

Delegated Report		Analysis sheet		Expiry Date:		11/01/2013	
		N/A / attached		Consultation Expiry Date:		20/12/2012	
Officer				Application Number(s)			
Rachel Miller				2012/6136/P			
Application Address				Drawing Numbers			
27 Tanza Road London NW3 2UA				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to existing property to include demolition of existing outbuilding and extension to lower ground floor at side and rear with terrace at ground floor level and external access stair from ground floor to garden. Replacement of existing fenestration to front, rear and side elevations to all floors. Removal of existing 2 rear dormer windows and replacement with 1 dormer window with sunken roof terrace.							
Recommendation(s):		Approve with conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 23/11/2012 to 14/12/2012 Press notice displayed from 29/11/2012 to 20/12/2012 No responses received					
CAAC/Local groups* comments: *Please Specify		South Hill Park CAAC – no objection					

Site Description

The application site contains a 4-storey (lower ground, ground, first and second floor) semi-detached property on the north eastern side of Tanza Road. The property is currently vacant after being used for two flats. Planning permission was granted on 19/07/2012 for use as one single family dwellinghouse (reference 2012/2617/P).

The rear garden is enclosed by a brick wall which backs directly onto the Heath. A private access path runs along the northwest side of the application site boundary (adjacent to the boundary with the adjoining property at no 29 Tanza Road). The main entrance to the building is from the pavement level on Tanza Road.

The application site building is, like the vast majority of properties along Tanza Road, one of a pair of semi-detached properties. It is a pair with No. 25 (to the southeast of the application site). The property is located within South Hill Park Conservation Area and identified as making a positive contribution to the character and appearance of the conservation area. The site is not designated as Metropolitan Open Land but the rear garden is designated as private open space as it is adjacent to Hampstead Heath.

The property has two existing rear dormer windows at roof level and a greenhouse outbuilding in the rear garden on the boundary wall with number 29 Tanza Road.

Relevant History

2011/6080/P - Use of the property as 2 residential units, one at lower ground, ground and first floor and one self-contained unit at second and third floor level (Class C3). Certificate of lawfulness granted 02/02/2012

2012/2617/P – Conversion of two flats to form a single family dwelling house (Class C3). Planning permission granted 19/07/2012.

2012/6169/C – Demolition of existing outbuilding. Withdrawn as CAC not required 04/01/2013

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)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

South Hill Park Estate Conservation Area Statement 2001

London Plan 2011

NPPF 2012

Assessment

Proposal:

The proposals include the demolition of the existing rear outbuilding and the erection of a single storey side and rear extension at lower ground floor level. The extension would extend 1.5metres to the rear and would be built to the side boundary wall with number 29 Tanza Road. It would be constructed of brickwork to match the existing house and would have a flat roof with a skylight. There would be new timber concertina doors and a sash window to the rear of the extension..

A ground floor window at the rear would be widened and the cill height lowered with timber French doors inserted. The proposals include a small terrace (3.8metres by 1.5metres) accessed from the new doors. The terrace would lead to new cast iron stairs leading into to the garden.

The Applicant seeks to remove the existing two rear dormer windows in the roof and erect one dormer window and insert a rooflight. The dormer window would be timber with lead flashing and slates to match the existing roof.

The proposals also include the infilling with brick of two small windows on the front elevation and the widening of two windows on the rear elevation by 20cm. All other windows are to be replaced with sash windows.

Design and conservation:

Policy DP24 says that extensions and alterations should respect the form, proportions and character of the building and should be subordinate to the original building in terms of scale and situation. Under Development Policy DP25, Camden will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

The proposed side/rear extension would be set back from the front building line by 2.4metres and the side entrance door to the property would be retained. The extension would be at lower ground floor level only and it is considered that it would be subordinate to the existing house. Views of the extension from Tanza Road and from Hampstead Heath to the rear would be limited as it would be single storey with a flat roof. There is a large wall (approximately 5metres high from ground level) that separates the boundaries between numbers 27 and 29 Tanza Road therefore the extension would not be visible from the adjacent property.

The rear gardens of the properties along the north-east side of Tanza Road are on the edge of Hampstead Heath and are designated as Private Open Space. LDF Policy CS15 seeks to protect areas of designated open space, and states that the Council will not grant planning permission for the development of public or private open space unless it is for development ancillary to a use taking place on the land for which there is a demonstrable need that cannot be reasonably satisfied elsewhere; furthermore, development should be small in scale and not detract from the wholeness, appearance or setting, or harm public enjoyment of the open space. In this instance the proposals involve a lower ground floor side extension and new external staircase window which in the context of the building as a whole is considered to be reasonably related in scale. Furthermore the proposals would be ancillary to an existing residential use on the site.

Following advice from Officers, the rear dormer window has been reduced in width. The rear dormer window now mirrors the proportions of the bay window at first floor level. The proposed terrace would be enclosed within the existing roof space and would not add any bulk to the property. The view of the rear of properties on Tanza Road from Hampstead Heath has already been compromised with a range of roof alterations of varying quality to an extent that the addition of the proposed dormer with terrace at no. 27 would not result in any demonstrable visual harm and would improve the appearance of the roof compared to the existing two dormers. The proposed dormer would be similar in style to the dormer approved at the adjacent building number 29D Tanza Road (reference 2010/6810/P).

The infilling of the two windows on the front elevation at first and second floor level are considered

acceptable as they are not original features of the house and there is no pattern of the small windows along the front facades of Tanza Road. The widening of two of the windows at ground and first floor level is considered acceptable as it would mirror the width of the French windows below.

The proposals would be constructed in materials to match existing and therefore are considered acceptable in design and conservation terms.

Amenity:

With regard to neighbouring occupiers, given the existing context at the application site it is considered that the proposed extension (at lower ground level) when implemented would not lead to any significant loss of daylight/sunlight, outlook nor create any overlooking opportunities or cause undue noise and disturbance. The rear dormer would look out onto Hampstead Heath as per the existing dormer windows therefore no unacceptable loss of privacy would occur.

Following advice from Officers and revisions to the proposals, the new terrace at ground floor level and the external rear staircase would be located away from the boundary with number 29 Tanza Road, minimising any overlooking issues. There is a high wall (approximately 5 metres high) between the application property and number 29 Tanza Road which would prevent overlooking into rear windows of number 29. There would be no adverse impact to number 25 Tanza Road.

Recommendation:

It is recommended that this application is approved

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