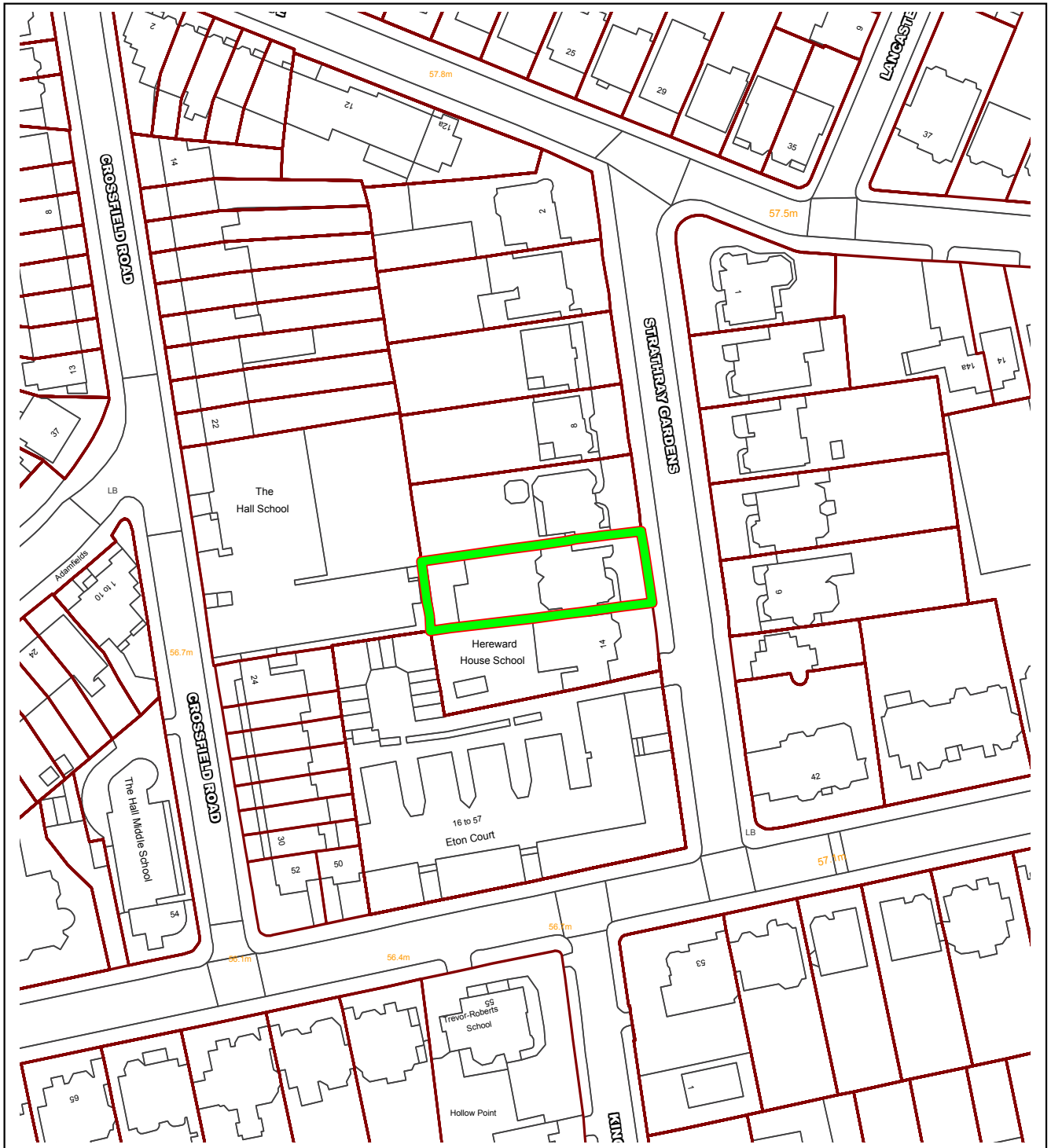


# 2016/4363/P - Garden Flat 12 Strathray Gardens



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Site photographs - 2016/4363/P

