T9 has neither developed a particular symmetrical form nor gained any real landscape prominence as such its removal would have little impact on the visual amenity of the area. The removal of the tree is considered acceptable by the Council's tree officer. To mitigate against the loss of the tree a condition it recommended which would secure a replacement tree. As such no objection is raised.

6. Conclusion

6.1 In light of the above, the proposed amendments to the development are considered acceptable and would result in a development of a high quality which would respect its context and would not cause harm to the character and appearance of the conservation area nor would it harm the amenity enjoyed by neighbouring residents.

Recommendation: Grant variation of condition subject to Deed of Variation.

DISCLAIMER

Decision route to be decided by nominated members on 13th April 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'

Claridge Architects
6 Lonsdale Road
London
NW6 6RDApplication Ref: **2014/4197/P**

08 April 2015

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**Land at Oak Hill House
Oak Hill Park
London
NW3 7LP****DECISION**
Proposal: Variation of condition 3 (approved plans) of planning permission 2013/3812/P dated 08/10/13 (erection of single family dwellinghouse to rear of site), namely alterations to doors to north and west elevation, pathway, steps, decking, timber cladding, roof level balustrade, relocation of bin store and removal of tree T9.

Drawing Nos:

Superseded Plans: 1833.007 Rev A, 1833.008 Rev A, 1833.010 Rev A , 1833.012 Rev A, 1833.013 and Arboricultural Method Statement by Landmark Trees dated 20 March 2013.

Revised Plans: GA.00 Rev H, GA.01 Rev G, GA.03, GE.00 Rev D, GE.01 Rev D, GE.02 Rev D, GS.00 Rev D, GS.01 Rev D, GS.02 Rev D and Arboricultural Impact Assessment Report by Landmark Trees dated 28th February 2014.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2013/3812/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:1833/05, 1833.001, 1833.002, 1833.003, 1833.004, 1833.005, 1833.006, 1833.009, 1833.011 Rev A, 1833.021, 1833/T1, 1833/T10, 1833/T11, 1833/T12, GA.00 Rev H, GA.01 Rev G, GA.03, GE.00 Rev D, GE.01 Rev D, GE.02 Rev D, GS.00 Rev D, GS.01 Rev D, GS.02 Rev D, Basement Impact Assessment by Jomas Associated Ltd dated 31/07/2013, Design and Access Statement, Lifetime Homes Standards Statement and Arboricultural Impact Assessment Report by Landmark Trees dated 28th February 2014.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 Prior to the end of the next available planting season, a replacement tree shall be planted to replace tree T9, planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision and not this variation.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate