

Delegated Report (Members Briefing)		Analysis sheet N/A		Expiry Date: 04/10/2016		Consultation Expiry Date: 08/09/2016	
Officer				Application Number(s)			
Tessa Craig				2016/3691/P			
Application Address				Drawing Numbers			
Flat B 40 Hollycroft Avenue London NW3 7QN				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Demolition and replacement of rear extension and garden studio, replacement of glazing to rear bay window and restoration of 2 front windows.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	04	No. of objections	04
Summary of consultation responses:		<p>Site notice displayed – 17/08/2016 – 07/09/2016 Press Notice advertised – 18/08/2016 – 08/09/2016</p> <p>Objections raised:</p> <p>22 Ferncroft Avenue</p> <ul style="list-style-type: none"> • Objection mainly to outbuilding affects visual amenity of rear of property (see 2.2- 2.6); • Too large and across the whole of rear boundary (see 2.2- 2.6); • A flat not a studio. Intended use? (see 2.5) • Modern design not in keeping with the CA (see 2.2 – 2.10); • TPO trees affected (see 2.15); • Drainage and structural integrity of the rear garden (see 2.6); • Use of rear garden being infringed (<i>there is an existing outbuilding, a condition will be imposed to ensure the proposed outbuilding is not used as a second dwelling house</i>). 					

<p>CAAC/Local groups comments:</p>	<p>Objections were received from the following Groups:</p> <p>Redington Frogna! CAAC</p> <ul style="list-style-type: none"> • Garden studio is a self-contained dwelling (see 2.5); • Significant rear garden tree corridor by bats and owls (see 2.2- 2.6); • Effects on mature trees (see 2.15); • Very large building (see 2.2 -2.6); • Rear extension incorporates large glazed roof – illumination of rear garden and tree corridor (see 2.6); • Significant harm to heritage asset (see 2.2- 2.10). <p>Heath and Hampstead Society</p> <ul style="list-style-type: none"> • Flat roof/glazing/brickwork is alien and harmful (see 2.2- 2.10); • All listed in CA statement should be regarded as locally listed (see 2.2 – 2.10); • Backland development unacceptable (see 2.2- 2.6); • Bizarre design (see 2.2- 2.10); • Trees - building within the RPA (see 2.15). <p>Redington Frogna! Association</p> <ul style="list-style-type: none"> • Should be an opportunity to restore original character and detail (see 2.2 – 2.10); • Rear extension dominates and spoils arch integrity (see 2.7 – 2.9); • Previous approval was refused for a summer house. This is a second house (<i>the previous application for a summerhouse was in fact granted- see site history below</i>); • 50% increase in scale (see 2.2 – 2.6); • Materials insensitive to the main house (see 2.2 – 2.6); • Increase in artificial light obtrusive and detrimental to neighbours and biodiversity (see 2.6); • Object to loss of garden (see 2.2 – 2.6 and 2.15).
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Site Description

The subject site is located on the west side of Hollycroft Avenue and is within the Redington Frogna! conservation area and the building is a positive contributor. The building is a detached brick three storey property with a front and rear dormer and an existing outbuilding at the rear of the garden. The property is divided into flats with the subject flat occupying the ground and first floor.

Relevant History

- 5645-Building of summer house in rear garden of 40 Hollycroft Avenue. Granted, 23/08/1962.
- 8804475- The construction of a conservatory at first floor level over an existing roof terrace and works at roof level including the construction of a recessed balcony and the installation of roof light. Refused, 25/05/1989.
- 8804476- The construction of a conservatory at first floor level over an existing roof terrace and works at roof level including the construction of a recessed balcony and the installation of roof lights. Refused, 25/05/1989.
- 8905724- The erection of a glazed conservatory at first floor level. Refused, 04/07/1990.
- 9005464- Alterations to the front elevation to allow the provision of an additional doorway and

the erection of a glazed conservatory at the rear first floor level. Refused, 14/11/1990.

- 9005618- Alterations to the front elevation to allow the provision of an additional doorway and the erection of a glazed conservatory at the rear first floor level. Refused, 14/11/1990.
- 2006/5752/P- Erection of a single storey extension to the existing summerhouse to provide ancillary accommodation for the ground floor flat. Granted, 09/03/2007.
- 2007/4883/P- Erection of roof extension with dormer windows in south, north and west elevations, erection of glazed infill extension at ground floor level between conservatory and main building and alterations to windows at first floor level. Granted, 15/01/2008.

