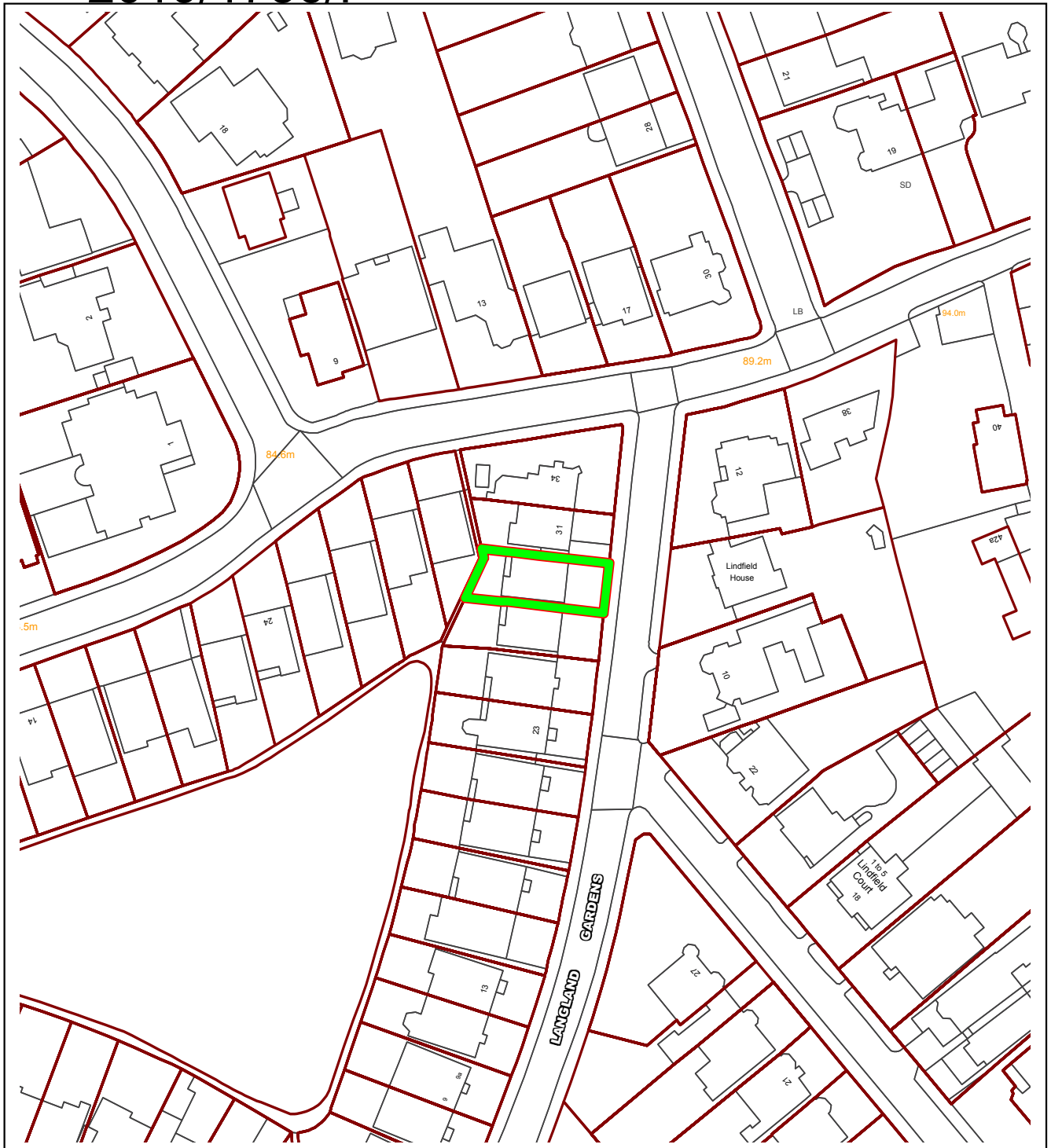


29 Languard Gardens, NW3 6QE ref. 2019/1736/P



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1. Rear elevation



2. Rear elevation

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	27/05/2019
		N/A		Consultation Expiry Date:	12/05/2019
Officer			Application Number(s)		
Sofie Fieldsend			2019/1736/P		
Application Address			Drawing Numbers		
29 Langland Gardens London NW3 6QE			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear extension at lower ground floor and rear fenestration alterations (Class C3).					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder 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:	<u>A site notice was displayed from 17/04/2019</u> <u>A press notice was advertised on 18/04/2019</u> No responses from adjoining occupiers were received.			
Hampstead CAAC objection:	The Hampstead CAAC (HCAAC) objected on the following grounds: <ol style="list-style-type: none"> 1. Trees: HCAAC considers even an only slightly increased extension to be unnecessary and object to any threat to existing trees. The arboricultural report may dismiss existing trees, but residents should be encouraged to maintain their trees rather than accepting any threat to them and especially accepting any proposal to remove due to supposed poor health. We would object to any proposal to 'compensate' the loss of trees by replanting saplings or agreement for funding in lieu. 2. Garden Space: Also the very limited rear garden size should be sustained as is not to be encroached upon further. The problem with extensions is always the likelihood of hard landscaping accompanying them whether as decking or paving etc. further encroaching on green space Officer response: <ol style="list-style-type: none"> 1) Discussed in section 5.1. 2) See section 3.3 			

Site Description

The application site comprises a three storey semi-detached property located on the western side of Langland Gardens and it is located within the Redington/Frogna Conservation Area.