1. Front elevation



2. Existing side extension to southern elevation



### 3. Entrance to lower ground floor flat



4. Shared boundary wall with 10 Strathray Gardens



5. Location of proposed side/rear extension (north western corner)





6. Existing rear elevation



7. Rear garden and boundary with 10 Strathray Gardens



8. Rear elevation of existing side extension

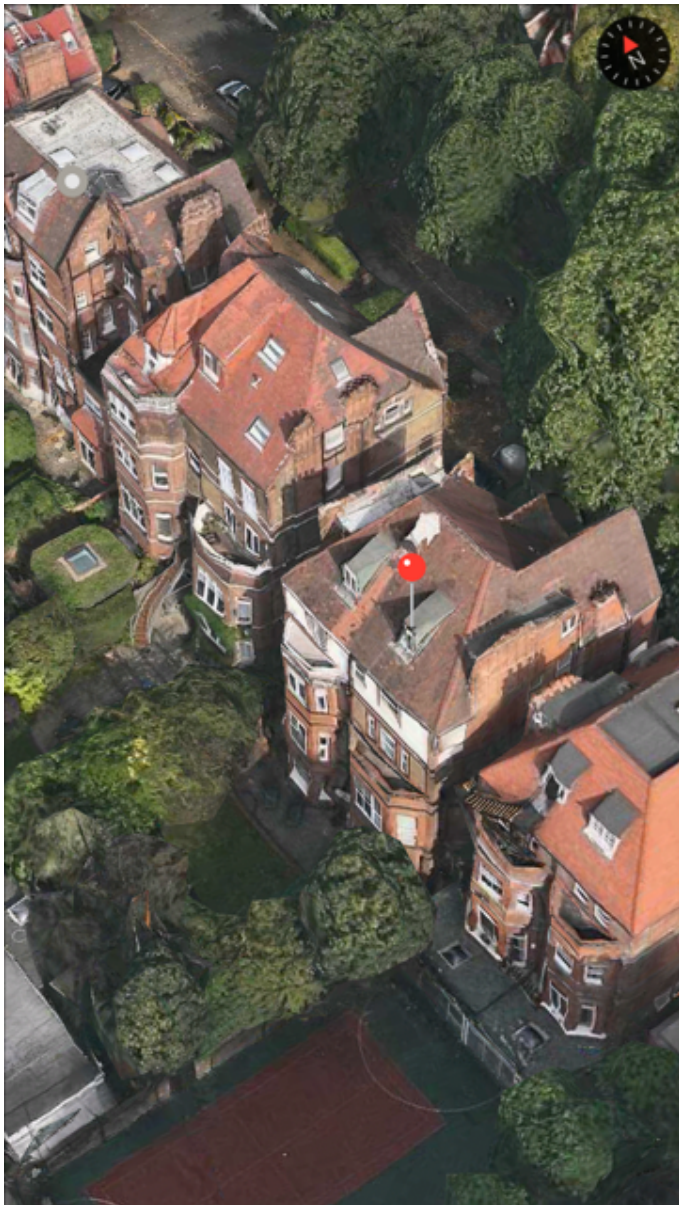




8. Rear of existing first floor side extension



9. Aerial view of 10, 12, 14 Strathray Gardens





<b>Delegated Report</b> (Members' Briefing)		<b>Analysis sheet</b> N/A		<b>Expiry Date:</b> <b>02/11/2016</b>		
				<b>Consultation Expiry Date:</b> <b>06/10/2016</b>		
<b>Officer</b>			<b>Application Number(s)</b>			
Patrick Marfleet			2016/4363/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
Garden Flat 12 Strathray Gardens London NW3 4NY			See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>						
Erection of single storey side and rear extension to lower ground floor flat including removal of existing lower ground floor side infill extension to southern elevation.						
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission</b>				
<b>Application Type:</b>		<b>Full Planning Permission</b>				
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>61</b>	No. of responses No. electronic	<b>04</b> <b>04</b>	No. of objections	<b>03</b>
<b>Summary of consultation responses:</b>	<p>Site notice: 09/09/2016 - 30/09/2016 Press notice: 15/09/2016 - 06/10/2016</p> <p>Three objections were received from (Flat 2) 10 Strathray Gardens, (Flat 8) 12 Strathray Gardens and Strathray Estates Limited:</p> <ol style="list-style-type: none"> <li>1. Proposal is an over-development of the site that would not be in keeping with the character of the conservation area.</li> <li>2. Proposed extension would block side access to the rear of the site preventing freeholders on upper floors from carrying out works to the rear of their properties.</li> <li>3. The proposal is an opportunistic plan funded by the developer for their own commercial gain and it seems highly unlikely the current occupier will benefit from the scheme.</li> <li>4. The proposal would destroy the trees along the shared garden wall which are vital to the surrounding ecosystem.</li> <li>5. The one storey building would be significantly higher than the shared</li> </ol>					

