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Photo 1 (above): Front elevation of No. 1 Briardale Gardens



Photo 2 (above): Front elevations of Nos. 3 and 1 Briardale Gardens



Photo 3 (above): Front and side elevations of No. 1 Briardale Gardens



Photo 4 (above): Rear elevation of No. 1 Briardale Gardens



Photo 5 (above): Rear elevations of Nos. 1 and 3 Briardale Gardens



Photo 6 (above): Depth of existing rear extension to neighbouring property No. 3 Briardale Gardens



Photo 7 (above): Relationship between existing bay window at No. 1 Briardale Gardens and neighbouring property No. 3 Briardale Gardens.



Photo 8 (above): Rear of properties along Platt's Lane to the east, as viewed from the rear garden of No. 1 Briardale Gardens.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/06/2017
		N/A / attached		Consultation Expiry Date:	19/05/2017
Officer			Application Number(s)		
Charlotte Meynell			2017/1841/P		
Application Address			Drawing Numbers		
1 Briardale Gardens London NW3 7PN			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear extension and single storey rear bay window. Installation of new side window and reduction in size of front window at ground floor level, installation of new rear window and re-positioning of side window at first floor level, to 2 storey side extension approved under planning permission 2016/3129/P dated 26/10/2016.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	05	No. of objections	05
Summary of consultation responses:	<p><u>A site notice was displayed on 28/04/2017 and expired on 19/05/2017.</u> <u>A press notice was advertised on 27/04/2017 and expired on 18/05/2017.</u></p> <p>In response to the original proposal, objections were received from Nos. 2, 29 and 33 Briardale Gardens, No. 20 Platt’s Lane and an unknown address.</p> <p>Objections were made on the following grounds:</p> <ul style="list-style-type: none">• All replacement windows should be original style and timber framed as per the conservation area guidelines – aluminium windows are completely out of character and will have a negative impact on the house itself and the overall look of the street (<i>Proposed alterations to the front and rear windows of the main house have been removed from this application</i>);• Removal of the casement windows to the rear and replacement with fixed pane larger windows will destroy the intact uniformity of the houses from the rear (<i>Proposed alterations to the rear windows of the main house have been removed from this application</i>);• The rear bay window feature should be retained to preserve the uniformity and character of the Quennell and Hart architecture of the street (<i>see paragraphs 3.1-3.4 of the report</i>);• The proposed rear extension would block light from the neighbour No. 3 Briardale Gardens (<i>see paragraphs 4.1-4.2 of the report</i>).			
Redington Frognal Association comments:	<p>In response to the original proposal, the Redington Frognal Association objected on the following grounds:</p> <ul style="list-style-type: none">• Object to the fenestration of the new extension which does not match the original windows and the flat roof is discordant with and harmful to the streetscape and we suggest this should be reconsidered (<i>Proposed alterations to the front and rear windows of the main house have been removed from this application; the overall design of the two storey side extension does not form part of this application</i>);• The rear extension will result in the loss of the original three-sided bay window without achieving a significant gain in space (<i>see paragraphs 3.1-3.4 of the report</i>);• Concerned by light pollution which will result from the excessive glazing planned, which will impact this established bat corridor (<i>see paragraph 5.2 of the report</i>);• Opportunity should be taken to secure improvements to the bat corridor through the planting of at least two large-canopy indigenous trees capable of supporting a large number of insects and lichens in order to provide a high biodiversity value for bats, to replace the two mature trees to be felled (<i>see paragraph 5.1 of the report</i>).			

Site Description

The subject site is a two storey plus attic semi-detached dwelling house located on the northern side of Briardale Gardens. Whilst the building is not listed, it is situated within the Redington Frogna Conservation Area and is identified as a building that makes a positive contribution to the character and appearance of the conservation area. The area is characterised by Arts and Crafts style semi-detached houses likely designed by the architect Charles Quennell.

Relevant History

1 Briardale Gardens

2016/3129/P - Erection of 2 storey side extension, 2 dormers to rear roof slope and associated fenestration changes to the front and rear elevations. **Granted 26/10/2016**

PWX0103246 - Erection of single storey side extension at ground floor level. **Granted 15/05/2001**

2489 - The erection of an additional storey over garage at 1 Briardale Gardens. **Granted 05/09/1973**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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 (2015)

CPG6 Amenity (2011)

Redington Frogna Conservation Area Statement (2000)

