

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/10/2012	
		N/A		<b>Consultation Expiry Date:</b>		18/10/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Nicola Tulley				2012/4312/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
62 Fairhazel Gardens London NW6 3SL				See draft 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>							
Replacement of window at rear upper ground floor level with door and installation of staircase to rear garden in connection with existing dwelling-house (Class C3).							
<b>Recommendation(s):</b>		Approve planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>A site notice was displayed from 27/09/2012 to 18/10/2012. A notice was placed in the Ham and High on 04/10/2012.</p> <p>No letters of comment or objection have been received to date.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No response has been received to date.					

## Site Description

The application site relates to a three storey with lower ground floor mid –terraced building on Fairhazel Gardens. The surrounding area is predominately residential with similar three storey properties.

The application site is noted as a positive contributor within South Hampstead conservation area.

## Relevant History

Full planning application, reference 2007/2398/P, for: Change of use of two existing self-contained maisonettes to form a single dwelling-house, was **granted**.

Full planning application, reference PWX0202804, for: Conversion of rear first floor window to door and the installation of a spiral staircase to access rear garden area. As shown on drawing numbers: 02926 01-07, was **refused 19/11/2002**.

Reason for refusal

The proposed door and installation of a spiral staircase would, by nature of its form and location, create an incongruous addition to the rear of an otherwise unspoiled terrace. It would therefore be contrary to policies EN1, EN13, EN14 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

## Relevant policies

**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

**South Hampstead Conservation Area character appraisal and management strategy 2011**

## Assessment

### Proposal & background

Planning permission was granted on 10<sup>th</sup> August 2007 for the change of use of the existing two self contained maisonettes to form a single family dwelling-house. Site inspection has confirmed that the property has been converted as per this permission. The applicant has proposed the replacement of a window at rear upper ground floor level with a door and the installation of a staircase to the rear garden in connection with the existing dwelling-house (Class C3). This has been proposed to allow separate access to the rear garden without entering a bedroom at lower ground level.

### Design & appearance

The property is a narrow three storey and basement level dwelling-house and has not been altered by extension. The rear elevation features a two storey rear bay at lower ground and upper ground floor levels and the applicant has proposed to replace an existing sash window on the side of the bay with a door. The new opening would be connected with a stair landing which would not project beyond the bay and would provide a stair access into the rear garden.

It is noted that planning permission was refused in 2002 under planning reference PWX0202804 for a spiral staircase and door by reason that the door and spiral staircase would appear as an incongruous addition to the rear of an unspoilt terrace. The rear of the terrace group remains unaltered however the proposed stair has been redesigned and the stair landing would now, not project beyond the rear bay feature.

Amendments were requested to the detailed design of the door opening which has reduced the proportion of solid material to maintain the character and appearance of the original sash window. The external stair would introduce a feature which is not common in this terrace however, in consideration that there are no other extensions to the subject property the stair proposed is acceptable.

In consideration that the original window opening and upper glazing bar would be retained and that the detailed design of the door has sought to preserve the character and appearance of the original dwelling, it is not considered that the replacement door and stair would negatively impact the character and appearance of the original building or rear elevation of the terraced group in accordance with policies: CS14, DP24 & DP25 of Camden's LDF.

### Amenity

Development Policy DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly affected by development in terms of overlooking, privacy, daylight and sunlight. The rear building line of the adjoining property is approximately 2.4m forward of the application site and would therefore not be impacted by the proposed landing and stair.

### Conclusion

The proposed replacement of upper ground window with door and erection of stair from upper ground to lower ground floors would not harm the character and appearance of the building or the terraced group within South Hampstead conservation area and therefore considered acceptable in relation to policies: CS14; DP24 & DP25 of Camden's LDF. The proposed stair would not cause undue loss of privacy or increase the sense of overlooking in accordance with policy DP26 of Camden's LDF.

### Recommendation

Approve.

### Disclaimer

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***