	<p>boundary wall with No.10 Strathray Gardens and would infringe on privacy of neighbouring occupiers.</p> <p>6. The height and design of the extension would create a security hazard to neighbouring properties.</p> <p>7. It is inexplicable why the developer wishes to build alongside the north garden wall rather than the southern wall which is the more logical choice as it borders the higher outer wall next to Hereward House School.</p> <p><i>Officer Comment</i></p> <p><i>1. The proposal's impact on the character and appearance of the host dwelling and surrounding conservation area is discussed in the main body report.</i></p> <p><i>2. The impact of a development on freeholder access to the rear of a site is not a material planning consideration. Notwithstanding this, the proposal includes the demolition of the existing side extension on the southern elevation at lower ground floor level to provide a new access route to the rear of the site.</i></p> <p><i>3. The financial implications of prospective development do not form a material planning consideration.</i></p> <p><i>4. The proposed extension would occupy areas of hardstanding to the side and rear of the property and would not result in the undue loss of trees/shrubbery at the site.</i></p> <p><i>5. The amenity impact of the proposal is discussed in the main body of the report.</i></p> <p><i>6. The erection of a single storey rear extension would not jeopardise the safety and security of neighbouring residents.</i></p> <p><i>7. The proposed scheme has been assessed on its own merits and the location of the extension is considered acceptable. The development may require a party wall agreement between neighbouring residents. However, this is a civil matter that the council would have no involvement with.</i></p>
<p><b>CAAC/Local groups comments:</b></p>	<p>The Belsize CAAC raised the following objection:</p> <p>1. Object to rear full width reception room and subsequent loss of bay window and garden space. The proposal dominates the host building and presents a large flat room to the other residents.</p> <p><i>Officer Comment</i></p> <p><i>1. The design and amenity impact of the proposal is discussed in the main body of the report.</i></p>
<p><b>Site Description</b></p>	
<p>The application relates to the lower ground floor flat of a large, detached, red brick property that has been divided into separate residential dwellings. Located on the south western side of Strathray Gardens close to its junction with Eton Avenue the site has a large area of hard standing to the front which provide off street resident parking while to the rear is generous garden area which provide private amenity space for the occupiers of the ground floor flat.</p>	
<p>The site is located within the Belsize Park Conservation Area, it is not a listed building but is identified</p>	

as making a positive contribution to the character of the conservation area.

### **Relevant History**

None relevant to this application.

### **Relevant policies**

#### **National Planning Policy Framework (2012)**

#### **London Plan (2016)**

#### **LDF Core Strategy and Development Policies (2010)**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS16 Improving Camden's health and well-being

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality designDP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance**

CPG1 Design (2015)

CPG6 Amenity (2011)

#### **Belsize conservation area statement 2003**



## Assessment

### 1.0 PROPOSAL

- 1.1 Permission is sought for the erection of a small side extension on the northern elevation of the host building which would provide a new entrance area to the lower ground floor flat. Permission is also sought for the erection of a single storey side/rear extension that would wrap around the north western corner of the building, concealing one of the two lower ground bay windows to the rear of the site.

The proposed side extension would have a flat roof height of 3.2m and an internal floor area of 3.7sqm whilst the side/rear extension would have a maximum height of 3.4m, a width of 6.9m and a maximum depth of approximately 9.5 metres.

The proposal also includes the removal of the existing single storey side extension to the southern elevation of the property to create a new access route from the front to the rear of the site.

The proposal has been revised to substantially reduce the size of the extension by the removal of an additional garden room.

