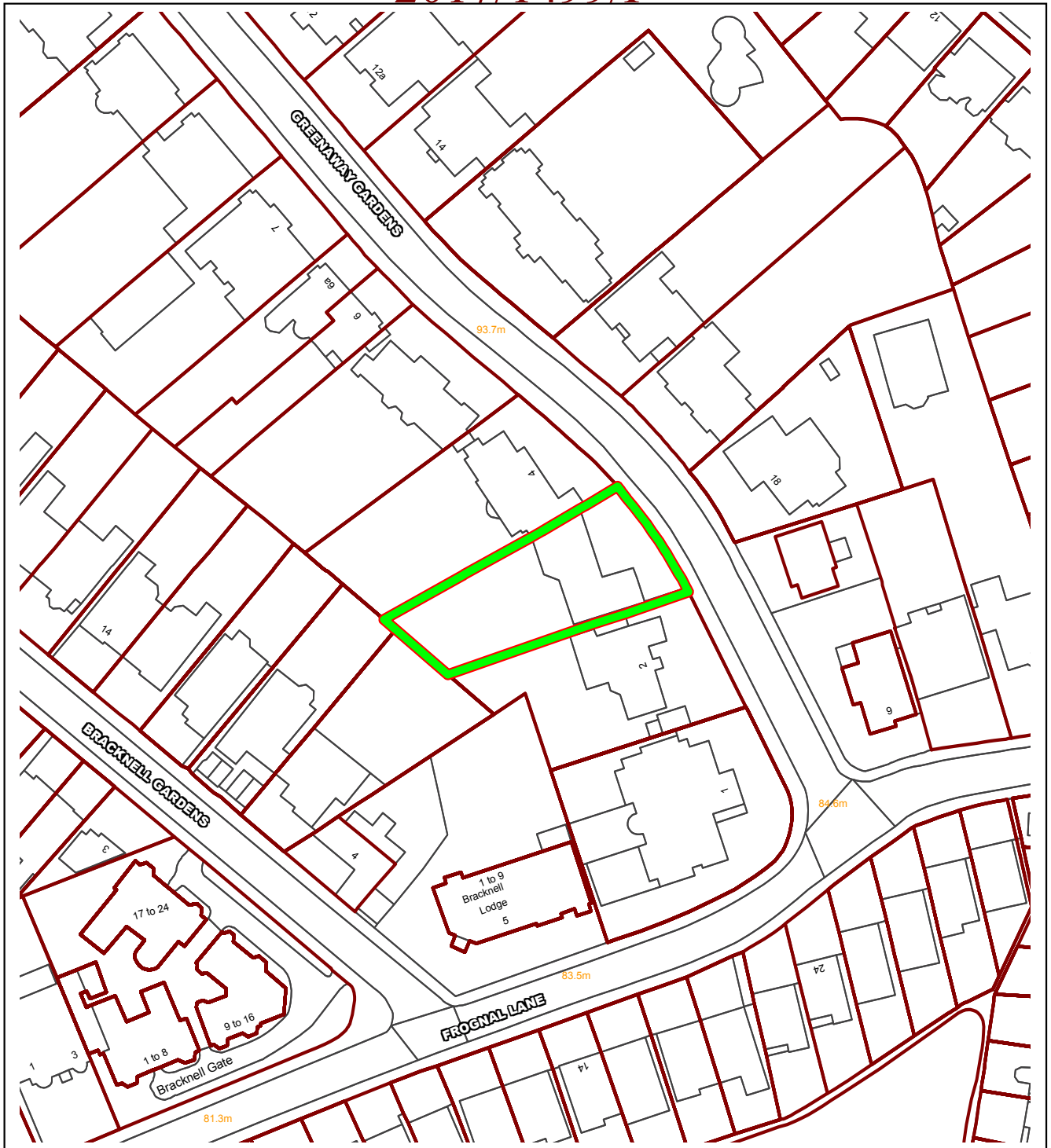


3 Greenaway Gardens NW3 7DJ 2017/1499/P



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1. Front elevation (August 2015)



