

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/01/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		27/12/2012	
<b>Officer</b>				<b>Application Number</b>			
Aysegul Olcar-Chamberlin				2012/6113/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
93 B Frognal London NW3 6XX				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal</b>							
Creation of inset roof terrace within rear roofslope and associated alterations to roof profile in connection with existing residential dwelling (Class C3).							
<b>Recommendation:</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	24	No. of responses	03	No. of objections	00
				No. electronic	02		
<b>Summary of consultation responses:</b>		<p>A site notice was displayed from 28/11/2012 to 19/12/2012. A press notice was advertised on 06/12/2012 to 27/12/2012.</p> <p>The occupiers of 87 and 91 Frognal and Flat 18 Crestview (47 Dartmouth Park Hill) supported the application.</p>					
<b>CAAC/Local groups comments:</b>		Hampstead CAAC raised no objection to the proposal.					
<b>Site Description</b>							
The site relates to a 2 <sup>nd</sup> (top floor) flat located within Bay Tree Lodge which is a three storey property in the Hampstead Conservation Area. The front of the property is significantly set back from the street and the rear of the property backs onto Oak Hill Park Mews. The property has been divided into two flats and is considered to be a natural contributor to the appearance and character of the conservation area.							

The property is currently vacant due to the on-going repair works.

### **Relevant History**

**2012/4269/P** –Planning permission was granted on 02/10/2012 for the addition of 2 x conservation-style roof-lights on rear slopes of roof (north & west elevations) in connection with residential flats.

**TPD886/14141** – Planning permission was granted on 01/11/1962 for the conversion of the second floor at Bay Tree Lodge, 93, Frognal, N.W.3., into two self-contained flats.

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

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**

CGP1 (Design)

CPG 6 (Amenity)

#### **Hampstead Conservation Area Statement (2001)**

#### **National Planning Policy Framework (NPPF) (2012)**

## Assessment

### Proposal

The proposal is for an inset roof terrace within the rear roofslope following the removal of the centre section of the gable ended roof to serve the top floor flat.

The proposed roof terrace would be approximately 2.25m by 5m and secured by grey painted metal railings. The associated alterations at roof level would involve erection of lead-clad wall with a door to the proposed roof terrace openings on the rear elevation.

### Design and Appearance

In general, CPG1 for roof terraces and alterations states that the Council will seek to ensure that they are sympathetic and do not harm the character and appearance of building and the wider townscape in the borough. In addition to that, according to Hampstead Conservation Area Statement the roof terrace/gardens should not have a detrimental impact on the streetscene and surrounding buildings or on the architectural quality of the building.

A number of properties in the surrounding area have various dormer windows extensions and rooflights in their roof slope. The application property is a detached property with a pretty much intact roof profile. The proposed roof terrace would be located on the rear roof slope behind the three storey closet wing and would be mainly screen by the existing roof profile and the rear parapet wall. The proposed roof terrace would be visible from the high floor levels of the nearby properties and only the proposed railings would be visible from oblique views on Oak Hill Park Mews. Therefore, the impact of the proposed roof terrace and associated alterations on the appearance and character of the conservation area would not be significant and the proposal is considered to be acceptable in terms of design and amenity.

### Amenity

Policy DP26 aims to protect the quality of life of neighbours that might be affected by developments. The proposal would not affect the amenities of the neighbouring properties in terms of loss daylight and privacy. There would be a nearly 14m separation distance between the proposed roof terrace and the habitable windows of the nearest residential property (1 Oak Hill Park Mews). Given this distance would not be any closer than the distance between the existing rear windows of the host property and the nearest habitable windows the proposal is considered not to raise any material overlooking issues.

### Conclusion

Given the small scale of the proposed roof terrace, its hidden position behind the rear parapet wall and limited visibility in the surrounding area the proposal is considered not to significantly harm the appearance and character of the host building and the wider conservation area. The proposal would also not have any materials impact on the amenities of the nearby residential properties.

**Recommendation:** Grant conditional planning permission.

### Disclaimer

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