Camden Local Plan

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of single storey rear extension measuring 4.4m in width, 3.0m in depth, and 3.4m in height to a flat roof.
- Erection of single storey rear bay window extension measuring 2.5m in width, 0.6m in depth,

and 3.2m in height to a flat roof

- Reduction in size of ground floor front window as approved under planning permission 2016/3129/P dated 26/10/2017.
- Installation of 1 x new ground floor side window to two storey side extension approved under planning permission 2016/3129/P dated 26/10/2017.
- Installation of 1 x new first floor rear window to two storey side extension approved under planning permission 2016/3129/P dated 26/10/2017.
- Re-positioning of 1 x first floor side window as approved under planning permission 2016/3129/P dated 26/10/2017.
- The drawings were amended during the course of the application to omit the proposed alterations to the front and rear windows and the re-positioning of the second floor side window, and to alter the design of the rear bay window and proposed new windows.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Redington Frogna Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);
- Trees and Wildlife (the impact of the proposal on trees within and adjoining the application site and wildlife in the surrounding area).

3.0 Design

Rear extension

- 3.1 The houses in Briardale Gardens are identified in the Redington Frogna Conservation Area Appraisal (RFCAS) as making a positive contribution to the conservation area. The works at the rear would not be visible from the public realm or the street scene along Briardale Gardens, which thereby limits the impact of the proposal on the character and appearance of the wider area. Nevertheless, the RFCAS notes that rear extensions can adversely affect the architectural integrity of a building and so prejudice the character of the conservation area; and therefore special attention needs to be paid to the impact of the proposed works on the character and appearance of the host building.
- 3.2 There have been a significant number of single storey rear extensions to the houses in Briardale Gardens, but there is no uniform style or pattern of development to which the proposed development could adhere. The existing rear bay window at No. 1 Briardale Gardens has also previously been altered to increase its depth, and so it cannot be considered as an original architectural feature of the host property.
- 3.3 The proposed extension would be of a simple design, constructed in red brick to match the host building, with two flush rooflights to the flat roof and powder-coated aluminium framed full-height glazing to the rear fenestration. The proposed rear bay window feature would also be brick built to match the host building, with frameless fixed glazing to the rear fenestration. This use of materials is considered acceptable for a rear, ground floor location and as such, the proposed extensions would not appear incongruent with the host building and the varied pattern of development along the street.
- 3.4 The proposed rear extension and rear bay window addition are considered to be of a modest scale in keeping with the general pattern of development in the area. They would not be visible

from the public realm or street scene along Briardale Gardens due to their location to the rear of the property, which thereby limits the impact of the proposal on the character and appearance of the wider area.

- 3.5 By virtue of its form, scale, detailing and proportions, the proposed rear extension and rear bay window would be sympathetic to the host building. They would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, and the character and appearance of the Redington Frogna Conservation Area.

Alterations to windows

- 3.6 The proposed reduction in size of the ground floor front window approved under application 2016/3129/P to replace the existing garage door would be proportionate in size and sympathetic to the host building.
- 3.7 The proposed new ground floor side window would not be visible from the public realm, but would follow the line of the previously approved ground floor side window to the side extension. The previously approved first floor side window would be re-positioned so that it would be in line with the new ground floor window below, and all proposed windows to the approved side extension would be painted timber framed with glazing bars and mullions of the same style as the original front and rear windows of the host building.
- 3.8 Given the traditional design and modest proportions of the proposed front, rear and side windows to the approved side extension, the windows are considered to be appropriate and would not detract from the host building or be harmful to the character or appearance of the Redington Frogna Conservation Area.

4.0 Amenity

- 4.1 The proposed rear extension would be set away 0.3m from the boundary with No. 3 Briardale Gardens, the semi-detached pair to No. 1, and would replace the non-original bay window feature which extends between 1.1m and 1.8m from the rear building line. No. 3 has an original rear bay window feature set away 0.6m from the boundary, and as such it is not considered that the proposed extension would significantly harm the amenity of the neighbouring occupiers of No. 3 in terms of loss of daylight, sunlight, outlook or privacy.
- 4.2 The permitted development rights of the application property are a material consideration in the assessment of the development being proposed. The site is within a conservation area, in which permitted development rights for single storey rear extensions exist; permitted development rights have not been withdrawn through an Article 4 direction or other mechanism. It would therefore be possible for the applicant to construct an extension measuring 3m deep on the boundary, 3m high at the eaves, and a maximum of 4m high.
- 4.3 The relocation of the first floor obscure glazed side window to the side extension by 0.8m to the south would not result in any undue overlooking or loss of privacy to neighbours. A condition is attached to ensure this window would be obscured. Similarly, the installation of a new first floor rear window to the two storey side extension would not have an adverse impact on neighbouring amenity in terms of loss of outlook and privacy as there are no neighbouring properties directly to the rear of the host building.
- 4.4 For the reasons stated above, it is not considered that the proposed rear extension would give rise to material harm to the residential amenity of the adjoining occupiers.