2. Front elevation July 2017 (Works to implement 2016 approved scheme)



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	05/07/2017
		N/A / attached		Consultation Expiry Date:	15/06/2017
Officer			Application Number(s)		
Lisa McCann			2017/1499/P		
Application Address			Drawing Numbers		
3 Greenaway Gardens London NW3 7DJ			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of car-lift on front driveway to serve existing basement and associated front landscaping to the front forecourt.					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on 17/05/2017 and expired on 07/06/2017.</p> <p>A press notice was advertised on 18/05/2017 and expired on 08/06/2017.</p> <p>No consultation responses were received from adjoining occupiers.</p>			
Hampstead CAAC	<p>The <u>Hampstead CAAC</u> have objected on the following grounds:</p> <ul style="list-style-type: none"> • The car lift and provision of proposed off street car parking is considered harmful to the conservation area. • Noise of car lift motors is a problem and the appearance of the lift resting at driveway level is potentially harmful to the conservation area. <p>Officer response:</p> <ul style="list-style-type: none"> • <i>Please refer to paragraphs 4.3, 5.3 and 6.3 of the report</i> 			
<u>Heath & Hampstead Society</u>	<p>The <u>Heath & Hampstead Society</u> have objected on the following grounds:</p> <ul style="list-style-type: none"> • Excessive off street parking • Impact of car lift on character the property frontage • Concerns regarding noise from car lift • No Design and Access statement provided <p>Officer response:</p> <ul style="list-style-type: none"> • <i>Please refer to paragraph 4.3, 5.3 and 6.3 of the report</i> • <i>A design and access statement was submitted with the application</i> 			

Site Description

The application site is a two storey detached house with attic level accommodation and a side garage on the western side of Greenaway Gardens in the Redington Frogna Conservation Area. There is an existing cross over to the garage.

The existing dwelling has been divided into two self-contained residential units and is identified as a positive contributor to the appearance and character of the conservation area.

Planning permission was granted in 2016 (see history section) for excavation of basement with associated front and rear rooflights, replacement of existing side garage, erection of 3-storey rear extension at ground, first and second floor (roof) level, formation of terrace at rear first floor level, erection of rear dormer window, alterations to windows and doors on side elevations, removal of front dormer and erection of 2 new dormers and alterations to front door and change of use of property from 2 x self-contained flats to single-family dwellinghouse (Class C3). A site visit on confirmed that works are currently being implemented on site.

Relevant History

TP65446/2744 – permission granted on 09/08/1952 for the conversion of no. 3 Greenaway Gardens, into a self-contained flat and self-contained maisonette.

2011/3798/P – permission granted on 23/09/2011 for 'Excavation of basement with associated front and rear rooflights, replacement of existing side garage, erection of 3-storey rear extension at ground, first and second floor (roof) level, formation of terrace at rear first floor level, erection of rear dormer window and alterations to windows and doors on side elevations and change of use of property from 2 x self-contained flats to single-family dwellinghouse (Class C3).'

2012/2022/P – permission granted on 3 July 2012 for relocation of an existing dormer and erection of a second dormer in front roof slope installation of a new pitched roof entrance porch alterations to fenestration on front elevation on connection with existing dwelling.

2012/5148/P – permission granted on 24 October 2012 for non-material amendments to planning permission granted on 23/09/11 (2011/3798/P), namely reposition the swimming pool within the existing basement, increase in rooflights to the rear serving basement amendments to the front glazed light wells, repositioning of the rear elevation, alterations to the internal layout, windows and roof lights.

2014/3096/P – Approval of Details granted on 14 August 2014 for hard & soft landscaping (condition 3); tree retention & protection (5); and structural engineer appointment (7) with regard to planning permission (2011/3798/P) dated 23/09/2011 for excavation of basement, erection of 3-storey rear extension at ground, first and second floor (roof) level, change of use dwellinghouse, and other works.

2015/3373/P – Permission was granted on 13 May 2016 for excavation of basement with associated front and rear rooflights, replacement of existing side garage, erection of 3-storey rear extension at ground, first and second floor (roof) level, formation of terrace at rear first floor level, erection of rear dormer window, alterations to windows and doors on side elevations, removal of front dormer and erection of 2 new dormers and alterations to front door and change of use of property from 2 x self-contained flats to single-family dwellinghouse (Class C3).

