

Delegated Report		Analysis sheet		Expiry Date:		21/01/2014	
		N/A		Consultation Expiry Date:		08/01/2014	
Officer				Application Number(s)			
Gideon Whittingham				1) 2013/7312/P 2) 2013/7318/L			
Application Address				Drawing Numbers			
72 A Hampstead High Street London NW3 1QP				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1) Variation of condition 3, in relation to approved plans, of planning permission; 2012/5622/P dated 17/12/12, for alteration to windows and rooflights (Retrospective). 2) Alteration of windows and rooflights to second and third floor maisonette. (Retrospective)							
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	20	No. of responses	01	No. of objections No. of comments	00 00
Summary of consultation responses:		A site notice was displayed from 28/11/2013 and a public notice was published in the Ham & High from 05/12/13. A letter of comment from No.3 Perrin's Court stated: <i>'A planning condition should be set that the mansard roof must not be used as a terrace.</i> <i>The applicant has installed an unsightly soil vent pipe to the elevation onto Perrin's Court...this would be cut down to roof level and not extend above it.'</i>					
CAAC/Local groups comments:		The Hampstead CAAC were formally consulted. To date, a response has not been received.					

Site Description

This application relates to a four storey and basement Grade II listed building, comprising basement, ground, first, second and third floor levels. The property is located on the south side of Hampstead High Street with the junction of Perrin's Court. The adjacent buildings along Perrin's Court, namely Nos. of 2, 4, 6, 6a and 6b are Grade II listed.

The property forms part of the Hampstead Town core retail frontage, within the Hampstead Conservation Area.

The building at basement, ground and first floor levels are in Class A1 retail use. At second and third floor levels, the building forms a self-contained residential unit, accessed via Perrin's Court.

This application solely relates to the residential element of the building at second and third floor level and entrance elevation on Perrin's Court.

Relevant History

2012/5622/P & 2012/5623/L (Granted 17-12-2012) Erection of a single storey rear sided mansard roof extension with two dormer windows at second floor level; addition of a dormer window on the front roof slope and associated works including fenestration alterations in connection with second and third floor maisonette (Class C3). This application has been implemented, albeit not built in accordance with the approved plans.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS4 (Areas of more limited change)

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 2011/2013:

CPG1 Design; CPG6 Amenity

The Hampstead Conservation Area Statement (2001)

Assessment

1. Proposal:

1.1 The applications propose:

- Installation of an additional rooflight to the 3rd floor roof
- Omission of the south west facing window to the 3rd floor stair (as per consent in 2012)
- Increase the size of the 3rd floor bedroom window from 900x1000mm (as per consent in 2012) to 900x1200mm as well as alteration to location

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Adjacent residential amenity

2. Design:

2.1 The submitted details outline a justification for the modifications to permission granted in 2012, namely:

- 1) The 3rd floor roof is non-original fabric dating to the 1960s. The existing building had 3 smaller rooflights within the same roof, which we considered redundant due to the changes in layout and the proposed 2 new windows and gained permission for their removal in the approved applications. The rooflight proposed in this application better lights what could have potentially been an under lit stair and represents a positive development in the design. The rooflight is not visible from the street and further reduces the potential for overlooking to neighbouring properties when compared to the window option.
- 2) The 3rd floor stair window was omitted as part of the changes described in section 1.
- 3) The 3rd floor master bedroom window was not dimensioned on our original applications and has been enlarged in height by 200mm during construction to suit the head height of the existing structure. The enlargement is not to the detriment of the listed building, does not increase overlooking and is not visible from the street. The same bedroom window has been raised by approximately 150mm from the surface of the roof for waterproofing reasons. The window was originally shown in the lower location due to a change of design to the roof requested by the previous case officer on the same day that the scheme was granted approval. The knock on effects of this amendment was not carried through at the time to reflect all of the implications.

2.2 Given the extent of the amendments to have taken place, the materials and detailed design used, it is considered the proposal is acceptable. The works are relatively nature in terms of impact and would not significantly deviate from the character and appearance of the roof extension granted consent in 2012.

2.3 With regard to the vent pipe located at main roof level, given its location, position and colour, this alteration is considered acceptable, as is the height which is required to emit fumes so as not to harm the adjoining neighbours.

2.4 Within this context, the proposed rear extension would preserve the special architectural and historic interest of this listed building and the character and appearance of the surrounding conservation area.

3. Amenity

3.1 Given the extent of amendments proposed, the alterations would be of no greater harm to the levels of amenity enjoyed by the adjoining neighbours, in terms of access to sunlight, daylight, or privacy/overlooking, than the arrangement consented in 2012.

Recommendation:

- 1) Grant Planning Permission
- 2) Grant Listed Building Consent