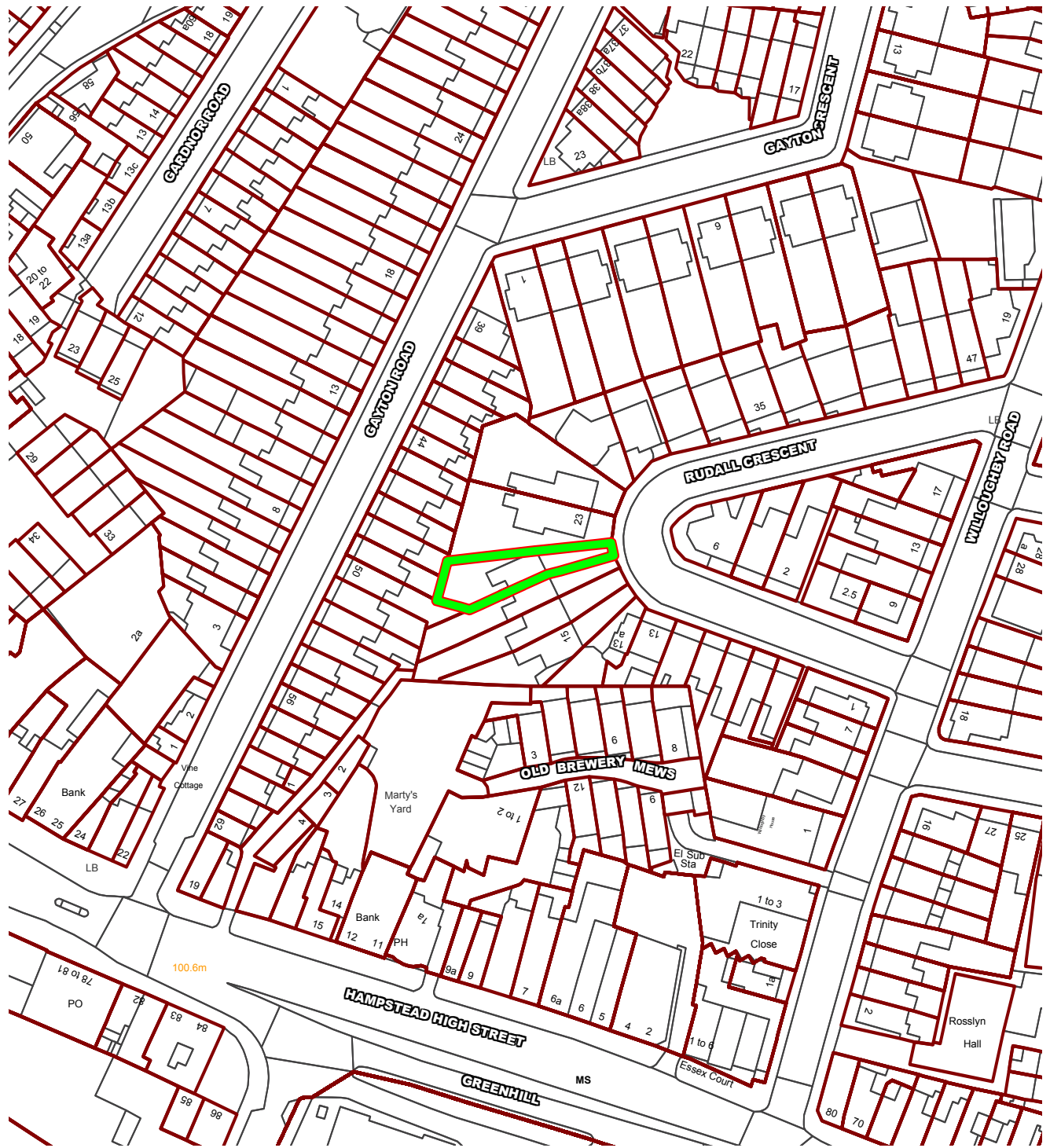


21 Rudall Crescent



Delegated Report		Analysis sheet		Expiry Date:		09/09/2013	
(Members Briefing)		N/A		Consultation Expiry Date:		15/08/2013	
Officer				Application Number(s)			
Angela Ryan				2013/4208/P			
Application Address				Drawing Numbers			
21 Rudall Crescent London NW3 1RR				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing windows to front elevation, installation of a new front dormer, following removal of the existing and associated works to off street parking area in connection with dwelling house (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	0	No. of objections	0
			No. Electronic	0		
Summary of consultation responses:	A site notice was displayed on 17/07/2013, expiring on 07/08/2013; and a public notice published in the local press on 25/07/2013, expiring on 15/08/2013. No representations have been received as a result of the consultation process.					
CAAC/Local groups* comments: *Please Specify	<p><u>Hampstead CAAC:</u> Were formally consulted and raise objections to the proposal. The existing dormer spread is unwelcome but the proposed envelope alteration is immaterial. The proposed enlarged glazing areas without detailed division in scale with the existing, is unacceptable.</p> <p><u>(Officer's response:</u> See paragraph 2.1 of this report)</p>					

Site Description

The site comprises a three storey red brick building located on the west side of Rudall Crescent. It has a Dutch gable roof line, with a single storey bay window at ground floor level. The site is a single family dwelling house that is currently vacant and is being refurbished. The predominant land-use in the area is for residential.

