Delegated Report (Members Briefing)	**Analysis sheet**	**Expiry Date:**	**25/01/2013**
	N/A	**Consultation Expiry Date:**	25/12/2012

Officer	**Application Number(s)**
Nicola Tulley	2012/6334/P
Application Address	**Drawing Numbers**
4 Fairhazel Gardens London NW6 3SG	See draft decision notice

PO 3/4	**Area Team Signature**	**C&UD**	**Authorised Officer Signature**

Proposal(s)

Erection of extension at ground floor level and a roof level extension all in connection with existing dwellinghouse (Class C3).

Recommendation(s):	Grant conditional permission subject to S106
Application Type:	**Full Planning Permission**

Conditions or Reasons for Refusal:	**Refer to Draft Decision Notice**
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	**15**	No. of responses No. electronic	**04** **00**	No. of objections	**04**
Summary of consultation responses:	Four letters of objection were received from local residents, the following objections were raised: • The roof extension will result in a lack of privacy to all residents at 2 Fairhazel Gardens (Britannia Court) as the terraces are adjoining. • The roof terrace is used by elderly tenants who have difficulty to get to a park and this will infringe on their enjoyment. • It will block the little sunshine that is received from the patio and will block views. • Some tenants windows open onto the patio and there might be noise and disturbance for people gathering on the roof. <u>Officers response</u> See assessment below.					
CAAC/Local groups* comments: *Please Specify	No letter of comment or objection has been received to date.					

Site Description

The application site relates to a modest two storey dwelling house on Fairhazel Gardens on the corner junction with Fairfax Place. This part of Fairhazel Gardens is characterised by a mix of commercial units and residential accommodation whereas Fairfax Place is predominately residential.

The site is in close proximity to South Hampstead Conservation Area.

Relevant History

Related planning application at 6 Fairhazel Gardens, reference 2012/6305/P, for the erection of single-storey rear ground floor level extension, alterations to single-storey side extension including increase in height and erection of roof extension all in connection with existing dwellinghouse (Class C3).

Relevant policies

National Planning Policy Framework 2012

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010
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
CPG1 Design
CPG6 Amenity

Assessment

Proposal and background
Two separate planning applications have been submitted at Numbers 4 & 6 Fairhazel Gardens. These properties are similarly proportioned and detailed corner buildings which mark the entrance into Fairfax Place. The buildings are of two storeys with flat roofs and high parapets. At ground level the rear gardens are quite limited in depth and do not benefit from a great degree of sunlight.

Both applications propose roof level and single storey rear extensions but have been submitted separately.

The following will assess the merits of the proposals at Number 4 Fairhazel Gardens in relation to design and appearance and amenity.

Amendments
Initially, the applicant had proposed a flat top mansard roof extension with front balcony area. Following advice from conservation and design officers the detailed design of the mansard roof extension has been amended and the front balcony removed from the proposal.

Design and appearance
The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

Roof extension
The proposed extension at roof level would form a mansard roof which is generally considered the most appropriate way to terminate a building without adding a highly visible roof. Camden Planning Guidance CPG1 states that roof extensions will only be permitted where they form part of an established form of roof addition; the alterations are architecturally sympathetic to the age and character of a building; and where there are a variety of roof additions and further development of a similar form would not be harmful.

The immediate locality has not been subject to roof addition. However, the area supports a mix of housing styles and heights which is predominately of three storeys. The pair of dwellings, under consideration, that mark the entrance to Fairfax Place are considered to form a uniform group. Design Guidance, CPG1, states that adding to a group as part of a co-ordinated design is unlikely to be acceptable. However, a roof extension to the pair of dwellings is not considered to be harmful to the skyline or surrounding streetscene which is varied and as such is acceptable in principle. To ensure that both roof extensions are completed around the same time their construction would need to be secured by a legal agreement if approved.

The height of the existing parapet is quite significant at approximately 1m. The proposed mansard roof would rise behind the existing parapet, separated by a suitable gutter, at an angle of 70 degrees. Internally, the headroom would be 2.3m. The front of the mansard would feature three suitably proportioned dormer windows that match the detailed design of the existing windows below and would have a minimal projection of 0.65m. The rear of the mansard would feature two dormer windows of similar design and projection. The roof would feature a single rooflight across the upper roof slopes which would provide additional daylight. The roof light would not be visible from the public realm. The side of the roof extension would be terminated by a party wall which would protrude approximately 2.3m in height from the top of the existing parapet wall.

The form and detailed design of the proposed mansard roof is considered acceptable in relation to design guidance and would be an appropriate form of extension for the character and appearance of

the property and surrounding street-scene, in accordance with policies CS14 and DP24 of Camden's LDF.

Ground level extensions

Design guidance CPG1 states that rear ground level extensions are the most appropriate way to extend a property however, rear extensions that are inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties. Generally, rear extensions should be designed to be: secondary to the host building; respect and preserve the original design, proportions and architectural features of the building; respect and preserve the historic pattern and townscape; allow for the retention of a reasonably sized garden and retain the existing open and natural character.

The rear garden of the application site is more representative of a yard, which is primarily formed of concrete, and is 1.8m to 3.6m in depth. A single storey rear extension is proposed to the back of the yard, adjacent to number 2 Fairhazel Gardens, at its deepest part. The extension would project the full depth of the rear yard of 3.6m and 4.1m wide featuring a flat roof with parapet 3.25m in height. The proposed extension would be fairly visible in the surrounding street-scene but would not appear at odds with the existing built environment which is characterised by large double height rear projections. The extension would feature white painted French doors with fan lights that would open onto the existing garden/yard space which could still accommodate a small table and chairs.

In view that the proposed extension would be subordinate to the scale and proportions of the host building and would match its design and materials as closely as possible it is considered acceptable in accordance with policies CS14 and DP24 of Camden's LDF.

Amenity

Development policy DP26 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development.

Residents have raised concern that the proposed roof extension would impact upon the quality of the roof terrace currently enjoyed by residents at 2 Fairhazel Gardens, Britannia Court. The application site is adjoined to number 2 Fairhazel Gardens which is of two storeys and rises to four storeys towards the corner junction with Fairfax Road. Access to the roof is provided by an external stair and the terrace is secured by the high parapet wall. While the terrace does not appear to have the benefit of planning permission it is historic and therefore exempt from planning control.

The distance between the application site and side wall of the four storey building is approximately 7m and the proposed 2.3m high side party wall is not considered unduly high as to impact upon daylight/sunlight and outlook from side facing windows of the adjoining property. The roof terrace would continue to enjoy front and rear outlook and its presence should not be reason to refuse this application.

It is not considered that the proposed rear extension would impact the amenities of adjoining neighbours in that the proposed extension would not rise above the side facing wall of Britannia Court.

Conclusion

The proposed mansard roof extension and single storey rear extension are considered acceptable for the reasons outlined above in accordance with policies CS5; CS14; DP24 and DP26 of Camden's LDF.

Recommendation

Grant conditional permission subject to S106.

DISCLAIMER

Decision route to be decided by nominated members on Monday 21st January 2013.
For further information please click here.