

Flat A, 17 Oakhill Avenue, NW3 7RD (2017/6074/P)



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1. Shows rear of the conservatory



2. Shows part of the conservatory roof



3. Shows vertical windows to be replaced with brickwork (Photo taken from inside as there is no access from the outside)

Delegated Report		Analysis sheet	Expiry Date:	25/01/2018
(Members Briefing)		N/A / attached	Consultation Expiry Date:	28/12/2017
Officer			Application Number(s)	
Oluwaseyi Enirayetan			2017/6074/P	
Application Address			Drawing Numbers	
Flat Ground Floor 17 Oakhill Avenue LONDON NW3 7RD			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of timber framed conservatory with aluminium framing and alterations to the side elevation.				
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. notified	00	No. of responses	1	No. of objections	1
			No. Electronic	1		
Summary of consultation responses:	<p>A site notice was displayed 05/12/2017 and a press notice was advertised on 07/12/217.</p> <p>One response was received from No. 19 Oakhill Avenue, NW3</p> <ul style="list-style-type: none"> Neither the conservatory nor the first floor terrace were subject of planning permission. <p><i>Officers response:</i></p> <ul style="list-style-type: none"> Planning permission was granted on appeal for the conservatory 05/08/1988. First floor terrace does not form part of this application 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Heath & Hampstead Society have objected:</p> <ul style="list-style-type: none"> No comments on the principle of this conservatory replacement, but we object to the proposed replacement materials. <p><i>Officers response:</i></p> <ul style="list-style-type: none"> See paragraph 2.5 in the assessment below 					
Site Description						
<p>The application site is a semi-detached building located on the southern end of Oakhill Avenue. Its current use as residential flats. The proposal relates to the conservatory at ground floor level. The property is located within the Redington/Frogna Conservation Area and a positive contributor, but is not listed.</p>						
Relevant History						
Site History:						
<p>8702997 - Erection of an extension to the existing ground floor flat to form a new kitchen bedroom and conservatory – Granted on appeal 05/08/1988</p> <p>8803813 - Erection of rear extensions to the existing ground floor flat to form a new kitchen bedroom and conservatory – Granted 12/10/1988</p> <p>2004/1724/P – (Flat 1st & 2nd floor) - Replacement of 2 existing UPVC windows on the 2nd floor rear elevation with 2 UPVC windows, replacement of existing timber windows and french door on the 1st floor rear elevation with timber windows and french door, plus installation of railings around the perimeter of an existing rear roof terrace – Granted 05/07/2004</p>						

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 (Design)

CPG6 (Amenity)

Redington/Frogna Conservation Area Statement adopted January 2003

Assessment

1. The proposal

- 1.1. This application seeks planning permission for the following works:
- Replacement of the existing conservatory roof and rear frame.
 - Replacement of the existing vertical window on the boundary with brickwork

2. Conservation and design

- 2.1. The application site is located within the Redington Frogna Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.
- 2.2. The 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 (ERR) 2013.
- 2.3. Policy D1 Design of the Local Plan states the Council will seek to secure high quality design in development and would require that development respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage and complement the local character. Further stating "the Council will welcome high quality contemporary design which responds to its context."
- 2.4. The existing conservatory is constructed of timber with vertical windows on the flank wall and the roof is glazed in plexiglass plastic.
- 2.5. The replacement of the conservatory would be constructed with aluminium and glass. Concerns were raised about the use of aluminium instead of timber. However, the current conservatory was granted planning permission in 1988 following an appeal decision. The existing conservatory does not have historic joinery profiles and is not an original 19th century feature of the host building. The existing roof is covered with plastic and, the replacement with glass is more appropriate in a conservation area which is a better choice and of a durable material. The colour of the proposed conservatory would be white to match the existing. In this context the proposed replacement with aluminium is not considered to be harmful to the host building or conservation area. The Council's Conservation Officer has assessed the proposal

and no objection was raised.

2.6. It is proposed to replace the existing vertical windows on the boundary in brickwork to match existing brickwork. This is considered acceptable and would overcome overlooking.

2.7. Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with Policies D1 and D2 of the London Borough of Camden Local Plan (2017).

3. Impact on Neighbour Amenity

3.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

3.2. The replacement of the existing roof would not introduce any new concerns about impact on neighbouring residential amenity. The replacement of part of the side elevation glazing with brick would potentially reduce existing opportunities for overlooking. Overall, the proposal is considered to be acceptable in terms of its impact on neighbouring amenity.

4. Recommendation : Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29th January 2018, 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 Simon Watkins
HUB Architects and Designers Ltd.
15 Hoopers Yard
Kimberley Road
London
NW6 7EJ

Application Ref: **2017/6074/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

24 January 2018

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat Ground Floor
17 Oakhill Avenue
LONDON
NW3 7RD

DECISION

Proposal: Replacement of timber framed conservatory with aluminium framing and alterations to the side elevation.

Drawing Nos: Site location plan (1236 - PL - 001); 1236-PL- (101, 102, 103); Design & Access Statement dated October 2017.

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; Site location plan (1236 - PL - 001); 1236-PL- (101, 102); Design & Access Statement dated October 2017.

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

- 4 Prior to commencement of development, detailed drawings and manufacturer's details in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Details including materials specification and sections at 1:10 of the aluminium framing and glazing;

The development shall be carried out in accordance with the approved details.

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.

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

DRAFT

DECISION