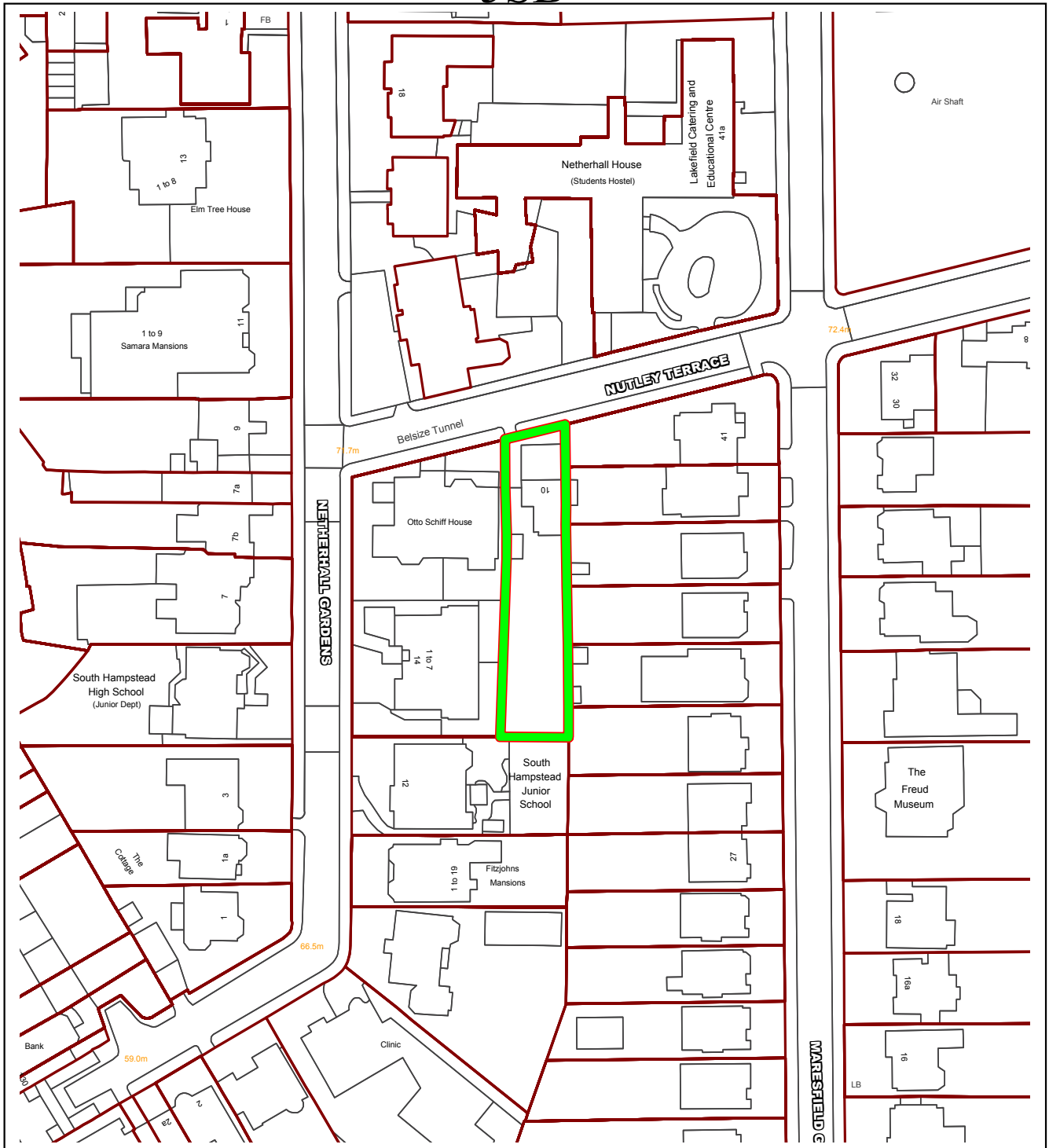


2018/6261/P – 10 Nutley Terrace, NW3 5SB



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2018/6261/P – 10 Nutley Terrace, NW3 5SB



