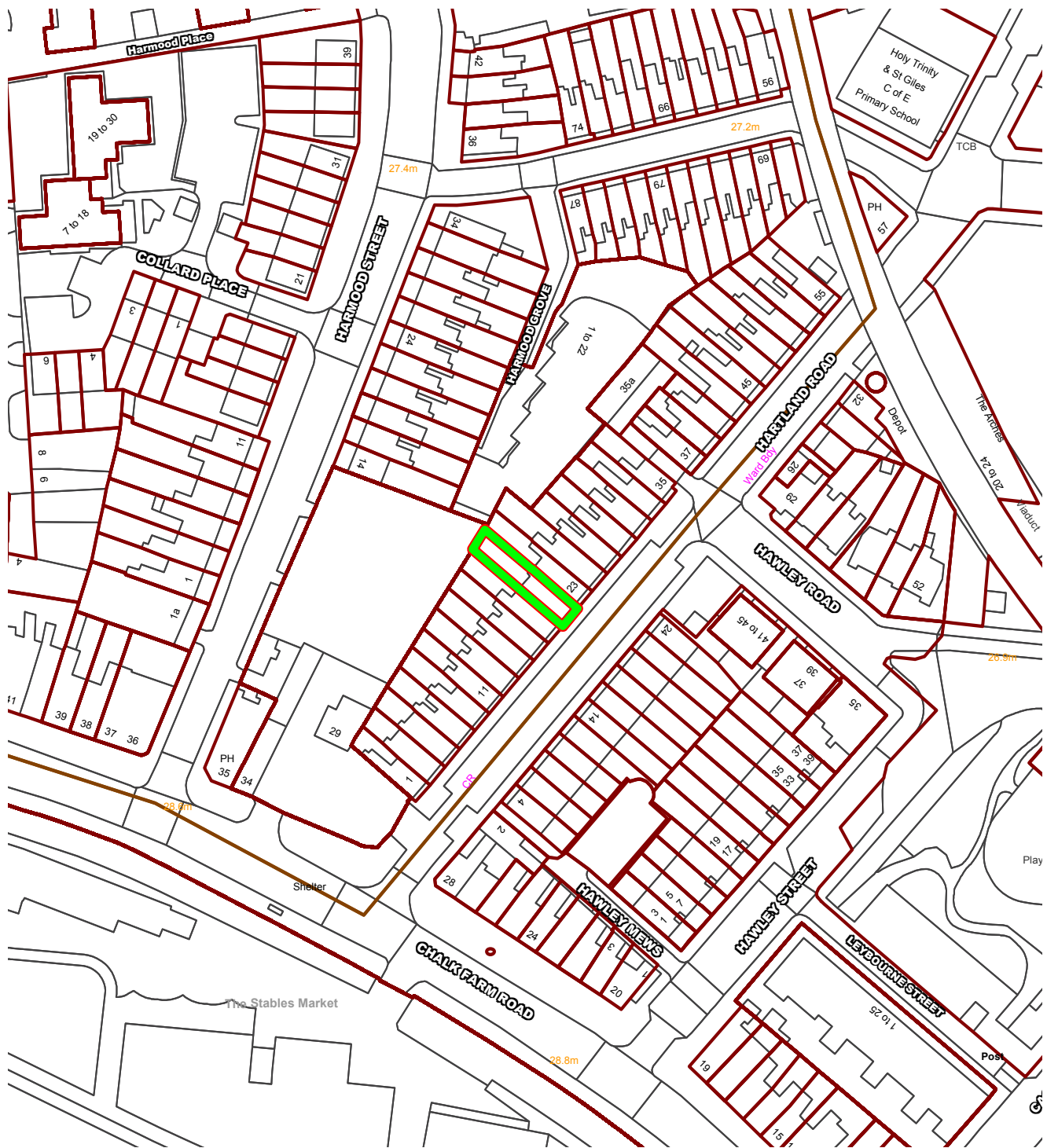


# 21 Hartland Road



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	26/09/2013
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	28/08/2013
<b>Officer</b>			<b>Application Number(s)</b>	
Angela Ryan			2013/4718/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
21 Hartland Road London NW1 8DB			Please refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Enlargement of the existing single storey rear ground floor extension and associated roof terrace and screening, and erection of a single storey first floor rear extension at first floor level to existing dwelling (Class C3).				
<b>Recommendation(s):</b>		Grant planning permission		
<b>Application Type:</b>		Householder Application		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>220</b>	No. of responses	<b>4</b>	No. of objections	<b>4</b>
			No. Electronic	<b>4</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 07/08/2013, expiring on 28/08/2013. 4x letters were received from the owners/occupiers of no.19 Hartland Road. A summary of the objections are as follows:</p> <p><b>Design:</b></p> <ul style="list-style-type: none"> <li>- The second storey is excessive in size and bulk (<b>Officer's response:</b> Please see paragraph 2.2 in this report)</li> </ul> <p><b>Amenity:</b></p> <ul style="list-style-type: none"> <li>- Loss of outlook (<b>Officer's response:</b> Please see paragraph 3.3 in this report)</li> <li>- Loss of light 3.2 (<b>Officer's response:</b> Please see paragraph 3.2 in this report)</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

## Site Description

The site comprises a three storey building (including a roof extension), terraced building located on the north-western side of Hartland Road. The area is characterised by residential development.