2016/2893/P - Approval of Details granted on 13 December 2016 for Details pursuant to conditions 7 (structural method statement) and 8 (qualified chartered engineer) of 2015/3373/P, dated 13/05/2016, for; 'Excavation of basement with associated front and rear rooflights, replacement of existing side garage, erection of 3-storey rear extension at ground, first and second floor (roof) level.

2017/3837/P – Permission was granted on 4 December 2017 for alterations to front boundary treatment

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development
D1 Design
D2 Heritage
T1 Prioritising walking, cycling and public transport
T2 Parking and car free and car-free development
Camden Planning Guidance
CPG1 Design (2015)
CPG6 Amenity (2011)

Redington and Froggnal Conservation Area Statement (2003)

Assessment

1.0 Background

- 1.1 Permission was granted in 2011 (2011/3798/P) for the conversion of the premises to a single family unit and the following external alterations:
- the excavation of the basement
 - replacement of existing side garage
 - erection of 3-storey rear extension at ground, first and second floor (roof) level,
 - formation of terrace at rear first floor level,
 - erection of rear dormer window and alterations to windows and doors on side elevations
- 1.2 In 2016, permission was granted under a fresh application (2015/3373/P) for:
- a larger rear extension
 - larger basement
 - replacement of the garage with habitable accommodation (as with approved 2011/3798/P application)
 - conversion to single family dwelling (as with approved 2011/3798/P application)
 - terrace at rear first floor level
 - rear dormer windows (as with approved 2011/3798/P application)
 - alterations to doors and windows on side elevations, including larger replacement dormer windows

2.0 The Proposal

- 2.1 The current application seeks permission for the installation of a car-lift on the front driveway of the dwelling serving the existing basement. The scheme also includes associated landscaping to the front forecourt to increase the level of soft landscaping in this area of the site and reduce the ability for driveway vehicular parking. All other elements shown on submitted plans are as was approved (and are currently being built-out on site) under the previous application - 2015/3373/P dated 13/05/2016.
- 2.2 Revised plans have been submitted during the course of the application which introduces additional soft landscaping to the front forecourt at ground floor level and reduces the number of ground floor level off street car parking spaces from 3 to 2.
- 2.3 The existing number of on-site car parking spaces are as follows: 3 (front forecourt parking).
- 2.4 The proposed number of on-site car parking spaces are as follows: 2 (front forecourt parking), 1x basement level space.

3.0 Assessment

- 3.1 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 street scene and Redington and Frognal Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).
- Transport