1) Front/side elevation from Nutley Terrace

2) Rear elevation



3) Front/side elevation from within the driveway

Delegated Report		Analysis sheet		Expiry Date:	13/02/2019
(Members Briefing)		N/A		Consultation Expiry Date:	18/02/2019
Officer				Application Number(s)	
Ben Farrant				2018/6261/P	
Application Address				Drawing Numbers	
10 Nutley Terrace London NW3 5SB				Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Partial demolition of existing building; external alterations including erection of front, side and rear ground floor extensions (following demolition of existing); and erection of two storey rear extension with rear roof terrace at first floor level.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	1	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed on 25/01/2019 (consultation end date 18/02/2019), and a press notice was displayed on 24/01/2019 (consultation end date 17/02/2019).</p> <p>One comment was received from the owner/occupier of The Coach House, 7a Netherhall Gardens, summarised as follows:</p> <p>Requests the front extension is removed – this would improve the frontage of the property.</p> <p><i>Officers Response:</i> <i>Whilst it is agreed that this would improve the contribution the property makes to the conservation area, given the long-standing presence of a front addition, and that the replacement front extension would have a similar siting and scale, it would be unreasonable to request its removal in this instance.</i></p>			
Fitzjohns/Netherhall Conservation Area Advisory Committee (CAAC)	<p>The Fitzjohns/Netherhall CAAC were consulted on the application on 16/01/2019.</p> <p>No response was received.</p>			

Site Description

The application site comprises a two storey detached dwellinghouse which was originally constructed as a coach house to the adjacent Grade II listed Otto Schiff House.

The site is within the Fitzjohn's Netherall Conservation Area and is a positive contributor, and whilst it is not a listed building, it is located within the setting of Otto Schiff House.

Relevant Planning History

10 Nutley Terrace (Application Site)

2015/6528/P - Partial demolition of the existing dwelling and detached single storey garage (existing front, west and part rear elevation above ground floor level to be retained and existing roof including chimneys to be reinstated), to be replaced by a new detached single-family dwelling, along with erection of extensions to the front (single storey), rear and side at ground and first floor levels, and excavation of single storey basement level – **Granted subject to S106 05/05/2017**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2018)

CPG Amenity (2018)

Fitzjohns/Netherhall Conservation Area Appraisal and Management Strategy (2001)

Assessment

1. Reason for Referral to Member's Briefing

1.1 The proposal represents substantial demolition of a positive contributor within a conservation area, and as such would typically be referred to Development Management Committee under the Council's adopted Scheme of Delegation. However, this is considered not to be necessary in this instance for the following reasons:

- The works generally consist of extensions and alterations to the existing building, with demolition of the relevant parts of the building thereafter, rather than 'demolition' in the traditional sense.
- The overall character and appearance of the property from public views would not be altered to a significant degree.
- The proposal is the same as that previously approved at committee, with the exception of the previously approved basement now being omitted from the plans (ref: 2015/6528/P dated 05/05/2017).

- The previous permission remains extant until 05/05/2020 and could be implemented should the developer wish to.

1.2. For these reasons the proposal is considered to be appropriate for assessment at Member's Briefing.

2. The proposal

2.1. This application seeks planning permission for the following works:

- Erection of a two storey rear extension, single storey wrap-around side/rear extension, and front extension following the removal of the existing front extension following a similar footprint.
- This application is a resubmission of a previously approved scheme (ref: 2015/6528/P dated 05/05/2017) with the previously approved basement removed and minor alterations to the style of the fenestrations of the front extension. This application remains extant until 05/05/2020.

3. Revisions

3.1. No revisions were received during the course of this application.

4. Conservation and design

4.1. Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

4.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

4.3. It is considered on balance that the removal of the existing front extension and replacement with a modern addition of a similar footprint and overall scale would be acceptable and would have a neutral impact on the character and appearance of the property, conservation area and adjacent listed building. Whilst front extensions such as this are not typically desirable, given the long established presence of such an addition, coupled with the boundary treatment, it would be unreasonable to request its removal. The overall character and composition of the property would be unharmed as a result of this alteration. This element would have a modern appearance which is in part reinforced by the proposed fenestrations, however given the clearly separate nature of this element from the historic main building, coupled with its siting behind the boundary wall, and long standing nature of such a modern front extension, this is considered to be acceptable in this instance.

4.4. The two storey rear extension would extend to the same depth as the rear elevation of the listed building - Otto Schiff House, matching the proportions of the property and matching its overall style and composition. Whilst this type of extension would typically be resisted, given the unusual nature of this property, it is considered to be acceptable in this instance.