The site is not listed; neither does it lie within a designated conservation area.

## Relevant History

4/01/1983- Permission **granted** for the erection of a roof extension to provide one additional habitable room. (Ref: H11/13/3/35378)

## Relevant policies

### LDF Core Strategy and Development Policies for applications

#### Core strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

#### Development policies:

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

#### Camden Planning Guidance:

**CPG1: Design- chapters 1, 2, and 4**

**CPG6: Amenity- chapter 6 & 7**

**London Plan 2011**

**National Planning Policy Framework 2012**

## Assessment

### 1.0 Proposal:

1.1 The applicant proposes to enlarge an existing single-storey flat roofed extension at ground floor level, with associated terrace on the flat roof. It is also proposed to erect an extension at first floor level. The single storey ground floor extension will accommodate a kitchen, whilst the first floor extension will accommodate an additional bedroom. The proposed first floor extension would result in the existing first floor window located on the rear elevation of the host building being reduced by half its size, although the design is to be retained.

1.2 The existing first floor roof terrace will be retained, and extended to align with the proposed enlarged ground floor extension. A 1m strip of green roof is proposed on the edge of the roof of the ground floor extension.

1.3 The existing ground floor extension is 3.9m deep and is proposed to be extend a further 2.8m deeper into the rear garden resulting in the extension being 6.5m deep overall. It will be 4.6m wide and 2.7m high. The proposed first floor flat roof extension is to be 2.8m high, 3m wide and 3m deep. The extensions are to be constructed of facing brick which reflects the main material on the host building.

1.4 During the course of the application the scheme has been revised to;

- Raise the height of the screen around the first floor boundary to 1.8m high
- Introduce a 1m strip of green roof on the edge of the flat roof of the ground floor extension

1.5 The key issues to consider are:

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

## **2.0 Impact on the character and appearance of the host building:**

2.1 The enlarged ground floor extension will be positioned over an existing rear patio area. The proposed depth of the ground floor extension will be of a similar depth to the existing ground floor extension at no. 19 Hartland Road. Its height will not rise above the height of the existing side boundary walls between the neighbouring properties either side of the application site and would therefore not be readily visible from ground floor level of the neighbouring properties. The proposed trellis, although extended to provide an enclosure to the proposed terrace, is to the same design as the existing trellis boundary at the first floor level at the application site

2.2 The first floor element would normally be expected to be half the width of the rear façade, however in order to accommodate a habitable room that accords with the Council's residential development standards it will be slightly larger than this. It would still appear subordinate to the host dwelling and is considered to be acceptable in design terms.

2.3 It is considered that the proposals would not cause undue harm to the character and appearance of the host building and as such no design issues are raised.

## **3.0 Amenity:**

3.1 The proposed ground and first floor extensions will not adversely harm neighbours in terms of natural light, outlook, overlooking or adding to the sense of enclosure.

3.2 A light test was undertaken using the 45<sup>0</sup> rule which ascertained that the line did not hit any part of the first floor extension and as such it is considered that there will be no loss of light to habitable rooms in the neighbouring building at no. 19 Hartland Road. The existing ground floor extension at the neighbouring building protrudes further than the first floor rear extension. Given that the proposed ground floor extension will not exceed the height of the existing boundaries on either side of the application site it is considered that there will be no loss of light to the ground floor rooms at the neighbouring sites.

3.3 The existing timber trellis currently impedes outlook from the terraced area at no. 19 Hartland Road, and will be further impeded by the solid brickwork proposed on the first floor extension and extended boundary treatment (trellis). As the first floor extension will only extend 3m and the proposed trellis will be perforated as is the existing and views are maintained to the west of no. 19 Hartland Road, it is considered that on balance there would be no significant loss of outlook at the neighbouring property.

3.4 The 1m trellis proposed enclosing the roof terrace is to the same height as the existing trellis enclosing the terraced area. In order to mitigate against additional overlooking a 1m strip of green roof is proposed at the rear edge of the roof terrace. As such, it is considered that no additional overlooking will be created over and above that which is already experienced at the site from the existing terrace.

**Recommendation; Grant planning permission**

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 23<sup>rd</sup> September 2013. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**



Mrs Amy Jovy  
77th Floor Ltd  
Chapel Barn  
Oakley green Road  
Oakley Green  
Windsor and Maidenhead  
SI4 4PZ

Application Ref: **2013/4718/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

17 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 Hartland Road**  
**London**  
**NW1 8DB**

Proposal:

Enlargement of the existing single storey rear ground floor extension and associated roof terrace and screening, and erection of a single storey first floor rear extension at first floor level to existing dwelling (Class C3).

Drawing Nos: Site location and block plans (Ref: 142/01); 142/02; 142/03; 142/04 Rev C; 142/05 B; 142/06; Bauder Extensive green roof system

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) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Full details in respect of the 1m strip of green roof in the area indicated on the approved roof plan (including substrate depth, species of planting and maintenance plan) shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The terrace shall not be used until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS16 (Improving Camden's health and well being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans; 142/02; 142/03; 142/04 Revision C; 142/05 B; 142/06; Bauder Extensive green roof system

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)



**Rear elevation 21 Hartland Road**



**Existing boundary treatment at first floor level between nos. 19 & 21 Hartland Road**