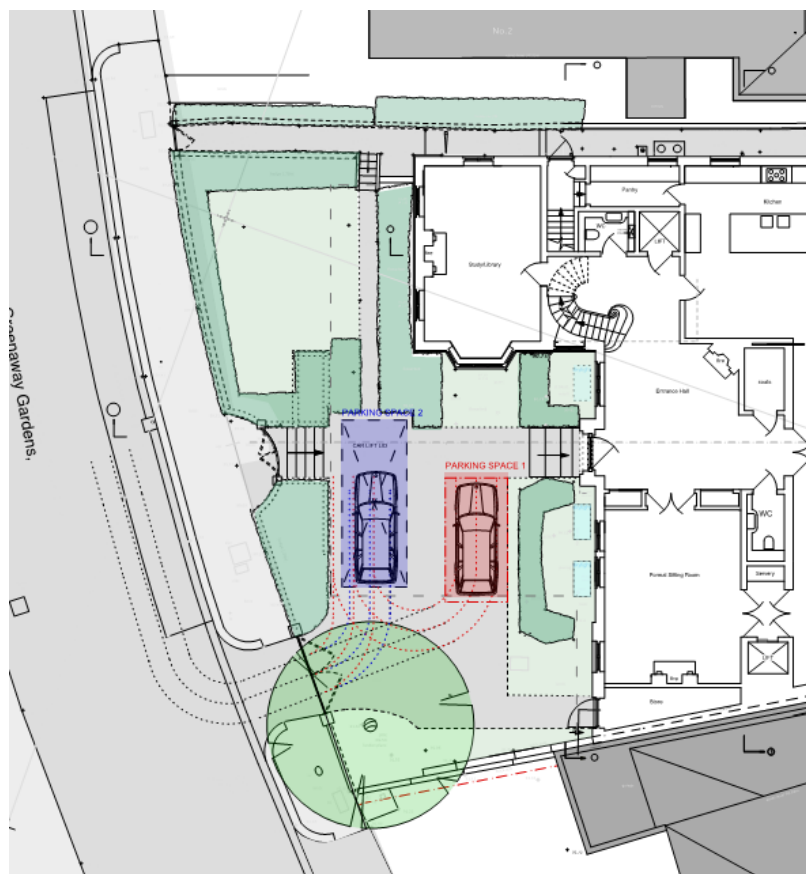
4.0 Design and conservation

- 4.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 4.2 The proposed site layout and alterations to the front forecourt are considered to be generally similar to the proposed scheme which was approved under planning reference 2015/3373/P. Furthermore, it is noted that the current proposal offers increased levels of soft landscaping to the front forecourt than the previously approved scheme and it is therefore considered to appear as an improvement in this regard.
- 4.3 The proposed car lift would be significantly screened from public realm view by the front boundary treatment which was approved under planning reference 2017/3837/P (see history). The proposed car lift would consequently not be visible from outside of the application site, within public views. The works are subsequently not considered harmful to the character of the host property or surrounding area and, subject to the increased soft landscaping offer, the proposal can be supported in this instance. Within this context and given its limited visibility from the public realm, it is considered that the proposed development would preserve the character and appearance of the host dwelling and surrounding conservation area.
- 4.4 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 development would therefore accord with policies D1 and D2.