### 2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

### 2.2 Design and Conservation

- 2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.2.2 The proposed extension is considered to form a proportionate addition that would not detract from the character and setting of the host dwelling particularly as the property is of a size and scale large enough to accommodate a development of this scale.
- 2.2.3 Whilst the proposed side/rear extension would result in the loss of an original bay window feature the structure would only extend part way across the rear elevation of the property ensuring that the bay window feature to the south western corner remains intact, which is welcomed. Furthermore, the simple design of the proposed side/rear structure would ensure the development offers a contemporary aesthetic whilst respecting the original character and appearance of the positive contributor.
- 2.2.4 It is noted that the rear elevations of the neighbouring properties at 10 and 14 Strathray Gardens have been altered previously in the form of substantial single storey rear extensions, particularly the existing structure at No.14 which occupies the entire width of the property at lower ground floor level. The current proposal would be similar in size and design to the extensions at the aforementioned properties and would not detract from the character and

setting of the host or neighbouring dwellings as a result. Therefore, given the prevalence of structures to the rear of neighbouring properties along this side of Strathray Gardens, the proposed development is considered to have an acceptable impact on the character and appearance of the surrounding conservation area. The provision of a sedum roof would also reduce its visual impact when viewed from the upper floors of neighbouring buildings, whilst also improving the sustainability of the scheme. A condition will require details of the green roof to be approved.

- 2.2.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, design and limited visibility of the proposal would ensure no undue harm is caused to the character of the conservation area as a result of the development.

### 2.3 Amenity of neighbouring residential occupants

#### *Daylight / Sunlight / Outlook / Privacy*

- 2.4 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, 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.

- 2.5 Whilst the proposed side/rear extension would project 9.9m along the shared boundary line with No.10 Strathray Gardens, the height of the existing wall would ensure that only a 1m section of the development would be visible from the neighbouring site. This increase in height along the shared boundary is considered marginal and would not have a significant impact on the amenity of the neighbouring occupiers in terms of loss of light, outlook or privacy. Furthermore, the extensions set in of 7.2m from the shared boundary with No.14 Strathray Gardens would ensure no significant impact to the amenity of any neighbouring properties would occur as a result of the development.

#### External Amenity Space

- 2.7 The host dwelling currently has approximately 196sqm of rear garden space, this would be reduced to approximately 153sqm following construction of the proposed extension which is considered a sufficient amount for the occupiers of the dwelling.

### 3.0 **Recommendation**

- 3.1 Grant conditional planning permission

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7th November 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Donald Shearer  
Donald Shearer Architects  
Unit 4, Scholars' House  
Shottery Brook Office Park  
CV37 9NR

Application Ref: **2016/4363/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

2 November 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**Garden Flat**  
**12 Strathray Gardens**  
**London**  
**NW3 4NY**

**DECISION**

Proposal:

Erection of single storey side and rear extension to lower ground floor flat including removal of existing lower ground floor side infill extension to southern elevation.

Drawing Nos: 1210-BA-100, 1210-BA-101, 1210-BA-102, 1210-BA-104, 1210-BA-109, 1210-BA-110 A, 1210-BA-114 A, 1210-BA-103 A, 1210-BA-107 A, 1210-BA-105 A, 1210-BA-106 A, 1210-BA-108 A, 1210-BA-118 B, 1210-BA-112 B, 1210-BA-119 A, 1210-BA-113 B, 1210-BA-117 B, 1210-BA-115 B, 1210-BA-111 B, 1210-BA-116 C Design & Access Statement dated 28/07/2016.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Executive Director Supporting Communities





Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 1210-BA-100, 1210-BA-101, 1210-BA-102, 1210-BA-104, 1210-BA-109, 1210-BA-110 A, 1210-BA-114 A, 1210-BA-103 A, 1210-BA-107 A, 1210-BA-105 A, 1210-BA-106 A, 1210-BA-108 A, 1210-BA-118 B, 1210-BA-112 B, 1210-BA-119 A, 1210-BA-113 B, 1210-BA-117 B, 1210-BA-115 B, 1210-BA-111 B, 1210-BA-116 C Design & Access Statement dated 28/07/2016.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the use of the extension a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13 (Tackling climate change and promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

Executive Director Supporting Communities

**DECISION**