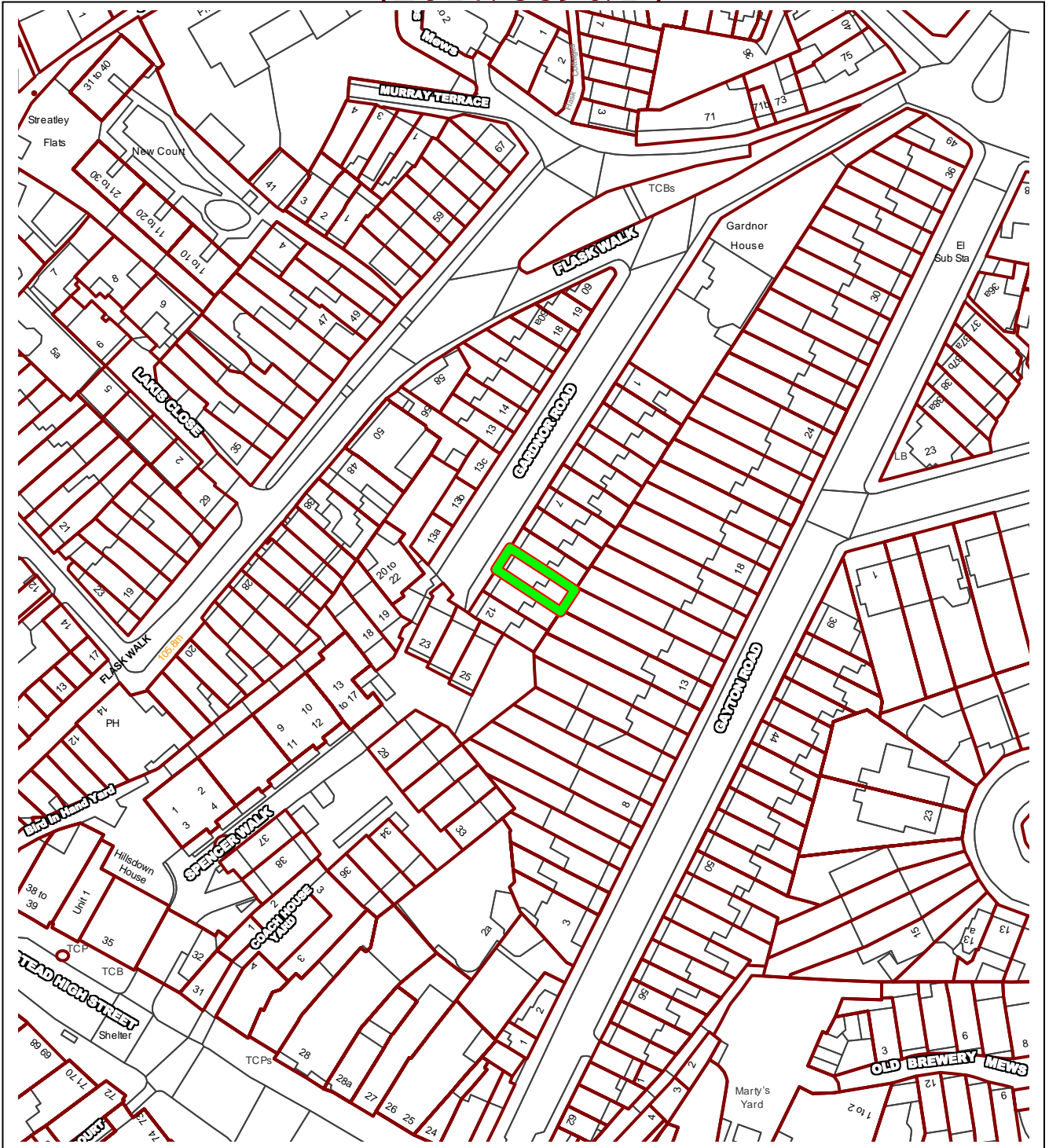


10 Gardnor Road, London, NW3 1HA (2017/6690/P)



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10 Gardnor Road - Photographs



1. Rear elevation



2. Rear garden from above



3. Aerial view

Delegated Report		Analysis sheet		Expiry Date:		26/01/2018	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		04/01/2018	
Officer				Application Number(s)			
Thomas Sild				2017/6690/P			
Application Address				Drawing Numbers			
10 Gardnor Road London NW3 1HA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of two-storey rear extension at lower ground and ground floor level, erection of a first floor extension and alterations to the existing two storey rear closet wing.							
Recommendation(s):		Grant conditional planning permission					
Application Types:		Householder Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>Site Notices x 2 from 13/12/2017 – 03/01/2018</p> <p>Press Advert from 13/12/2017 – 03/01/2018</p>			
CAAC/Local groups* comments:	<p><u>Gayton Residents' Association object</u></p> <ul style="list-style-type: none"> • Extends beyond rear building line • Rear gardens are shallow and provide an important amenity space <p>Officer response:</p> <ul style="list-style-type: none"> • Building line refer to paragraph 2.1 • Loss of amenity space refer to paragraph 3.3 			

Site Description

No. 10 Gardnor Road is a 5-storey 19th century mid-terraced single family dwellinghouse, including lower ground and attic floors. It is located on the south side of Gardnor Road which is a cul-de-sac. To the northeast lies the junction with Flask Walk. The building is not listed however the site does lie within Hampstead Conservation Area. The surrounding area is mainly residential.

Relevant History

- PW97-2731R1 – permission granted 26/05/1998 for a 3rd-floor mansard roof extension, demolition of the rear closet wing and replacement with a full width lower ground floor extension with roof terrace above.

