

<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(s)</b>			
John Nicholls				2012/6048/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
45 Heath Street London NW3 6UA				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(s)</b>							
Installation of rooflight in rear roofslope and the enlargement of two windows on the rear elevation of Flat 1 facing an internal lightwell in connection with residential dwellings Class C3.							
<b>Recommendation(s):</b>		Grant 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	12	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed on 28/11/2012 and a press notice on 6/12/2012. No comments have been received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Hampstead CAAC has not commented on this application.					
<b>Site Description</b>							
The application site fronts onto Heath Street and backs onto Holly Bush Vale and is a mid-terraced property located on the western side of Heath Street. The building is not listed and is located in the Hampstead Conservation Area.							
<b>Relevant History</b>							
2011/2692/P – Certificate of Lawfulness for the continued use of the first floor rear as a 1 bedroom flat (Class C3) – Granted - 22/08/2011							

**11614** - The conversion together with the installation of a new shop front of 45 Heath Street N.W.3. to a restaurant and conversion of upper floors to 3 self-contained flats over – Granted - 24/01/1978

## **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

CPG: 1 Design 2011

Hampstead Conservation Area Statement

NPPF - 2012

## **Assessment**

### **Proposal**

The proposal includes a new rooflight in the rear roof slope and the enlargement of two windows on the rear elevation of flat 1 facing an internal lightwell.

### **Design**

The property is divided into a number of flats which are accessed from the door at the rear facing Holly Bush Vale. The building comprises a large main section and rear ground and first floor extension. At first floor level, a one bed flat exists at the rear which has two small bedroom windows facing onto an internal lightwell measuring between 1.7m and 3.5m across. The rest of the flats are all located within the main building, with one bedroom window of the front first floor flat also facing onto this lightwell.

The proposal seeks to drop the lower sill of the two windows in the rear first floor by 800mm, with the lower half fixed shut and fitted with opaque glass leaving the original 610mm openable above. Both windows will be converted from casements to timber sliding sashes and matches the height of the adjacent common parts hallway window which also looks onto the lightwell.

The proposal is considered to be acceptable and is considered to both preserve and enhance the character of the conservation area.

The other change is the introduction of a rooflight in the main rear roofslope, which 1.2m long and 0.8m wide and is in line with Camden's Design Guidance and is away from the ridges and eaves. The proposed rooflight is conservation style and will sit flush with the roofslope. This is also considered to be acceptable.

### **Amenity**

The main amenity concern is the lowering of the bedroom window sill heights because this has the potential to cause more overlooking than already exists. However, as stated above, the lower portion of the sashes to be created will be fixed shut and fitted with opaque glazing and therefore the amenity concerns will be no worse than as exists at present. Having visited both flats, both occupants have the blinds closed most of the time, and the introduction of opaque glass is considered to improve this situation as overlooking will be partly addressed. Complies with policy DP26.

**Recommendation:** Grant Planning Permission

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