

Delegated Report		Analysis sheet		Expiry Date:	03/05/2016
		N/A / attached		Consultation Expiry Date:	20/05/2016
Officer			Application Number(s)		
Shane O'Donnell			2016/1292/P		
Application Address			Drawing Numbers		
15 Daleham Gardens London NW3 5BY			See draft 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, alterations to hard landscaping and relocation of basement staircase.					
Recommendation(s):		Refuse planning permission			
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
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 22/04/2016 to 13/05/2016 and a press notice was advertised from 29/04/2016 to 20/05/2016.</p> <p>An owner/occupier of No. 17 Daleham Gardens has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> -The surrounding area is susceptible to ground movement hence the proposed development would further exacerbate this problem -The proposal would block the light of neighbouring dwellings. 					
Fitzjohns Netherhall CAAC	No response received to date.					

Site Description

The host dwelling is a 2 storey 19th century townhouse on the western side of Daleham Gardens sited within the Fitzjohns/Netherall Conservation Area. The host dwelling has a shallow verdant front garden with low front wall bordering the pavement.

Relevant History

2015/3226/P – Planning permission was refused on 06/11/2015 for erection of a single storey front extension at lower ground floor, alteration to hard landscaping, and relocation of basement staircase for the following reason:

“The proposed lower ground front extension, by virtue of its design, bulk, massing and location is considered to be harmful to the appearance of the host building and the character and appearance of the Fitzjohns/Netherall Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework.”

2008/0407/P- Installation of automated sliding cast iron front entrance gate - granted 31/03/2008

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2016

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) Pages 15 – 19.
CPG 6 – Amenity (September 2011)

Fitzjohns/Netherall Conservation Area Statement 2001

Assessment

1.0 Proposal

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

1.2 The proposal is similar to the previously refused scheme ref. 2015/3226/P. The point of difference in terms of bulk and mass of the proposed front extension is that the height of the front extension closest to the road has been reduced and would now follow the line of the front entrance steps. The roof of the current proposal would have a lead finish. The current proposal would also include the installation of a side window at lower ground floor level.

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 DP 25 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/Netherall 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 The current proposal represents an improvement upon the previously refused scheme under planning application ref 2015/3226/P in terms of altering the height of the proposed front extension to follow the line of the front steps and hence reducing its prominence in relation to the front façade of the building. However the introduction of an enclosing side wall would remain a feature that would undermine the feature of freestanding front steps that is a common characteristic of the surrounding area. Hence the changes from the previous proposal do not change the previous assessment in the officer's report of 2015/3226/P that:

"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 There is proposed planting as part of the current proposal to help screen the proposed front extension from views from the street however 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/Netherall Conservation Area.

4.0 Neighbouring Amenity

4.1 Council policy 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 properties. The proposed side window would be at lower ground floor level and would not result in additional overlooking of neighbouring properties. Given the relative height of the proposed extension, it is not considered that the proposal would have a detrimental impact on the light, outlook or privacy of neighbouring occupiers

5.0 Recommendation

5.1 Refuse planning permission