This permission appears to have been only part implemented, with the roof extension element only being completed.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2015 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity)

Hampstead Conservation Area Statement (2001)

Assessment

1 Proposals

1.1 The application proposes the following works to the property:

- Erection of a two storey rear infill extension at lower ground and upper ground floor level. The lower ground floor element measures 2.6m (depth) by 2.8m (height) by 3m (width) and the upper ground floor element measures 1.6m (depth) by 3.2m (height) by 2.4m (width)
- Erection of a first floor extension to the existing two storey rear closet wing measuring 1.9m (depth) by 2.8m (width) by 2.7m (height)
- Replacement of the lower and upper ground floor rear windows and door within the existing closet wing with one larger window at lower ground and upper ground floor level and new window at first floor level on the rear elevation of the existing closet wing

Revisions

1.2 Originally the proposal included a two storey extension at first and second floor levels to the existing closet wing. Following concerns about the scale of the extended closet wing in relation to the host building, and its impact on the character of the building and the terrace of which it forms a part, the proposals were revised to reduce the height of the proposed extension to sit a full storey below the eaves of the original roof in line with CPG1 guidance. The proposal has been amended to now

only include a first floor extension to the existing closet wing at the rear of the property.

1.3 The parapet of the two storey infill extension was revised to reduce its height by approximately 0.3m to reduce the overall height and resultant bulk of the upper ground floor extension. This would create a more meaningful gap between the top of the extension and the first floor window on the rear elevation.

2 Design and impact on the conservation area

Rear infill extension

2.1 The proposed extension infills the side return of the closet wing at lower ground level to a maximum depth of 2.6m, and would project 0.7m beyond the rear elevation of the existing closet wing. At upper ground floor level the infill would project out a depth of 1.6m, which would be approximately 0.3m behind the building line of the closet wing. Given the modest projection at lower ground floor level beyond the existing building line of the closet wing, the projection itself is not considered to be detrimental to the character and appearance of the host building, the terrace of which it forms a part or the surrounding conservation area.

Closet wing extension and alterations

2.2 The proposals include the alteration and extension of the existing closet wing. A first floor extension would result in a three-storey form. A lower ground floor door and two existing windows would be replaced with two larger windows with matching fenestration to the others on the rear face of the building. The contemporary enlarged window opening at lower and upper ground floor levels on the rear elevation would be considered acceptable. Across the terrace, there is a variety of closet wing forms and heights. The prevailing form is two-storey's however the proposed additional single storey is considered acceptable in this context given that both adjoining neighbours have three and four storey closet wings which are at a comparable or higher level. The proposal would preserve the character and appearance of this part of the terrace and the surrounding conservation area and would be considered acceptable.

Materials and design quality

2.3 The closet wing extension is to be faced in repurposed brick combined with new brick to match existing. The proposed windows are timber framed, matching the fenestration of the other existing rear windows.

2.4 The infill extension would be faced in stained timber, in contrast to the host building but serving to differentiate it from the original rear face and closet wing.

2.5 It is of high importance that an accurate brick match is agreed in advance of construction given the visibility of the closet wing from surrounding properties and sensitivity of the site within the conservation area. In order to assess fully the quality and appearance of the facing materials, full details will be required by condition.

3 Amenity

3.1 Given that the proposed rear infill extension projects 0.7m beyond the existing closet wing at lower ground floor level, and the extension at upper ground floor level would be set behind the existing building line of the closet wing of the application site and that of the neighbouring property at no. 11, it would not be considered to result in an adverse impact on neighbouring residential amenity in terms of loss of daylight / sunlight, privacy or outlook.

3.2 The extension of the closet wing at first floor level will increase the height of the side flank along the boundary with no. 9 by around 2.1m. The existing side flank and party parapet already projects above the adjacent upper ground floor glazed doors of no. 9. The increase in height of 2.7m at a depth of 1.9m, would result in a flank elevation that extends up to the height of the first floor window at no. 9. The extension would be set away from this window by 1.0m. Given that the window appears to

serve a study and the neighbouring property is a single family dwelling with good levels of daylight and sunlight to remaining windows within the property, it is considered balance, that the combined height and depth of the flank elevation is not considered to result in unacceptable harm to amenity of this property in terms of loss of daylight or outlook.

3.3 The proposal results in the loss of 6.7 sq. m of the rear garden however 23.2 sq. m would be retained and is still considered an appropriate usable size of rear garden space for this family dwelling.

5 Recommendations

5.1 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 19th March 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'.

Application ref: 2017/6690/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 14 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Ackland Design
106 Harley Street
London
W1G 7JE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Gardnor Road
London
NW3 1HA

DECISION

Proposal:

Erection of two-storey rear extension at lower ground and ground floor level, erection of a first floor extension and alterations to the existing two storey rear closet wing of the single family dwelling.

Drawing Nos: Site Location Plan, 001, 002, 003, 004, 005, 006, 008, 009, 010.1, 011.1, 013.2, 013b.2, 014.2, 015.2, 016.2, 017.2, Daylight and Sunlight Assessment (EAL Consult Nov 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).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site Location Plan, 001, 002, 003, 004, 005, 006, 008, 009, 010.1, 011.1, 013.2, 013b.2, 014.2, 015.2, 016.2, 017.2

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 The flat roofed areas of the extensions hereby approved shall not be used as roof terraces, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining property in accordance with policy A1 of the 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

David Joyce
Director of Regeneration and Planning

DRAFT

DECISION