

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>09/11/2012</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>21/11/2012</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Hilary Cuddy			2012/4839/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
23 Christchurch Hill London NW3 1JY			Refer to 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 3 X rooflights to front garden area, the raising of the front wall height, and changes to the planter as a retrospective amendment to planning permission reference 2008/0692/P, dated 7 <sup>th</sup> May 2008 (for extensions and alternations to the existing dwelling) as amended by planning permission reference 2008/0692/P, dated 8 <sup>th</sup> January 2009.					
<b>Recommendation(s):</b>		<b>Grant</b>			
<b>Application Type:</b>		<b>Householder Application</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	04	No. of responses	03	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p><b>A site notice was displayed between the 25/10/12 and the 15/11/2012</b>  <b>A press notice was displayed between the 31/10/12 and the 21/11/2012</b></p> <p><b>2 objections letters were received with the following comments:</b></p> <ul style="list-style-type: none"> <li>• The height of the rebuilt front garden wall is higher than the original.</li> <li>• The height of the wall and the velux roof light in the garden detract from the uniform nature of the terrace.</li> <li>• The curved walls of the flower beds.</li> <li>• The front wall obtrudes onto the pavement.</li> <li>• The watering system used in the front garden sends large quantities of water onto the pavement that will soon become icy.</li> <li>• The rear balcony extends some 20 inches further than the planning permission granted.</li> </ul> <p><b>1 supporting letter was received with the following comment:</b></p> <ul style="list-style-type: none"> <li>• The lights are hidden from public view and cause no visual harm</li> <li>• The erection of a single storey rear extension with balcony at 23 Christchurch Hill compares favourably with other recently built rear extensions on the neighbouring properties.</li> </ul> <p><b>Officers response:</b></p> <p>Comments relating to the instillation and the appearance of the roof lights, the raising on the front wall and changes to the planter bed are covered in the assessment (section 2).</p> <p>Planning permission is not required for the instillation of a watering system and therefore it is not material planning consideration to be addressed in this report. We have passed on concerns expressed to the applicant and the agent. Should there be further concerns the Council can assess whether it is necessary to take action.</p> <p>This is a retrospective application for amendment to planning permission 2008/5611/P dated 08/01/2009 dated 7th May 2008. Therefore objections relating to the erection of the single storey extension or the balcony are not material to this application.</p>					
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC-No comments received.					

## Site Description

The proposed site is located at the middle of the residential Christchurch Hill which has been converted into self contained flats in 1999. This application relates to the lower and ground floor maisonette.

There are a significant number of alterations to the rear elevation which include a second storey extension, balcony infill and rear dormers which have removed the uniformed character the rear of this row of terraces once had.

The building is not listed, but is located within the Hampstead Conservation Area. It is not listed as a building that makes a positive contribution to the area.

## Relevant History

**2008/5622/P:** Amendments to planning permission dated 7th May 2008 (ref. 2008/0692/P) including erection of a single storey rear extension with balcony above and alterations to existing vaults under front garden to include a planting area to the front. GRANTED 08/01/2009

**2008/0692/P:** Additions and alterations to existing basement and ground floor maisonette including erection of a single storey rear extension with balcony above. GRANTED 07/05/2008

**PW9802526:** House to be converted to 2 units: 1) Basement & Ground floor maisonette; 2) 1st, 2nd and 3rd floors maisonette, together with the enlargement of the front and rear dormer windows. WITHDRAWN 06/10/1998

**PW9802526R1:** Conversion of single dwelling house to provide one maisonette at basement and ground floor levels and one maisonette at upper levels, together with alterations to existing dormer windows. GRANTED 05/11/1998

## Relevant policies

### NPPF

#### The London Plan

#### 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:** 1 (design) & 6 (amenity)

**Hampstead Conservation Area Statement (2001)**

# Assessment

## 1. Proposal

1.1 The application seeks to amend the planning permission granted in May 2008 (2008/0692/P) and further amended in January 2009 and seeks approval for obscured roof lights in the front garden, to light basement area already permitted. The application is retrospective, the works having been completed on 06/10/10.

1.2 The proposal refers to:

- The installation of a velux roof light in the centre of the planter measuring 0.8m x 0.8m and the installation of two suntel rooflights to the edge of the planter.

- The raising of the wall by 0.5m.

- The introduction of a curve to the corner of the raised flower bed.

1.3 This application is assessed in terms of design and impact on the conservation area and the amenity of neighbouring occupiers.

## 2. Main Issues

2.1 The main issues addressed in this report are the raising of the wall by 0.5m, the installation of rooflights and the introduction of a curve to the corner of the planter bed.

## 3. Design

3.1 The impact of the raised wall has been given consideration. The Hampstead Conservation Area Statement notes that; 'walls and piers, railings and hedges are enormously important to the Streetscape' and any 'alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area'.

In addition CPG1 states that 'for boundary treatments...in a conservation area we will expect the works [to] preserve and enhance the existing qualities and context of the site and surrounding area'.

It is considered that although the wall has been raised, the proposal does respect the original boundary and recognises the context and qualities of the surrounding area. Traditional materials have been used and the piers to the steps and the end of the wall have been retained. Throughout the terrace there are a variety of wall heights and the retention of the piers ensures that the uniform nature of the terrace is preserved. Although higher, the wall remains a low wall and it steps down the hill in a similar manner to neighbouring walls.

3.2 The rooflights are concealed within the planter bed and have minimal visual impact. The raising of the wall helps to obscure the rooflights even further. The impact of the proposed roof lights on the character and appearance of the host building and the surrounding area is therefore considered to be minor.

3.3 The curve to the planter bed is considered minor, again with minimal visual impact.

3.4 The proposal is considered acceptable in terms of design and is considered to both preserve and enhance the character and appearance of the conservation Area.

## 4. Amenity

4.1 There are no amenity concerns as a result of this proposal in terms of loss of privacy or loss of light.

## 5. Recommendation

5.1 Grant Full Planning Permission.

**DISCLAIMER**

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