

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	14/12/2012
		N/A / attached		Consultation Expiry Date:	06/12/2012
Officer			Application Number(s)		
Carlos Martin			2012/5604/P		
Application Address			Drawing Numbers		
27 Hampstead Hill Gardens London NW3 2PJ			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Extension of existing balcony at rear first floor/upper ground floor level to existing flat (Class C3).					
Recommendation(s):		Grant			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>Press notice published from 15/11/2012 to 06/12/2012. Site notice displayed from 02/11/2012 to 23/12/2012.</p> <p>1x objection based on the following grounds:</p> <ol style="list-style-type: none"> the extend of the balcony and degree of overlooking to the lower floor unit is unacceptable; the erection of columns on the lower unit's patio will not be supported; the proposal would adversely affect the value of the lower floor unit. <p><u>Officer's comments:</u></p> <ol style="list-style-type: none"> The principle of a balcony supported by columns in this location has already been considered acceptable when the previous application for a smaller extended balcony was granted. The current proposal is a for a 5.6m wide balcony. This is 1.6m wider than the previous approved one and there is no increase in depth proposed (1.5m). Therefore no significant impact in terms of loss of light is expected. The principle of supporting columns was also considered acceptable in the previous application. The new columns would be directly positioned in front of any window of the flat below and are not considered to result in loss of outlook. Property value is not a planning matter. However, it should be noted that the granting of planning permission does not override any other permission concerning ownership that the applicant may need in order to carry out the development. 					
CAAC/Local groups* comments: *Please Specify	<p>Hampstead CAAC: Objects on grounds of negative impact on the light of the basement flat.</p> <p><u>Officer's comments:</u></p> <p>The proposed balcony would feature a transparent floor, which would reduce its impact in terms of loss of light on the unit below to an acceptable level.</p>					

Site Description

The application site relates to a 4 storey semidetached property divided into flats. The alterations relate to the ground floor flat only. The property is located on the east side of Hampstead Hill Gardens and it is not listed although it does form part of the Hampstead Conservation Area.

Relevant History

2012/4145/P: pp **granted** for extension of existing rear balcony at ground floor level flat. 03/10/2012

CTP/E8/10/10/4832: pp **granted** for conversion into four self-contained flats including the alteration of the roof to form a new fourth floor and the erection of an external staircase at the rear. 15/05/1968

CTP/E8/10/10/25083: pp **granted** for the erection of a single storey extension at the rear for use as a garden room. 25/10/1977

Relevant policies

NPPF

The London Plan

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
- DP25d Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011: 1 (design) & 6 (amenity)

Hampstead Conservation Area Statement

Assessment

1. Planning permission is sought for the extension of an existing rear balcony at ground floor level. The proposed new balcony would be 1.5m deep by 5.6m wide, would be supported by pillars and would replicate the existing railings.
2. The proposal is resubmission of a recently approved balcony in the same location and of identical design with although the new balcony would be 1.6m wider than the previously approved one.
3. Although transparent floors are not a traditional feature of the Hampstead Conservation Area, located at the rear its visibility would be very limited and given the extent of the alterations carried out in the past, it is not considered that the proposal would cause any visual harm to the character and appearance of the building, the pair of semidetached properties or the conservation area generally. The proposed balcony would feature sympathetic railings to a house of this age and style and its dimension is subordinate to the size and scale of the building. The proposal is therefore considered to be in line with current conservation and design policies which seek to ensure the preservation of conservation areas.
4. In terms of amenity, the proposed new balcony would replace an existing one. The new balcony would not offer significant additional views of neighbouring gardens and given its small area it would not be able to accommodate large numbers of people at any one time. The use of a transparent floor would ensure that loss of light to the patio of the flat below is kept to a minimum. Therefore no significant impact on neighbouring amenity is expected from the proposal.
5. Recommendation: Grant.

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th December 2012.
For further information please click [here](#).