

Delegated Report		Analysis sheet		Expiry Date:		04/11/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		27/10/2015	
Officer				Application Number(s)			
James Clark				2015/5074/P			
Application Address				Drawing Numbers			
Ground Floor flat 15 Greenaway Gardens London NW3 7DH				See Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear extension & partial residential conversion of the garage from six vehicle spaces to two vehicle spaces.							
Recommendation(s):		Granted conditional permission Subject to a 106 Agreement					
Application Type:		Full Planning Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	04	No. of objections	4
			No. Electronic	04		
Summary of consultation responses:	<p>A site notice was displayed from 01/10/2015 (expiring 22/10/2015) a public notice was published in and Ham & High from 01/10/2015 (expiring 22/10/2015).</p> <p>Four objections received;</p> <p>Objections have been received from the following residential flats on the same site of the application dwellings no 15 (ground floor flat) Summary of the main points have been stated below.</p> <p>15B Greenaway Gardens</p> <ul style="list-style-type: none"> - The excavation would place intolerable pressure on a beautiful building, 12 inches is still excavation. - The façade would be severely damaged - The work totally disregards the communal living, including the implications to the driveway, gardens & Entrance - Obstruct daylight & destroy the view to the garden - Parking pressure - Wealthy absentee owners should not be permitted to destroy the safety, aesthetics and living quality of our homes. - The address is a communal property, shared driveway and roof <p>15A Greenaway Gardens</p> <ul style="list-style-type: none"> - Impact the sunlight & daylight to the rear of the dwelling - Damage outlook from the rear garden harming the aesthetics - The garage is architectural treasure - Parking pressure - Damage the conservation area <p>15 Greenaway Gardens (Flat 2)</p> <ul style="list-style-type: none"> - No basement impact statement - The works may undermine our clients properties - Negative impact upon the conservation area - Harm to outlook and detrimental to the trees in the garden open space - Loss of parking - Highway safety <p>15 Greenaway Gardens (Flat 3)</p> <ul style="list-style-type: none"> - No basement impact statement 					

- The works may undermine our clients properties
- Negative impact upon the conservation area
- Harm to outlook and detrimental to the trees in the garden open space
- Loss of parking - Highway safety

Officer Comment:

The objections concern a number of non-planning related issues that would be covered under building control regulations.

The work would severely deface the façade of one of Hampstead's most beautiful (and protected) houses.... Adding a huge extension above and around what's currently the garage and sticking on another large, light blocking extensions on the other side of the garden, fundamentally alters and detrimentally degrades the architectural symmetry of a near century old building. – please refer to Paragraph 2.1 and 2.2

The work would obstruct daylight for other residents at the rear of the building and totally destroy their view of the gardens...The height of the extension stretching above the full height of the windows would mean that we would effectively be denied light in this space for the whole day. Please refer to paragraph 3.3

Reduction in parking will cause loss of residential amenity. It may also cause a highway safety problem, on street parking and visual detriment to the streetscape. Please refer to Paragraph 4.1 and 4.2

No basement impact statement has been included with the application. Council policy is that any such development proposal should be supported with a robust basement impact statement. As such statement is supplied we must object. – Please refer to Paragraph 1.2 and 2.4

Detrimental upon the trees Please refer to 5.1

Redington/Frogna CAAC	The Redington/Frogna CAAC were directly notified via email of this application. To date no response has been received.
Comments from Councillors	Councillor Spinella: <i>We have also received a letter from another of our constituents in that property...who has already written to the panel members. She has raised issues concerning the extension works proposed being out of character with surrounding other buildings and has raised queries about whether or not there is excavation work intended.</i> Councillor Ballie: <i>Concerns relating to the above comments and clarification on the harmful impacts of the proposed extension.</i>

Site Description

The application site is a two storey building sub-divided into five dwellings. The application dwelling is the ground floor flat located on the south east corner with access to the rear garden. The basement garage beneath the application dwelling has capacity for six car parking spaces. The site fronts Greenaway Gardens with an in, out drive way in the front forecourt. The site is located within the Redington and Froggnal conservation area.

Relevant History

E5/14/19/35444 - Change of use and works of conversion to convert existing garage into a flat with garage – Refused (April 1983)

E5/14/19/33729 - Conversion of existing garage to a two bedroom self-contained garden flat – Refused (July 1982)

E5/14/19/31929 - The erection of a single storey extension at the rear and formation of 2 self-contained flats – Refused (May 1981)

E5/14/19/33127 - The construction of a dormer window and the formation of a bedroom in the attic – Granted (December 1981)

E5/14/19/24409 - Erection of a cast iron spiral staircase at rear – Granted (June 1977)

TP4678/19888 - The conversion of the southernmost of the three dwelling houses at No. 15, Greenaway Gardens, Hampstead, into a self-contained flat and maisonette - Granted (May 1953)

Tree works

2011/3536/T – Rear garden: 1 x Sycamore - Reduce crown by approx. 25% (4-6m from the height and 1-3m from the lateral growth). Thin through the remaining canopy by approx 15%. 1 x Ash - Reduce crown by approx. 25% (2-4m from the height and 1-3m from the lateral growth). Thin through the remaining canopy by approx 15%. 1 x Sycamore - Reduce right hand stem. Reduce lateral growth on right hand stem to form a rounded canopy, No Objection (July 2011)

2010/5770/T - REAR GARDEN: 1 x Acer - Remove canopy by 0.5m, remove weaker crossing branches and thin by 10 - 15%. 1 x Oak - Reduce canopy to below previous reduction points, remove weaker crossing branches and thin by 10-15%. 1 x Acer Negundo - Cut back to main stem branches 1 x Strawberry tree - Remove weaker crossing branches 1 x Sycamore - Cut back lower branches 1 x Ash - Cut back lower branches, No Objection (November 2011)

