

35 Ferncroft Avenue (2017/1468/P & 2017/1561/L)



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Photo: Existing conservatory and timber doors

Delegated Report		Analysis sheet		Expiry Date:	10/05/2017
(Members Briefing)		N/A / attached		Consultation Expiry Date:	13/04/2017
Officer			Application Numbers		
Laura Hazelton			i) 2017/1468/P ii) 2017/1561/L		
Application Address			Drawing Numbers		
35 Ferncroft Avenue London NW3 7PG			Please refer to draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Demolition of existing single storey rear conservatory and erection of replacement conservatory					
Recommendations:		i) Grant Conditional Planning Permission ii) Grant Listed Building Consent			
Application Type:		i) Householder Application ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press on 23/03/2017 (expiring 13/04/2017) and a two site notices were displayed on Ferncroft Avenue and Croft Way on 22/03/2017.</p> <p>No objections were received from neighbouring residents.</p>					
CAAC/Local groups comments:	<p>An objection was received from the Heath and Hampstead Society:</p> <ul style="list-style-type: none"> • The construction of an aluminium-framed all-glass conservatory to the rear of the Grade II Listed house is completely unacceptable. • This is one of Quennell's best houses, the rear of which is harmoniously designed with timber-framed windows with small lights. This is his architectural style, and a major reason for the listing. The bog-standard aluminium-framed extension and would wreck the design composition. <p><i>Officer Response</i></p> <p><i>Please see section 3 for a full design assessment. The proposals were revised so that the timber double doors to the rear elevation would be retained and new double glazing installed.</i></p>					

Site Description

The application site comprises a 2 storey semi-detached house with attic and lower ground floor, designed by CHB Quennell. It is constructed of red brick with a tiled gabled and hipped roof with tile-hung gabled dormer and overhanging bracketed eaves. The application building is currently in use as a single dwellinghouse.

The application building (and it's symmetrical neighbour, no.33) are Grade II Listed and located within the Redington and Frogna Conservation Area.

Relevant History

PW9902295 - Change of use from 5 flats to 1 single family dwellinghouse including erection of conservatory and other internal and external alterations - Granted 25/10/1999.

LW9902229 - Change of use from 5 flats to 1 single family dwellinghouse including erection of conservatory and other internal and external alterations Granted 25/10/1999.

LWX0002121 - Application for approval of details of front door and fanlight and rear conservatory pursuant to additional conditions 03 of Listed Building Consent (Reg LW9902229R1) granted 25th October 1999 for the change of use from 5 flats to 1 single family dwellinghouse including erection of conservatory and other internal and external alterations, As shown on drawing numbers; 5343/a/, /17B, 18F, 121, 122,123, 124 (detail of new front door), 124 (proposed flank elevation of conservatory) - Granted 18/07/2000.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Supplementary Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2013

Redington and Frogna Conservation Area Statement 2004

Draft Camden Local Plan

The Camden Local Plan was formally submitted to the government for public examination in summer 2016. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017,

policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

G1 Delivery and location of growth
A1 Managing the impact of development
D1 Design
D2 Heritage

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the erection of a single storey conservatory to the rear elevation to replace the existing conservatory. It would measure the same height, width and depth (3.5m, 6.3m and 2.1m, respectively) and would feature aluminium framed bi-folding doors.
- 1.2 The proposals also include the installation of double-glazing to the existing timber-framed doors to the rear elevation.

2.0 Assessment

2.1 The principle planning considerations are determined to be as follows:

- Design (impact of the proposal on the special character host listed building and wider Redington/Frogna Conservation Area); and
- Impact on Neighbouring Amenity.

3.0 Design

- 3.3 Policy CS14 aims to ensure the highest design standards from developments. This is supported by Policy DP24 which requires all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the host building and neighbouring properties. Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.
- 3.4 Section 4 of CPG1 (Design) provides advice regarding the construction of rear extensions and advises that development should be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing.
- 3.5 The proposals involve the replacement of the existing single storey rear conservatory with a new conservatory of the same height, width and depth (maximum height of 3.5m, width of 6.3m and depth of 2.1m). The conservatory would be very similar in appearance, retaining the existing brick pier and upstand, but would feature double glazed powder coated aluminium bi-folding doors in place of the existing timber-framed doors. Likewise, the timber-framed glass roof would be replaced with aluminium-framed double glazing. The extent of glazing would remain the same as the current arrangement.

- 3.6 The proposed location and scale of the development is considered acceptable as it would be no different to the existing conservatory. The predominant alteration is the change from timber framed glazing to powder-coated aluminium. Although this is more contemporary in design, the alterations do not involve any works to the original historic fabric, and would help to differentiate the extension as a more recent intervention. The replacement conservatory would not cause harm to the special character of the listed building, nor a loss of historic fabric and is considered acceptable.
- 3.7 The proposals also include the installation of double glazing to the existing timber-framed double doors to the rear elevation. The doors are not original, having been approved in 2000 (ref: LWX0002121) and the development would not result in the loss of any historic features or fabric. The use of double glazing within historic apertures would not normally be considered acceptable but in this instance it is considered appropriate as the French doors are not original and are at lower ground floor level to the rear of the property and therefore would have a very limited impact.
- 3.8 The development would only be visible from limited private views and are considered to preserve the character and appearance of both the host listed building and wider Redington/Frogna Conservation Area.

4.0 Amenity

- 4.1 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 for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, and implications on daylight and sunlight.
- 4.2 The proposed conservatory would not result in increase in the size of the existing conservatory nor an increase in the amount of glazing to the rear elevation. The development would therefore have no impact on neighbouring amenity in comparison to the existing situation.

5.0 Recommendation

- 5.1 Grant conditional planning permission and listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 2nd May 2017, 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 and search for 'Members Briefing'.

Apropos Conservatories Ltd.
Greenside House
Richmond Street
Ashton-under-Lyne
OL6 7ES

Application Ref: **2017/1561/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

24 April 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
35 Ferncroft Avenue
London
NW3 7PG

DECISION

Proposal: Demolition of existing single storey rear conservatory and erection of replacement conservatory

Drawing Nos: 3600/001/C, 3600/002/C, bi-folding door details received 13/04/2017, location plan and site/block plan received 13/03/2017 and design and access statement received 13/03/2017.

The Council has considered your application and decided to grant subject to the following conditions:

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Executive Director Supporting Communities



- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

Mr Tim Czachur
Apropos Conservatories Ltd.
Greenside House
Richmond Street
Ashton-under-Lyne
OL6 7ES

Application Ref: **2017/1468/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

24 April 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
35 Ferncroft Avenue
London
NW3 7PG

DECISION

Proposal: Demolition of existing single storey rear conservatory and erection of replacement conservatory

Drawing Nos: 3600/001/C, 3600/002/C, bi-folding door details received 13/04/2017, location plan and site/block plan received 13/03/2017 and design and access statement received 13/03/2017.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

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

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

Executive Director Supporting Communities



- 2 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 3600/001/C, 3600/002/C, bi-folding door details received 13/04/2017, location plan and site/block plan received 13/03/2017 and design and access statement received 13/03/2017.

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

Informatives:

- 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 Compliance and Enforcement team [Regulatory Services], 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.
- 3 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 Regeneration and Planning

DRAFT

DECISION