

Delegated Report		Analysis sheet	Expiry Date:	29/09/2017
		N/A / attached	Consultation Expiry Date:	07/09/2017
Officer			Application Number(s)	
Kristina Smith			2017/4434/P	
Application Address			Drawing Numbers	
8 Cranbrook Nutley Terrace LONDON NW3 5SY			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of Condition 3 (approved plans) of 2016/6864/P dated 20/06/2017 for (Demolition of existing dwelling house and erection of 3 storey dwelling house including garage), namely for alterations to the front fenestration at first and second floor level				
Recommendation(s):		Refuse		
Application Type:		Variation or Removal of Condition(s)		
Conditions or Reasons for Refusal:		Refer to Decision Notice		
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
	No. electronic	00		
Summary of consultation responses:	<u>A site notice was displayed between 16/08/2017 and 06/09/2017</u> <u>A press advert was published between 17/08/2017 and 07/09/2017</u> No responses			
CAAC/Local groups comments:	None			

Site Description

The application site is a two and a half storey late 20th century detached dwelling house located mid-way down Nutley Terrace close to the junction with Maresfield Gardens. It is believed that the site may have originally been the rear to a coach house that served the large Victorian properties at 30/32 Maresfield Gardens, which are located adjacent to the property to the southwest. In the other direction the site is bounded by a sports court that belongs to a school on Fitzjohn's Avenue.

The building is not listed but is located within the Fitzjohns/ Netherall Conservation Area and is referred to as making a neutral contribution.

Relevant History

2016/6864/P - Demolition of existing dwelling house and erection of 3 storey dwelling house including garage; erection of front boundary wall; plus hard and soft landscaping works. **Granted subject to s.106 legal agreement 20/06/2017**

2008/3716/P - Front extension to existing garage and erection of additional storey on top of garage to create additional floorspace to existing single family dwelling. **Granted 22/09/2008**

8803795 - Change of use and works of conversion including the excavation of the rear basement area and the erection of side front and rear extensions at first floor level to provide two self-contained maisonettes and one self-contained flat. **Granted 13/10/1988**

CTP/G6/9/C/33863/R2 - Erection of extension over existing garage to provide 1st floor addition to the upper flat with extra accommodation in the roof space. **Granted 04/08/1982**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Amenity

Camden Planning Guidance 2011/2015

CPG1 (Design) – Chapter 4

CPG6 (Amenity) - Chapter 7

Fitzjohns/ Netherall Conservation Area Character Appraisal and Management Strategy (2001)-guidelines FN/1 (New Development)

Assessment

1.0 Proposal

1.1 Planning application was granted on 20/06/2017 under planning reference 2016/6864/P for “*Demolition of existing dwelling house and erection of 3 storey dwelling house including garage; erection of front boundary wall; plus hard and soft landscaping works*”

1.2 This application seeks to vary Condition 3 (approved plans). The proposed revisions comprise:

- Alterations to front fenestration to include the installation of two new window openings at first and second floor levels.

2.0 Assessment

2.1 The planning considerations material to the determination of this application are as follows:

- Design (and impact on the Conservation Area)
- Amenity

Design

2.2 During the main application process ref: 2016/6864/P, officers worked with the applicant to achieve a design approach that was suitable for the site and wider conservation area. Integral to this approach was the importance of designing out scale to prevent the new dwelling from appearing as a miniature, pastiche version of its grander, early 20th century neighbours. The result was a proposal that responded to the site, taking on the character of a coach house, which relates to its historical relationship with 30 Maresfield Gardens. Coach houses by their nature are secondary, simply adorned utilitarian buildings. Large opening would have typically existed at ground floor level (represented by the large ground floor window – the header of which is visible above the front boundary wall) with smaller domestic windows for use by servants on the upper floor. The carefully considered placement of windows serve to reinforce its subordinate character and scale and deliver an appropriate and high-quality design which the Council could support.

2.3 The variation of the approved proposal seeks to undo these design efforts and introduce an additional window opening at first floor level and a new window at second floor level. The detrimental impact of these two windows is considered threefold. Firstly, the windows give undue status to the dwelling and reduce the ability to recognise the design intent, which is considered important. Secondly, the second floor window serves to design back in the scale and instantly transforms the building into a three storey ‘shrunk’ version of the large Maresfield Gardens properties adjacent. Nutley Terrace is a connective street between the primary roads of Maresfield Gardens and Fitzjohn’s Avenue and does not lend itself to a property of this character. Lastly, the additional windows create a regular rhythm and formal alignment which reduces the free style nature of the arts and crafts architecture and in officer’s view, ability to relate the design back to the style and period of the main houses fronting Maresfield gardens.

2.4 The application makes reference to the number of window openings on nearby properties; however, officers feel that this is irrelevant given the variation in scale and style evident in the surrounding area. Whilst the application site does not belong to a wider building group, it is imperative that its context is acknowledged and responded to in the design process. Officers do not believe this has been achieved as part of this application.

2.5 It is not felt that the additional windows can be justified in terms of what they would offer the internal living conditions of the dwelling. The large first floor window would serve a dressing room off the large and well-lit Master Bedroom, whilst the second would serve a fifth bedroom which is already served by two rooflights in the slope of the gable roof. Given this is a fifth bedroom of the property, this level of daylight and outlook is considered acceptable bearing in mind the aforementioned design

considerations.

2.6 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The new window openings would be highly noticeable additions to the front elevation that would have an impact on the character of the property. Officers consider this would be to the detriment of not just the host property, but the wider Fitzjohn's / Netherall Conservation Area which the Council has a duty to protect.

2.7 In terms of detailed design, the additional windows would be timber sliding sash to match the windows on the rest of the property. There is no objection to this style of window; however, this would not overcome the unacceptability in principle.

Amenity

2.8 The two new windows would be located on the front elevation of the property and would not lead to any new views into the windows or gardens of surrounding occupiers. There are no therefore amenity issues associated with the proposal.

3.0 Recommendation

3.1 Refuse planning permission