4.5. The single storey wrap-around addition would similarly have a more modern appearance, finished with a green roof. Given the single storey nature of this element, this is considered to

be acceptable on balance and would serve to have a neutral impact on the character and appearance of the conservation area, and would not be visible from the street given its siting behind the existing wall/arched gates.

4.6. The roof terrace similarly is considered to be acceptable in principle, particularly given its discreet siting to the rear of the property above part of the ground floor rear extension.

4.7. It is noted that the property has a number of features which contribute to its character and appearance; conditions have been attached to ensure these elements are retained and replicated appropriately where necessary (**condition 7**).

4.8. On balance, the works are considered to have a neutral impact on the character, appearance and historic interest of the property, conservation area and adjacent listed building.

4.9. The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.16 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

5. Impact on Neighbour Amenity

5.1. 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.

5.2. Given the siting, scale and nature of the proposed additions and alterations, they are considered not to result in any harm to the residential amenities of neighbouring properties. The property (being detached) has an appropriate separation distance from neighbouring properties and would not unduly impact on their daylight/sunlight or outlook as a result. Given the residential nature of the property, it would not unduly impact on neighbours in terms of noise. A privacy screen has been included to the side of the proposed roof terrace to alleviate overlooking concerns – the proposal is considered not to result in undue harm in terms of overlooking. A condition has been attached to secure the installation of the privacy screen prior to the use of the roof terrace (**condition 8**)

5.3. Given the above assessment, the proposal is considered to comply with policy A1 of the Camden Local Plan.

6. Trees

6.1A Tree Report was submitted with the application detailing the removal of 2 no. trees and protection measures for those remaining on site. The details have been confirmed as acceptable by the Council's Trees and Landscaping Officer, subject to appropriate conditions (**condition 4**). Further details of the green roof shall be required by condition (**condition 9**).

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 8th April 2019, 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: 2018/6261/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 15 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Studio Mark Ruthven
92 Prince of Wales Road
London
NW5 3NE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

10 Nutley Terrace
London
NW3 5SB

Proposal: Partial demolition of existing building, external alterations including erection of front, side and rear ground floor extensions (following demolition of existing); and erection of two storey rear extension with rear roof terrace at first floor level.

Drawing Nos: NU2-X-001, NU2-X-002, NU2-X-101, NU2-X-102, NU2-X-103, NU2-X-104, NU2-X-200, NU2-X-300, NU2-X-301, NU2-X-302, NU2-X-303, NU2-X-304, NU2-X-151, NU2-X-152, NU2-X-154, NU2-X-250, NU2-X-350, NU2-X-351, NU2-X-352, NU2-X-353, NU2-X-354, NU2-P-002, NU2-P-101, NU2-P-102, NU2-P-103, NU2-P-200, NU2-P-201, NU2-P-300, NU2-P-301, NU2-P-302, NU2-P-303, NU2-P-304, DS14051501.04 & Tree Survey Report ref: DS14051501 by Patrick Stileman Ltd.

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 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: NU2-X-001, NU2-X-002, NU2-X-101, NU2-X-102, NU2-X-103, NU2-X-104, NU2-X-200, NU2-X-300, NU2-X-301, NU2-X-302, NU2-X-303, NU2-X-304, NU2-X-151, NU2-X-152, NU2-X-154, NU2-X-250, NU2-X-350, NU2-X-351, NU2-X-352, NU2-X-353, NU2-X-354, NU2-P-002, NU2-P-101, NU2-P-102, NU2-P-103, NU2-P-200, NU2-P-201, NU2-P-300, NU2-P-301, NU2-P-302, NU2-P-303, NU2-P-304, DS14051501.04 & Tree Survey Report ref: DS14051501 by Patrick Stileman Ltd.

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

- 4 Tree protection measures - Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawings. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roof lights of the development hereby approved shall be conservation style, finishing flush with the roof slope.

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.

- 6 All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 7 Detailed photographic survey and annotated elevation of all brick embellishments and details, including the window apertures, chimneys, corbelling, dormer pediment details, gate arch and decorative keystone, tiling and ridge tiles shall be provided to the local planning authority before the relevant part of the work is begun. Additionally the following shall be provided:
- Details of all windows (1:20 plans);
 - Detail of all rainwater goods (1:20 plans).
 - Detail of front sliding gate (elevations).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved (to be reinstated).

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.

- 8 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 Prior to commencement of the relevant part of the works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

DRAFT

Yours faithfully

Director of Regeneration and Planning

DECISION