

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	18/02/2013
		N/A		Consultation Expiry Date:	14/02/2013
Officer			Application Number(s)		
Angela Ryan			2012/6767/P		
Application Address			Drawing Numbers		
Flat A 10 Heath Street London NW3 6TE			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of 2 storey extension to rear at first and second floor levels to existing first and second floor flat (Class C3)					
Recommendation(s):		Grant Planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	1	No. of objections	1
			No. Electronic	0		
Summary of consultation responses:	<p>A site notice was displayed on 15/01/2013, expiring on 05/02/2013 and a public notice published in the local press on 24/01/2012, expiring on 14/02/2013.</p> <p>One letter of objection was received from the occupier of the ground floor shop unit at 10 Heath Street. A summary of the objections are as follows:</p> <p><u>Amenity:</u></p> <ul style="list-style-type: none"> - Potential noise nuisance from building work (Officer's response: Refer to para. 3.3 of this report) - Loss of privacy during construction work (Officer's response: Refer to para. 3.2 of this report) - Poor air quality, dust and inconvenience during construction work (Officer's response: Refer to paras. 3.3 & 3.4 of this report) - Large metal scaffolding causing an obstruction to the shop entrance and footway hindering customer's access into the shop (Officer's response: Refer to para. 3.3 of this report) <p><u>Loss of trade</u> from construction vehicles being parked outside shop, scaffolding obscuring the shopfront, obstruction of the footway (Officer's response: Refer to para. 3.5 of this report)</p>					
CAAC/Local groups* comments: *Please Specify	<u>Hampstead CAAC:</u> Were formally consulted. No response has been received to date.					

Site Description

The site comprises a three-storey property located on the east side of Heath Street. The ground floor is currently in use as a shop whilst the upper floors are in residential use (1x 2 bedroom flat). The flat is accessed from the side (South) frontage which opens out onto Village Mount, a narrow street characterised by single storey shop units with residential accommodation located behind. The street is characterised by ground floor shop units with residential units located above.

The building site is not Listed and is Identified as making a positive contribution to the Hampstead Conservation Area

Relevant History

There is no relevant history for the site.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

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's design guidance 2011:

CPG 1- Design: Chapters 1, 2, 3 and 4

CPG6- Amenity: Chapters 6 & 7

Hampstead Conservation Area Statement 2001

London Plan 2011

National Planning Policy Framework 2012

Assessment

1.0 Proposal:

1.1 The applicant proposes:

- A two –storey side extension to accommodate a new bathroom and staircase.

1.2 During the course of the application the scheme has been amended to reduce the height of the proposed extension and to omit the roof terrace proposed on the roof of the proposed side extension, to combine with the existing main roof area, and the proposed parapet and railings at roof level.

1.3 The key considerations are:

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

2.0 The impact on the character and appearance of the host building and conservation area

2.1 This section of Heath Street of which the application site forms a part was built in the 1880s, and comprise red brick three and four storey properties with shops located on the ground floors forming a homogenous group (Nos.1-47 Heath Street). No 10 Heath Street wraps around to Village Mount and another narrow street which appear to be characterised by small single storey shops.

2.2 The extension will be located on the side/ rear (east) elevations; will be two-storeys high and would result in the part infilling of the existing gap between the application site and nos 1-12 Village Mount. Given that the proposed extension will be confined to the side/ rear of the application site there will be no change to the existing front (west) elevation of the building.

2.3 Although the proposed extension is not in strict accordance with the Council's design guidance (the Council normally expects extensions to be one storey less than the highest storey), as it is the extension is still considered to be sufficiently subordinate in terms of its relationship with the host building. The new staircase would provide improved access and circulation in the existing residential unit, and the extension with the incorporation of the new stair bulkhead is considered to be appropriate in this instance.

2.4 The proposed extension would not be overly visible from Heath Street. The northern edge of the extension will be set back from the host building's facade and will be largely obscured by virtue of the surrounding buildings located to the east and west of the application site. As such it would not be readily visible from the principle street or wider public realm.

2.5 It is proposed to construct the extension of stock brickwork, punctured with timber sash windows to match the existing building.

2.6 The development is considered to be appropriate in terms of its design and it is considered that it would not cause undue harm to the character and appearance of the host building and this part of Hampstead Conservation Area.

3.0 Amenity:

3.1 In terms of the new windows, the ones proposed on the south elevation will reflect existing openings in the property facing no. 8 Village Mount. The existing windows on the front elevation of no. 8 Village Mount do not appear to serve habitable rooms and appears to serve a staircase. Notwithstanding the above, the new window on the south side at first floor level is proposed to serve a new bathroom; therefore it is recommended that a condition is attached to the decision notice requiring the window to be of obscured glass and fixed shut to a level of 1.7m high above finished floor level, which will alleviate overlooking, therefore any existing privacy at this point will be maintained. The windows proposed on the north elevation will face a courtyard, where the surrounding buildings are three-storeys in height with ground floor shops and residential uses located above. As the two windows on this elevation will serve the new staircase it is considered that minimal overlooking will be created and therefore any existing privacy levels will not be significantly affected.

3.2 An objection has been raised in respect of the loss of privacy to the clientele of the ground floor shop during the construction phase. The proposed works will be confined to the upper floors to the side and rear of the application site and it is not envisaged that the ground floor shop will be overlooked during the building works. Moreover, the shop is currently overlooked at ground floor level by virtue of the public footpath and this is therefore an existing situation.

3.3 Objections have been raised in respect of noise from construction works, and the associated air quality and dust and inconvenience that will be caused by the construction works. It is inevitable that there will be a level of disruption caused during the construction phase. However it is considered that a refusal on this basis would be unsustainable. It is recommended that an informative is attached to the decision notice informing the applicant of times when construction work can be undertaken in accordance with the Control of Pollution Act 1974.

3.4 Some sort of scaffolding will be required to facilitate the building works. The scaffolding can be erected in such a way so as not to impede access into the ground floor shop or obscure it to a degree that it cannot be seen from the public footway. Given the temporary nature of the works it is not envisaged that this would lead to a loss of trade to the existing shop at ground floor level.

3.5 A CPZ operates outside the application between 09:00 and 20:00 Monday to Saturday for a maximum of 2 hours (although there is no charge for pay and display after 18:30). Given the above, it would be difficult for construction traffic to park on the high road at peak hours. It is therefore considered that construction traffic would not result in the loss of trade to the existing shop at ground floor level by obscuring the shopfront. It is also considered that the proposal would not result in any harmful obstruction of the footpath to the detriment of the operation of the ground floor shop unit.

3.6 The current internal layout/circulation within the existing flat is substandard with access onto the existing balcony via a very low and narrow hatch located in an existing bedroom. This indicates that the hatch was in all probability meant to be used as an emergency access out onto the flat roof of the main building and not for access to amenity space. The plans submitted indicated the use of the flat roof as a terrace which is considered to be unacceptable in this instance given the substandard access and safety issues in terms of the height of the existing guardrail. It is therefore recommended that a condition is attached to the decision notice preventing the use of the main roof as a terrace and the new access to be used for maintenance access purposes only.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th March 2013. For further information please click [here](#).