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Redington and Frognal Conservation Area Statement 2000

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the demolition of an existing outbuilding (26sqm) and erection of a replacement structure measuring 35sqm (9sqm enlargement). The outbuilding is a polygon shape but generally the dimensions are 7.9m width, 6.7m depth and 4m height. The outbuilding is to be constructed from masonry, with aluminium framed windows and shall include a sloping green roof. The outbuilding shall include three glazed rooflights, a glazed north facing elevation and windows on the east and south elevations. The outbuilding is for ancillary use for the flat.
- 1.2 Permission is also sought for the demolition of the existing rear extension and replacement with an enlarged edition measuring 6.3m depth, 9.3m width and two rooflights and a green roof. The existing rear projection is an 'L' shape which is 5.6m deep and 6.7m wide with a void space between the extension and the main property.
- 1.3 The application includes, replacement glazing to first floor rear bay window and restoration of front elevation windows which are currently boarded up.
- 1.4 The proposal has been revised since it was originally submitted to reduce the footprint of the outbuilding by 6sqm increasing its setback from boundaries and reducing the height, removed the proposed kitchen from the outbuilding and introducing planting to screen the studio along the rear boundary fence.

2.0 Assessment

- 2.1 The main planning issues to be considered are the impact of the proposal in terms of design and conservation, the impact of the proposal on the amenity of neighbours and trees and landscaping.

Design

Outbuilding

- 2.2 Camden Planning Guidance states that the construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens, can often have a significant impact upon the character of an area. The Council therefore seek to ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host and surrounding gardens.
- 2.3 CPG1 design guidance recommends development in rear gardens should:
- ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden;
 - not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area;
 - use suitable soft landscaping to reduce the impact of the proposed development;
 - ensure building heights will retain visibility over garden walls and fences;
 - use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees (also see Landscape design and trees chapter in this CPG), or adjacent structures;
 - address any impacts of extensions and alterations upon water run-off and groundwater flows, both independently or cumulatively with other extensions, and demonstrate that the impact of the new development on water run-off and groundwater flows will be negated by the measures proposed. Reference should be made to CPG3 Sustainability (Flooding chapter).
- 2.4 It should be noted an extension to the existing summerhouse was granted in 2007 to double the size of the outbuilding which was granted permission but not implemented. Since 2007 the Council policies have not significantly changed and therefore the principle of an enlarged outbuilding is considered to be established. The previously approved scheme which has now lapsed added approximately 21sqm of additional floor space. The proposed outbuilding shall add an additional 9sqm of floor area.
- 2.5 The proposed outbuilding has been designed to sit sympathetically within the garden. The outbuilding sits at a lower level due to the site topography and shall include a green roof and landscaping to help soften the appearance of the building. The outbuilding shall occupy approximately 15.35% of the rear garden space (4% increase from existing structure). A condition shall be imposed which prevents the outbuilding from being used as a second dwellinghouse.
- 2.6 The applicant has submitted a structural stability report to support the application, concluding 'Structural solutions therefore exist to allow the building to be founded stably and achieve the arboricultural objectives of minimising impact on the roots and leaving the building raised above the surrounding ground level'. Given the proposed outbuilding adds only an additional 9sqm, it is considered overly onerous to impose conditions regarding drainage. It is also considered the proposed greenroof will help absorb additional run off. Some light may be produced from the proposed outbuilding, however it would not be harmful to residential amenity and it is not considered a reason to refuse the proposed development.

Rear Extension

- 2.7 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.8 CPG1 Design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.9 The existing property has already been extended to the rear with a single storey glazed extension which obscures the rear elevation at ground floor and part of the non-original windows in the bay at first floor. The surrounding properties include a variety of large extensions at ground, first and second floor level. It is not considered the proposed ground floor extension which is wider and slightly deeper than the existing would cause more harm than the existing development. The extension is to be brick to match the main property and shall remain a subordinate addition to the host property by virtue of not extending the full width of the property. The extension shall not be visible in wide views and therefore is not considered harmful to the conservation area. Although the bay feature is not richly designed, the original form will be retained internally with the shoulders remaining intact.

Windows

- 2.10 The proposed alteration to the windows are considered sympathetic to the main property. The front elevation windows are existing they have been covered up from the inside. The rear bay window currently includes non-original windows.

Amenity

- 2.11 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."
- 2.12 The proposed changes to the rear extension, the reinstatement of the front elevation windows and the changes to the first floor fenestration details are not considered to result in any increased overlooking or loss of light. The front elevation windows to be reinstated face toward the street and do not look into residential windows. The rear elevation windows are existing and therefore overlooking would not be increased beyond the existing situation. The height of the rear extension is modest and would not cause loss of light to neighbours.
- 2.13 Whilst the glazed rooflights in the rear extension are likely to omit some light, the windows directly above belong to the applicant. It is not considered the rooflights would cause light spoil nuisance to other neighbours.

Trees and Landscaping

- 2.14 Policy CS15 advises the Council will protect and improve sites of nature conservation and biodiversity by protecting trees and promoting the provision of new trees and vegetation, including additional street trees. Policy DP25 advises that the Council should preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.
- 2.15 There is a TPO protected tree at the front of the site which is not impacted by the proposed works. The applicant has submitted a Tree Survey Report and confirmed no trees shall be removed as part of the development. A condition shall require details of hard and soft landscaping and tree protection measures to be submitted for approval.

3.0 Recommendation

- 3.1 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 31st October 2016, 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'.