Relevant policies

National Planning Policy Framework (2012)

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP18 (Walking, cycling and public transport)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011/2013

CPG1 Design (2015)
CPG6 Amenity (2011)
CPG7 Transport (2011)

Redington and Froggnal conservation area appraisal and management strategy (2000)

Assessment

1. Proposal:

1.1 Planning permission is sought for:

- The erection of a single storey rear extension 1.4m along the boundary with 15B and 5.4m along the flank adjacent to no 16. The proposed extension would project across the entire width of the rear elevation of no 15 (ground floor flat) and extend to a height of 3.4m.
- The partial conversion of the lower ground floor rear garage to provide additional habitable accommodation to the existing ground floor flat above would result in the parking provision reduced from 6 spaces to two.
- The proposed single storey rear extension would maintain the existing style and fenestration pattern as the host property. The section of the rear extension in close proximity to the boundary with no 15b would have a sky light, the section adjacent no 16 would have a flat roof. A skylight and lightwell would be created above the proposed roof of the lower ground floor level, currently a concrete plinth.
- The proposed rear extension and garage conversion will involve associated pruning and works to trees within the direct vicinity.

1.2 It is noted that a limited amount of excavation is proposed, namely the reduction of the internal floor level within the garage (existing rear single storey extension) by 40cm and not the parent building. This element, by virtue of its extent and coverage would not trigger the policy requirements of a CPG4 and therefore a Basement Impact Assessment is not required.

2. Design & Appearance:

2.1 The proposed rear extension would not be visible from the highway as stipulated in section 4.14 of design guidance CPG1. The elements of the building that are of value to the conservation area such as the red brick paving and mature roadside trees would not be altered and therefore the categorisation of the building as a positive contributor to the location is unaffected.

2.2 The proposed single storey rear extension would be hidden from the street scene and modest in size appearing secondary and subordinate to the host property. The fenestration and design of the extension would match the existing appearance and considered to preserve the existing architectural features of the host property. The impact upon the conservation area would be negligible, largely hidden from views and considered to comply with policy DP25.

2.3. The conversion of the lower ground floor garage would not alter the front façade primarily on account of two car spaces positioned at the front of the garage to be retained as parking spaces. The conversion of the garage to habitable space would provide a laundry/utility room, playroom/gym and a study. The existing lower ground floor level garage projects beyond the proposed rear build line of the dwelling by approximately 6.2m. A skylight and a light well are proposed (by removing altering its roof – with no excavation beneath) providing light to the internal space. A stair case would also be built

providing access to the lower ground floor level from the garden. The existing roof of the lower ground floor level is a concrete plinth and therefore the addition of a skylight, light well (essentially removing a section of the roof) and stairs is not considered to result in any addition harm to the character of the building.

2.4 The conversion of the lower ground floor level garage would not require any significant excavation (see above paragraph 1.2 of report) and thus a BIA (Basement impact assessment) is not considered to be pertinent. The external changes are considered to be acceptable complying with Development plan policies DP24 & DP25.

3. Neighbouring Amenity:

3.1 The height of the rear extension would be approximately 3.4m in height and would project approximately 1.4m beyond the rear elevation of adjacent flat, matching the existing boundary hedge.

3.2 In terms of context, the rear lower ground floor level elevation (adjacent to the boundary wall and proposed extension) features a window serving a kitchen. Although this window would enjoy a significant level of daylight, by virtue of its orientation facing north-east, this window would receive a limited amount of sunlight between March/September, with lesser levels throughout the year.

3.3 Given the extensions proximity, projection and terminating height (in relation to the neighbouring north east facing kitchen window), the impact of the proposal in terms of sunlight/daylight/overshadowing would not be detrimental. Although its impact visually would be noticeable, the impact on sunlight/daylight in this respect would not be noticeable or detrimental. The extension would broadly comply with the requirements of CPG6 and would continue to allow a good level of light and outlook to its adjacent neighbours.

3.4 The adjacent property no 16 Greenaway Gardens is greater in depth than the application building and has a separation distance of over 2m between the side elevations. The proposed single storey rear extension by virtue of its approximate depth of 1.4m along the boundary and 4m height is unlikely to result in any discernible overshadowing to the side windows of no 16 Greenaway Gardens.

3.5 The proposed rear extension would create a flat roof section beneath the first floor rear windows of flat 15A, approximately 23sqm in area and a depth of 5.4m at its greatest. This area would not be used nor acceptable as a roof terrace.

4. Parking:

4.1 In the policy context of DP19, the loss of the private off street parking area would not result in a shortfall in parking spaces for non-general car parking (e.g. cycle, disability parking, service vehicles); would not cause difficulties for existing users (upon site visit it appeared the six spaces were not in continuous use) and it would not displace vehicles to 'stressed' controlled parking zones on street (Greenaway Gardens has parking controls Mon 9am until sat 6pm).

4.2 The retention of two parking spaces meets transport guidance in CPG7 and shall be secured by a s106 Legal Agreement.

5. Tree works:

5.1. The proposed rear extension would involve works adjacent to trees within the rear gardens. A tree protection plan and arboricultural report has been submitted outlining the works and how harm to the tree would be prevented or mitigated. The report also confirms that any excavation would also be confined to an increase in depth within the footprint of the building. Consultation with the Camden Tree

officer has confirmed the report and protection plan are acceptable and would meet relevant national policy in relation to tree protection legislation 5837. A condition shall be attached ensuring a replacement tree shall be provided should any tree die as a result of the proposed works.

Recommendation: Grant Planning Permission subject to a s106 agreement

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd November 2015. For further information, please go to www.camden.gov.uk and search for 'Members