5.0 Trees and Wildlife

- 5.1 A small apple tree to the rear of the property and a spindle tree in the front garden are proposed to be removed to facilitate development of the approved side extension and rear extensions. The Council's Tree Officer has assessed the submitted Arboricultural Report and has confirmed that

both trees are considered to be of low quality and are not considered to significantly contribute to the character of this part of the conservation area. It is considered that the loss of the visual amenity and canopy cover the trees provide could be mitigated through the planting of 1 replacement tree, given the constraints of the site and the low quality of the two trees to be removed. This would be secured by a condition attached to the decision notice. The arboricultural statement and tree protection plan are considered sufficient to demonstrate that the trees to be retained on site and on neighbouring sites would be adequately protected throughout the proposed development. The proposals are supported from an arboricultural perspective and no tree protection details are required to be submitted.

5.2 Objections have been raised to the potential impacts of the roof glazing to impact on the local bat population. The site does not fall within an area designated for its biodiversity value, such as an SSSI, SNCI, LNR or habitat corridor or Site of Metropolitan Importance and the Blue Ribbon Network (London Plan). As such, there is no local requirement for the applicant to submit a biodiversity survey and report. Bat activity has been recorded in the area by the local environmental records centre and in a 2016 study by The Ecology Network commissioned by the Redington Frognaal Association; but, small-scale domestic development in a built-up residential area, even where protected species are present, would not normally trigger a requirement for additional surveys.

6.0 Conclusion

6.1 The proposed development is considered acceptable in terms of both design and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.

6.2 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 Tuesday 30th 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'.

Mr Barry Chippendale
Matthew Wood Architects
4/5 Floor - Magdalen House
136-148 Tooley Street
London
SE1 2TU

Application Ref: **2017/1841/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

23 May 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Briardale Gardens
London
NW3 7PN**

DECISION

Proposal: Erection of single storey rear extension and single storey rear bay window. Installation of new side window and reduction in size of front window at ground floor level, installation of new rear window and re-positioning of side window at first floor level, to 2 storey side extension approved under planning permission 2016/3129/P dated 26/10/2016.

Drawing Nos: E0.0; E0.01; E1.0 Rev. A; E1.1 Rev. A; E1.2 Rev. A; E1.3 Rev. A; E2.0 Rev. A; E2.1 Rev. A; P1.0 Rev. B; P1.1 Rev. B; P1.2 Rev. B; P1.3 Rev. A; P2.0 Rev. E; P2.1 Rev. D; Arboricultural Impact Assessment (Prepared by ARBTECH dated March 2017); Arboricultural Method Statement (Prepared by ARBTECH dated 27/03/2017); Design & Access Planning Statement (prepared by MW Architects dated March 2017); Tree Protection Plan (Prepared by ARBTECH dated March 2017).

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

Condition(s) and Reason(s):

Executive Director Supporting Communities



- 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).

- 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans E0.0; E0.01; E1.0 Rev. A; E1.1 Rev. A; E1.2 Rev. A; E1.3 Rev. A; E2.0 Rev. A; E2.1 Rev. A; P1.0 Rev. B; P1.1 Rev. B; P1.2 Rev. B; P1.3 Rev. A; P2.0 Rev. E; P2.1 Rev. D; Arboricultural Impact Assessment (Prepared by ARBTECH dated March 2017); Arboricultural Method Statement (Prepared by ARBTECH dated 27/03/2017); Design & Access Planning Statement (prepared by MW Architects dated March 2017); Tree Protection Plan (Prepared by ARBTECH dated March 2017).

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

- 4 The flat roof of the single storey rear extensions hereby approved shall not be used at any time as an external terrace/balcony, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies G1 and A1 of the Camden Local Plan Submission Draft 2016.

- 5 Notwithstanding the plans hereby approved, the proposed first floor window in the two storey side extension shall be opaque glazed and fixed shut and maintained thereafter in perpetuity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and policies G1 and A1 of the Camden Local Plan Submission Draft 2016.

- 6 Prior to the end of the next available planting season, one replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy of the London Borough of Camden Local Development Framework Development Policies, and policies A3 and D2 of the Camden Local Plan Submission Draft 2016.

- 7 Prior to the commencement of any works on site, the tree protection measures demonstrating how trees to be retained shall be protected during construction work detailed in the arboricultural report ref. Arbtech Arboricultural Method Statement dated 27 March 2017 and tree protection plan ref. Arbtech TPP 02 dated March 2017 shall be installed and adhered to for the duration of works on site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy A3 of the Camden Local Plan Submission Draft 2016.

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 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 Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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