

16 Elsworthy Road, NW3 3DJ



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Photo 1- Existing Vehicle Crossover



Photo 2- Front Boundary Treatment



Photo 3- Forecourt Parking Left Hand Side (Existing)



Photo 4- Forecourt Parking Right Hand Side (Existing)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		27/07/2015	
		N/A		Consultation Expiry Date:		16/07/2015	
Officer				Application Number(s)			
Tessa Craig				2015/2553/P			
Application Address				Drawing Numbers			
16 Elsworthy Road London NW3 3DJ				16ELS-001 Revision P1, 16ELS-900 Revision P4.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of approved plans in relation to conditions 3 & 4 of planning permission 2012/4009/P for; Alterations to front boundary treatment and landscaping of front garden to create combined vehicular and pedestrian entrance and 1 x off-street car parking space in connection with existing residential dwelling (Class C3), namely changing location of carpark space.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	03	No. of objections	03
Summary of consultation responses:		A site notice was displayed between 24/06/2015 and 15/07/2015 and a press notice was advertised on 16/07/2015. The owner/occupier of No's 9 Elsworthy Road have objected – forecourt is currently used to park 3 vehicles, original permission has not be complied with, design should revert back to that which was originally approved.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Elsworthy Residents Association object - previously objected to original application. Application does not include soft landscaping approved under original scheme. Artificial grass is unacceptable. Elsworthy CAAC object - original landscaping which was approved was never carried out. Artificial grass unacceptable, design should revert back to original permission.					

Site Description

The subject site is located on the northern side of Elsworthy Road and is also located within the Elsworthy Conservation Area, and is identified as a building that makes a positive contribution to the conservation area. The building is a two storey semi-detached (with a setback link at ground floor) single family dwellinghouse.

Relevant History

Approved application in question

Planning permission 2012/4009/P granted on 26/11/2015 for alterations to front boundary treatment and landscaping of front garden to create combined vehicular and pedestrian entrance and 1 x off-street car parking space in connection with existing residential dwelling (Class C3).

Other applications

Planning permission 2207/1570/P granted on 15/05/2007 for Installation of 17 raised photovoltaic solar panels on the flat roof of property.

Planning permission 2006/1214/P granted on 15/05/2006 allowed for change of use and works of conversion to create a single dwelling house from 2 self-contained units, including excavations to create a new basement under the entire house and erect a basement and ground floor rear extension with raised terrace and other elevational alterations.

Planning permission 2006/5117/P granted on 13/12/2006 allowed the creation of small front lightwell and excavation of basement extension below front garden to provide additional accommodation for dwellinghouse, as an amendment to planning permission dated 15.5.06 (ref 2006/1214) for conversion to house plus excavation of new basement floors and erection of extensions.

Planning permission 9500598 refused on 26/05/1995 for the construction of an area of hardstanding for a car and the formation of a vehicular means of access to the highway as shown on drawing no(s) 11-94-258A, because the creation of forecourt parking would be detrimental to the appearance of both the building and the Elsworthy Conservation Area and would be contrary to the Council's policy for the control of such development as expressed in the Draft Unitary Development Plan.

Certificate of Lawfulness 2014/6306/P for the provision of hard surfacing at the front of the property with area of run-off to a permeable surface withdrawn on 18/05/2015.

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2015 consolidated with amendments since 2011)

Local Development Framework (2010)

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP16 The transport implications of development

DP18 Parking standards and limiting the availability of parking

DP19 Managing the impact of parking

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (2011):

Elsworthy Conservation Area Appraisal and Management Strategy

Assessment

1.0 The Proposal

- 1.1 This application has come forward as a result of enforcement action. Planning permission is sought to vary conditions 3 (approved plans) and 4 (forecourt layout plan) of 2012/4009/P granted on 26/11/2015 for alterations to front boundary treatment and landscaping of front garden to create combined vehicular and pedestrian entrance and 1 x off-street car parking space in connection with existing residential dwelling (Class C3).
- 1.2 The revised conditions would see the approved raised flowerbed moved to the opposite side of the forecourt. The applicant did not implement the approved permission and instead created three forecourt car parks with no landscaping. During the processing of this application the applicant has agreed to revert back to the landscaping in the original permission with an intensive grass and flower bed rather than artificial grass, however the bed will be on the opposite side of the forecourt. This is considered to address all the objections raised.

2.0 Assessment

- 2.1 The proposed amendment to the approved scheme, namely the revised location of the raised intensive lawn and flower bed, to the opposite side and retention of one forecourt parking space, would not significantly alter the appearance of the forecourt and nor would it have any impact on amenity for neighbouring properties.
- 2.2 The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 26/11/2012 under reference number 2012/4009/P. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development.

3.0 Recommendation

- 3.1 Grant variation of conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 24th August 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

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Clewlow Consulting
1 Alfred Place
London
WC1E 7EB

Application Ref: **2015/2553/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

19 August 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
16 Elsworthy Road
London
NW3 3DJ

DECISION

Proposal:

Variation of approved plans in relation to conditions 3 & 4 of planning permission 2012/4009/P for; Alterations to front boundary treatment and landscaping of front garden to create combined vehicular and pedestrian entrance and 1 x off-street car parking space in connection with existing residential dwelling (Class C3), namely changing location of carpark space.

Drawing Nos: 16ELS-001 Revision P1, 16ELS-900 Revision P4.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, conditions 3 and 4 of planning permission granted on 26/11/2012 under reference number 2012/4009/P shall be replaced by the following condition:

REPLACEMENT CONDITION 3



The development hereby permitted shall be carried out in accordance with the following approved plans:

16ELS-001 Revision P1, 16ELS-900 Revision P4.

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

REPLACEMENT CONDITION 4

The front forecourt must be laid out in accordance with plan no. 16ELS-900 Revision P4, providing an intensive lawn and parking for 1 car space only and used for no other purpose.

Reason: To ensure that the use of the front forecourt does not provide parking for more than 1 car space and the provision of adequate soft landscaping is complied with, which would be in accordance with policy CS5 and CS11 if residential of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 26/11/2012 under reference number 2012/4009/P and is bound by all the conditions attached to that 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment