

Delegated Report		Analysis sheet		Expiry Date:	12/04/2013		
		N/A / attached		Consultation Expiry Date:	21.3.13		
Officer			Application Number(s)				
Charles Thuaire			2013/0820/P				
Application Address			Drawing Numbers				
2 Heath Hurst Road London NW3 2RX			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to the rear roof to create a new hipped roof profile on the western end, plus the addition of 2 windows on the west and north 2 nd floor elevations and 2 rooflights and 2 suntunnels.							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Plus site notice and press advert, expiring on 13/3 and 21/3 respectively. Neighbour comments- good luck with build- can advise where to source reclaimed bricks and how to tint them to make sure they match perfectly with existing bricks, as they have successfully done so with their roof extension at no.4.					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC- no objection					

Site Description

Corner building with long rear wing, comprising 3 storeys with café at ground floor facing South End Green and flats' entrance facing Heath Hurst Rd and flats above, plus small external roof terrace on north side for 2nd floor flat

Relevant History

None relevant

Relevant policies

LDF Core Strategy and Development Policies

CS1 - Distribution of growth

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

CPG 2011

London Plan

NPPF

Assessment

Proposal- remodelling the roof at western end facing heath Hurst Rd plus various rooflights and windows.

Revision- following officer concerns, the 3rd chimney stack, originally to be removed, has been reinstated on plan; also new a rooflight plus 2 sunpipes are proposed.

Design- the western wing currently has its pitched roof hipped at its western edge so that it slopes down to almost 1st floor level as it faces no.4. The scheme proposes to raise this element so that the roof ridge continues further along with a steeper hipped slope at the flank wall, to allow another bedroom and better headroom at 2nd floor. The raised flank wall will also have an additional window at 2nd floor to match the sash window below at 1st floor. The existing shallow hipped end possibly was built in this form to reflect the lower 2 storey house at no.4 to its west; however no.4 has been since extended with a roof extension at 2nd floor level- indeed so successfully that the new brickwork is almost indistinguishable from the original bricks (see neighbour's comments). In this context, there is now no townscape reason for the existing shallow slope and a raised roof height here would align better with the higher neighbouring property.

No objection is thus raised to the extension in terms of its impact on the host property, streetscene or conservation area, subject to matching brickwork and a sample panel is recommended for approval.

The new flank window at 2nd floor west elevation will match others in size and design. A new small window is also placed at the northern side facing the roof terrace and will not be visible anywhere. Both are acceptable in design and location.

2 conservation rooflights are proposed on the northern roofslope- the rearmost one will not be visible from anywhere, being hidden by other buildings; the front one will be barely if at all visible behind the existing front Dutch gable. 2 small sunpipes are introduced, one in the rear northern slope and one in the west facing gable roofslope fronting HH Rd. Due to their position, they will not be visible. All openings are discreet and small and are acceptable in design and impact on CA.

Amenity- there will be no impact on light, privacy or outlook from the roof alteration with new window as no windows exist in the flank wall of no.4 HH Rd.