The property is not statutorily listed; however, the Redington/Frogna Conservation area appraisal and management strategy identifies the site as making a positive contribution to the character of the conservation area.

Relevant History

2003/3167/P– The erection of single storey timber framed conservatory to the rear.– **Granted on 26/01/2004**

Relevant policies

National Planning Policy Framework (2019)

London Plan 2016

Draft New London Plan 2019

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

G1 Delivery and location of growth

Camden Planning Guidance

- CPG Altering and extending your home (2019)
- CPG Design (2019)
- CPG Amenity (2018)

Redington and Frognal conservation area appraisal and management strategy (2000)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the following:

- Demolition of an existing rear conservatory and erection of a replacement conservatory. The proposed conservatory would measure 1.7m in depth to the rear and 5m in width. The extension would stand at 3.3m high and have an eaves height of 2.9m with a mono-pitched roof. The proposed footprint matches the existing conservatory.
- Replacement of existing patio doors on the rear elevation

1.2 During the lifetime of this application the following revisions were received following feedback from officers:

- Redesign of extension to give it a more traditional appearance
- Change of materials to timber and redesign of replacement rear patio doors

2.0 Assessment

2.1 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 Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).
- Trees

3.0 Design

3.1 The 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 and listed buildings.

3.2 The conservatory would be constructed of White PPC aluminium with significant glazing. The design of the existing timber rear elevation is considered to be of a poor quality. In this context the proposed replacement conservatory with aluminium is considered to be a higher quality design. The choice of materials is considered to preserve the character and appearance of the host and the wider conservation area.

3.3 The proposal matches the existing footprint, no further garden space would be lost. It is noted that there is existing decking to the rear of the extension and this will be replaced with stone paving. It would not contribute to additional hard landscaping in the rear garden. The proposal would appear as a subordinate feature in relation to the host property and it would not be visually prominent from the public realm, mainly private views from the immediate neighbouring properties would be possible.

3.4 By virtue of its form, scale, detailing and proportions, the proposed replacement conservatory would be sympathetic to the host building. It would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, and the character and appearance of the Conservation Area. As such it would comply with the requirements of policies D1 and D2 of the Camden Local Plan and guidance in the CPGs.

3.5 Revisions were received changing the replacement patio doors on the rear elevation of the host property to timber and redesigning them to appear more traditional. It is considered that this element would preserve the character and appearance of the host property, streetscene and conservation area.

4 Amenity

4.1 The proposal would match the depth of the existing extension and given its modest depth and height it is not considered that it would cause harm to the amenity of the adjacent building at no. 31. The proposal would raise part of the boundary wall shared with this property to 3.1m- 3.5m following the slope of the extension's roof. It is noted that No.31 sits at a higher level to the host property (0.9m higher) and an existing 3.1m high fence from the host property's ground level exists. It is considered that this increase on the boundary (0.1-0.4m) is acceptable and would not have an unacceptable impact on this property's amenity.

4.2 Given that the proposed single storey scale, the siting and the context of the neighbouring properties, it is considered that the proposal would not have an unacceptable impact on the amenity of the adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

4.3 It is noted that the existing extension has side windows facing No.27 and it is considered that the proposal's set of doors on the same elevation and the proposed replacement patio doors on the rear elevation would both have a similar outlook and therefore the extension would not cause any privacy concerns to either neighbouring property.

5.0 Trees

5.1 It is noted that the proposal includes the removal of one tree and a shrub, both of which are not worth of protection. The Council's Tree Officers have assessed the proposal and determined that the removal in this instance to be acceptable. The applicant has provided an Arboricultural Report, which was assessed by the Council's Tree Officers, along with a Tree Protection Plan that is considered sufficient to demonstrate that trees would be adequately protected during the implementation of any approval. A condition would be attached to ensure that this is adhered to during the construction process of the development. Officers do not consider replacement planting to be reasonable given the poor quality of the vegetation being removed.

6.0 Conclusion

6.1 The proposed development is considered acceptable in terms of both design and amenity. The development is considered to be consistent with the objectives of Camden's policies and guidance.

6.2 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 29th July 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: 2019/1736/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 23 July 2019

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

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800 Group
Cranborne Road
Potters Bar
EN6 3JN
england

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

29 Langland Gardens
London
NW3 6QE

Proposal: Erection of a single storey rear extension at lower ground floor and rear fenestration alterations (Class C3).

Drawing Nos: 229-01; 229-11; 229-12; 229-13; 229-14; 229-21 Rev.C; 229-22 Rev.C; 229-23 Rev.C; 229-24 Rev.C; 229-25 Rev.C; L001 Rev.A; L002 Rev.A and Tree Survey & Arboricultural Report Rev.A by Ginger Landscape dated 1/4/19.

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:

229-01; 229-11; 229-12; 229-13; 229-14; 229-21 Rev.C; 229-22 Rev.C; 229-23 Rev.C; 229-24 Rev.C; 229-25 Rev.C; L001 Rev.A; L002 Rev.A and Tree Survey & Arboricultural Report Rev.A by Ginger Landscape dated 1/4/19.

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with Tree Survey & Arboricultural Report Rev.A by Ginger Landscape dated 1/4/19. 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.

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.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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>

Yours faithfully

Director of Regeneration and Planning