

Delegated Report		Analysis sheet	Expiry Date:	30/09/2015
		N/A / attached	Consultation Expiry Date:	10/09/2015
Officer			Application Number(s)	
Shane O'Donnell			2015/3226/P	
Application Address			Drawing Numbers	
15 Daleham Gardens London NW3 5BY			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey front extension at lower ground floor, alteration to hard landscaping, and relocation of basement staircase.				
Recommendation(s):	Refused			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>The owner/occupier of No's 13 Daleham Gardens have objected to the application on the following grounds:</p> <ul style="list-style-type: none"> - The proposed development would adjoin No. 13 at ground floor level <i>(Response: No 13 has built up to the shared boundary but the proposed lower ground floor extension would still be separated from No. 13)</i> - The proposed building of the proposal would result in noise, dust , and disruption to neighbouring properties <i>(Response: the impact of building works is not a material planning consideration)</i> 					
CAAC/Local groups* comments: <small>*Please Specify</small>	Fitzjohns/Netherhall CAAC No Response					

Site Description

The host dwelling is a 3 storey with basement 19th century townhouse on the western side of Daleham Gardens sited within the Fitzjohns/Netherhall Conservation Area. The host dwelling has a shallow verdant front garden with low front wall bordering the pavement.

Relevant History

2008/0407/P- Installation of automated sliding cast iron front entrance gate.

Granted 31/03/2008

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2015 Consolidated with Alterations Since 2011

Camden LDF Core Strategy 2010

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS9 – Achieving a successful Central London

CS14 – Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 - Securing High Quality Design

DP25 – Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 – Design (July 2015)

CPG 6 – Amenity (September 2011)

Fitzjohns/Netherhall Conservation Area Statement

Assessment

1.0 Proposal

1.1 Planning permission is sought for single storey glazed front extension at ground floor level, relocation of a basement staircase, and alteration to hard landscaping.

1.2 The proposed single storey front extension at ground floor level would infill the space at lower ground between the main front stairs and the side elevation of the dwellinghouse. The proposed extension would have a depth of 3.1 metres, a width of 2.4 metres, with a height ranging from 2.2 metres to 3.2 metres. The start of the staircase to the immediate north of the main front staircase would be moved closer to the front elevation

2.0 Considerations:

The principal considerations material to the determination of this application are summarised as follows:

- Impact on Design and Conservation Area.
- Neighbouring amenity.

3.0 Impact on Design and Conservation Area

3.1 Council LDF Policy DP24 states that the Council should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used and Council LDF Policy DP25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.2 CPG1 Design Guidance states that: 'Alterations should always take into account the character and design of the property and its surroundings' while the Fitzjohns/Netherhall Conservation Area Statement put forward that 'All development should respect existing features such as building lines, roof lines, elevational design and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings'

3.3 Daleham Gardens is characterised by shallow verdant front gardens with a consistent front boundary line established by brick walls. A consistent feature of the streetscene is brick enclosed steps rising to the front door and secondary steps leading to lower ground floor level. The front steps are a prominent feature that give a distinctive character to the host dwelling and this characteristic has been largely preserved along the western side of Daleham Gardens. The proposed front extension would infill the visual gap between the front steps and the side elevation of the dwelling and although at lower ground level this extension would extend beyond the front elevation of the host dwelling and be contrary to the building line of along the western side of Daleham Gardens.

3.4 The proposal would also create a front facing roof light as a feature of the front facade. There is proposed planting as part of the proposal to help screen the extension and help maintain the verdant character of the front garden, however the proposed extension would still alter the character of the front elevation by infilling the existing gap between the stairs and the front elevation and by significantly altering the appearance of the corner of the dwelling.

3.5 It is considered that the proposed front extension would create a feature unsympathetic to the character of the host dwelling and would be out of keeping with the surrounding streetscene and the Fitzjohns/Netherhall Conservation Area. It is unlikely that the principle of a front infill extension would be supported due to the impact it would have on the appearance of the host building and wider conservation area.

4.0 Neighbouring Amenity

4.1 Council LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents

4.2 The proposed front extension would be 2.2 metres from the shared boundary with No. 13 Daleham Gardens. No. 13 has extended to the side along the shared boundary between the boundaries but given the relative height of the proposed extension, it is not considered that the proposal would have a detrimental impact on the impact on the light, outlook or privacy of neighbouring occupiers.

5.0 Recommendation

5.1 Refuse