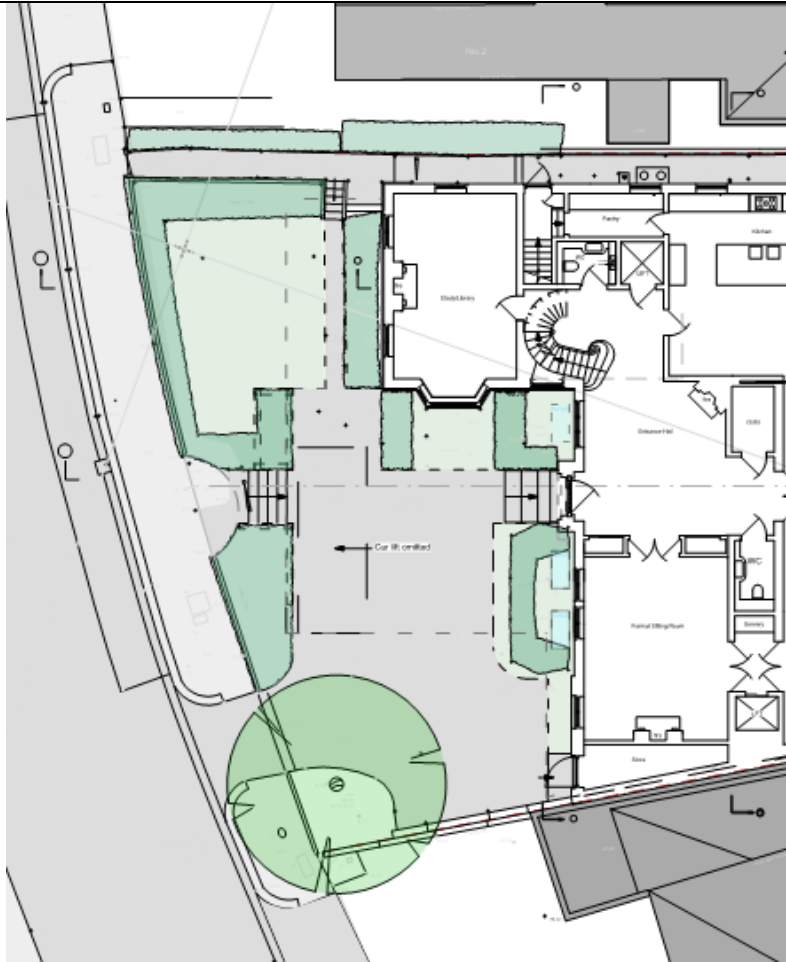
5 Transport/Car Parking

- 5.1 Policy T2 of the Local Plan 2017 seeks to limit the availability of parking. Paragraph 10.15 states:
- “Limiting the opportunities for parking within the borough can reduce car ownership and use and therefore lead to reductions in air pollution and congestion and improve the attractiveness of an area for local walking and cycling.”*
- 5.2 The site has a PTAL rating of 4, meaning that it is moderately accessible by public transport. The Council expects development to be car free in this area and therefore any increase in onsite parking provision would not be acceptable in accordance with policy T2.
- 5.3 The case officer's report for the previously consented scheme (2015/3373/P) stated with regards to the proposal:
- “The existing site has 3 on-site car parking spaces. The proposal would retain these car parking spaces. The application originally included a car lift to facilitate car parking in the basement, over and above the 3 car parking spaces being retained. This has been deleted from the application following officer negotiation and there would therefore be no increase in car parking spaces.”*

5.4 The proposed front forecourt now includes a car lift, however it is noted that additional soft landscaping is now proposed to the front forecourt than the previously approved scheme 2015/3373/P (see below). The current proposal would therefore allow less ground level off street parking given the increase in soft landscaping provision, and overall the number of off-street car parking would not increase from the approved scheme under planning reference 2015/3373/P. A condition is recommended that the front forecourt shall be landscaped in line with the revised plan prior to the first use of the proposed car-lift to ensure the above. For these reasons, the proposal is therefore considered acceptable in this instance given that there is no net increase in parking proposed at the property.



Proposed car lift and additional soft land landscaping under current application reference 2017/1499/P



Approved front land landscaping under previous application reference 2015/3373/P

6 Amenity

- 6.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It 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, daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 6.2 The proposed car lift would not result in any loss of natural light, outlook or privacy to any adjoining neighbour.
- 6.3 Submitted alongside the application is a Noise Impact Assessment which assessed the potential impacts caused from the plant equipment associated with the proposed car lift. This report was reviewed by the Council's Environmental Health Officer who has not raised an objection to the scheme and has advised that the noise emitted from the site as a result of the proposed works are within the Local Plan 2017 levels. They have however recommended that a condition is attached to ensure that the emission of noise from the car lift is within these predicted/acceptable thresholds. Subject to this condition the car-lift is not considered to result in any noise or disturbances to adjoining neighbours. Overall the proposal would not result in any detrimental impact on residential neighbouring amenity and is considered acceptable.

7.0 Conclusion

7.1 The proposed development is considered acceptable in terms of both design and impact on amenity. The development would not result in any increase to the number of onsite car parking spaces above the approved and substantially implemented scheme.

7.2 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 Monday 11th December 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'.

Mrs Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
Middlesex
TW12 1JQ

Application Ref: **2017/1499/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

6 December 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Greenaway Gardens
London
NW3 7DJ

DECISION

Proposal:
Installation of car-lift on front driveway to serve existing basement and associated front landscaping to the front forecourt.

Drawing Nos: Drawing Nos: Site Location Plan, 1279S01 Revision A, 1279 AP 12 Revision B, 1279 AP 21 Revision B, 1279AP24B, Car lift details DBD/offer 1066, Car lift details Drw.1, Car lift noise assessment CSGA C1528.

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.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Site Location Plan, 1279S01 Revision A, 1279 AP 12 Revision B, 1279 AP 21 Revision B, 1279AP24B, Car lift details DBD/offer 1066, Car lift details Drw.1, Car lift noise assessment CSGA C1528.

Reason:

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations equipment.

- 5 Prior to the first use of the hereby approved car lift, the scheme of hard and soft landscaping to the front forecourt shown on the approved drawings shall be provided in full. The extent of soft landscaping to the front forecourt area shall then be retained as such in perpetuity.

Reason: To limit the availability of onsite parking and ensure that the use of the car-lift does not contribute to increased parking pressures, air pollution or congestion in surrounding streets.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

Director of Regeneration and Planning

DECISION