The site is not listed but lies within the Hampstead Conservation Area. It is not a positive contributor and the existing dormer window at roof level is identified as a feature which detracts from the character of the area and would benefit from enhancement

Relevant History

11/07/1983- Permission **granted** for the erection of a part 1 and part 2 storey side extension to provide additional accommodation.(Ref: 36156)

01/09/1988- Permission **granted** for the erection of single storey side extension and conservatory at the rear (Ref: 8803876)

14/06/1989- Permission **refused** for the erection of a side extension at first floor level (Ref: 8804703). This application was refused for three reasons as follows:

- 1) The proposed extension is considered to be detrimental to the character and appearance of the Hampstead Conservation Area by virtue of its proposed bulk appearance and the effect of in-filling the gaps between buildings
- 2) The proposed extension is considered to be undesirable as it would obstruct the light to adjoining properties to the detriment of their amenities.
- 3) It is considered that the total floorspace of the building, following the proposed extension, would be excessive in relation to the site and the character of the area generally.

06/12/1989- Permission **refused** for the erection of a side extension at first floor level (Ref: 8905591). This application carried three reasons for refusal as follows:

- 1) It is considered that the total floorspace of the building, following the proposed extension, would be excessive in relation to the site and the character of the area generally.
- 2) The proposed extension is considered to be detrimental to the character and appearance of the Hampstead Conservation Area by virtue of its bulk, appearance and the infilling of gaps between buildings.
- 3) The proposed extension is considered to be undesirable as it would obstruct the light to adjoining properties to the detriment of their amenities.

Relevant policies

LDF Core Strategy and Development Policies for applications

Core strategy:

CS5 (Managing the impact of growth)

CS14 (Promoting high quality places and conserving our heritage)

Development policies:

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- chapters 1, 2, 3, 4 and 5

CPG6: Amenity- chapter 6 & 7

Hampstead Conservation Area Statement 2001

London Plan 2011

National Planning Policy Framework 2012

Assessment

1.0 Proposal:

1.1 The applicant seeks to renovate the building by undertaking alterations. The works will include replacement of four double hung vertical sliding sash windows located on the front elevation with double glazed timber sash windows to match the existing windows on the front elevation. It is also proposed to install a new dormer window on the front roof slope, following removal of the existing front dormer window. Improvements/associated works are also proposed to the existing off-street parking area and access path which will include repaving the off-street parking area with granite sets and partially repaving the existing front garden area with granite sets and reclaimed York stone flags.

1.2 The replacement windows are aimed to improve thermal insulation at the site. The associated works seek to restore the original features at the site, while improving the later additions which are considered to be of poor quality.

1.3 During the course of the application the scheme has been revised to locate the front dormer more centrally in the roof slope and to introduce glazing bars to the large glass pane originally proposed.

1.4 The key issues to consider are:

- The impact on the character and appearance of the host building and conservation area; and
- The impact on amenity

2.0 Impact on the character and appearance of the host building and conservation:

2.1 The existing front dormer is considered to be poorly located and sits awkwardly on the parapet wall, and is identified in the conservation area statement as a feature which detracts from the character of the area and would benefit from enhancement. The proposed dormer is proposed to be located centrally on the front roof slope. Glazing bars have been introduced within the glass panes to provide more articulation and reflect the design of the fenestration located on the lower floors. Given that the proposed dormer is an improvement, compared to the existing dormer window located at the site.

2.2 The front garden area and off-site parking area is currently in a bad state of repair. The proposed repaving of these areas with granite sets and York stone flag is considered will improve the aesthetic quality of the site and therefore no design issues are raised. The proportions of hard and soft landscaping currently at the site will be unchanged.

2.3 It is considered that the proposal will serve to preserve and enhance the character and appearance of the host building and conservation area and as such the proposal is considered to be acceptable.

3.0 Amenity:

3.1 As no new openings are proposed at the site, it is considered that no amenity issues will arise such as the loss of natural light, overlooking and the loss of privacy, loss of outlook or adding to the sense of enclosure. As such it is considered that existing residential amenity at the site will not be significantly affected.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd September 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'

Anthony Engi Meacock
21 Rudall Crescent
London
NW3 1RR

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

Application Ref: **2013/4208/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

19 September 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted

Address:
21 Rudall Crescent
London
NW3 1RR

Proposal:

Alterations to fenestration to include the replacement of existing windows to front elevation, installation of a new front dormer, following removal of the existing and associated works to off street parking area in connection with dwelling house (Class C3).

Drawing Nos: Site location plan (Ref: PL00); PL01; PL02; PL03; PL04; PL05; PL06; PL07; PL08; PL11; PL12; PL13; PL14-A; PL15- A; PL16-A; PL17; PL18;
Design and access statement by Anthony Engi-Meacock dated July 2013

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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 CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: - PL01; PL02; PL03; PL04; PL05; PL06; PL07; PL08; PL11; PL12; PL13; PL14-A; PL15- A; PL16-A; PL17; PL18; Design and access statement by Anthony Engi-Meacock dated July 2013

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)



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