

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/11/2012</b>	
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>		<b>25/10/2012</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Gideon Whittingham				2012/4775/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 30 A Rosslyn Hill London NW3 1NH				Refer to 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 existing single storey rear extension at second floor level and associated terrace works in connection with residential flat (Class C3).							
<b>Recommendation:</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>12</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from 27/09/2012 (expiring on 18/10/2012) and a public notice was published in the Ham & High from 04/10/2012 (expiring on 25/10/2012).  No response received to date.					
<b>CAAC/Local groups comments:</b>		The Hampstead CAAC object to the proposal, but have not provided any reasons for their concerns.					

## Site Description

This application relates to a 4 storey terraced building located on the northeast side of Rosslyn Hill, west of the intersection with Downshire Hill and east of the intersection with Pilgrims Lane. The property is located within the Hampstead Conservation Area and is identified as a building that makes a positive contribution to the conservation area. The building is not listed.

The property is in use as a pharmacy (Class A1 use) at ground floor level, with residential accommodation at upper floor level (Class C3 use)

## Relevant History

2006/0186/P – PP Granted (08/03/2006) for the erection of a ground floor rear extension in connection with existing Class A1 (retail) use.

## Relevant policies

### **LDF Core Strategy and Development Policies 2010**

#### Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### Development Policies

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

### **Hampstead Conservation Area Statement (2006)**

London Plan 2011

NPPF 2012

## **Assessment**

### **1. Proposal**

1.1 The application proposes:

- The erection of a replacement single storey closet wing extension, measuring 2.6m in height, 3.4m in width and 3.7m in depth, located at rear second floor level. The extension would be flat roofed, brick faced and feature timber framed doors to the rear elevation feature. This extension would replace an existing timber clad single storey closet wing extension, measuring 2m in height, 3.6m in width and 3.7m in depth, providing approximately 12sqm of residential accommodation.
- The metal railings associated with the existing roof terrace would also be replaced, as would the surface of the roof with (terrace floor) with tiles.

1.2 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the host building and the surrounding conservation area and;
- The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties.

### **2. Impact on the host building and surrounding area**

2.1 The northeast side of Rosslyn Hill, namely Nos. 28-36 (evens) is characterised by 4 storey buildings topped with pitched roofs. To the rear, the prevailing development is that of 2 storey closet wing extensions, rising up to first floor level. The application property however, features a recessed timber clad single storey extension and associated terrace located at second floor level, above the brick faced closet wing extension, at odds with the prevailing development within the terrace. Constructed more than four years ago, thereby immune from enforcement action, the timber clad extension and terrace, by virtue of their arrangement, detailed design and materials are considered unsympathetic to the character and appearance of the host building.

2.2 In consideration of DP24 and CPG1 (design), there is a general presumption towards resisting extensions that rise above the general height of neighbouring projections and nearby extensions. The proposal however, represents an opportunity to consolidate an unsympathetic and incongruous development and enhance its appearance. The proposal maintains the same depth and relative width of the existing timber clad structure, whilst increasing the height by 0.6m.

2.3 In terms of its design, the brick facing materials and timber doors proposed are considered a significant improvement to the appearance of the building than the existing timber clad structure, which is considered particularly unsympathetic.

2.4 Within this context, it is considered the proposed removal and subsequent rebuild of a single storey extension, by virtue of its design and materials would enhance the character and appearance of the host building and the wider Hampstead Conservation Area.

2.5 It is considered the replacement railings, associated with the use of the roof as a terrace would be of no greater detriment to the appearance of the building than the existing arrangement.

### **3. Residential Amenity**

3.1 Although the rebuilt extension would be 0.4m higher than the existing timber clad structure, it is considered the proposal would not harm the living conditions of the occupiers of neighbouring properties in terms of a loss of sunlight/daylight, outlook or increased sense of enclosure than the existing arrangements.

3.2 In terms of the host building, the increase in height of the extension would rise to the lower cill of a non-habitable room to the flat above and up to the meeting rail of a stairway window which is currently

blocked. This element is considered acceptable given the rooms which the windows service and extend of coverage.

3.3 With regard to privacy, noise and disturbance, it is regrettable that the existing terrace results in a element of overlooking to the surrounding properties. However, given that the railings and terrace are immune from enforcement action and the proposal only amends the detailed design of the railings, as opposed to the size or location of the terrace, it is considered the proposal would be of no greater detriment to the levels of privacy enjoyed by the occupiers of the surrounding properties than the buildings existing arrangement.

**Recommendation:** Grant planning permission

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