

<b>Delegated Report</b> (Members Briefing)		Analysis sheet		Expiry Date:		07/11/2012	
		N/A / attached		Consultation Expiry Date:		25/10/2012	
Officer				Application Number(s)			
Angela Ryan				2012/4759/P			
Application Address				Drawing Numbers			
128 Haverstock Hill London NW3 2AY				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
<b>Proposal(s)</b>  The enlargement of the existing rear extension at first floor level , including the installation of 1 X rooflight, in connection with existing use as a residential flat (Class C3).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	15	No. of responses	0	No. of objections	0
				No. electronic	0		
<b>Summary of consultation responses:</b>		A site notice was displayed between 27/09/2012 to 18/10/2012, and a notice published in the local press on 04/10/2012, expiring on 25/10/2012. No comments/objections have been received as a result of the consultation process.					
<b>CAAC/Local groups* comments:</b> *Please Specify		<b>Parkhill CAAC:</b> Objected to the proposal on the grounds that the site is already overdeveloped. ( <b>Officer's response:</b> See section 2 of this report)					

## Site Description

The site comprises a three-storey plus basement semi-detached Victorian building located on the north side of Haverstock Hill. There is dormer extension at roof level that provides additional residential accommodation. The property is currently sub-divided into five flats, and residential is the predominant land use in the area. The site forms part of group with no. 130 Haverstock Hill which comprises a self-effacing block of flats. To the south of the site lies another block of flats at no.126 Haverstock Hill.

The site is not listed but lies within the Parkhill Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

### 128 Haverstock Hill:

**1973-** Permission **refused** for the erection of rear extension at lower ground level and conversion into six self-contained flats at 128, Haverstock Hill, N.W.3. (Ref: 15873)

**1987-** Permission **granted** for alterations and conversion to form five flats including the erection of side and rear extensions and a side dormer (Ref: 8700231). The first floor rear extension at present is not in accordance with this permission albeit it would now be immune from enforcement action.

### 130 Haverstock Hill:

**2008-** Permission granted for the change of use of two raised ground floor flats into 1x 2-bedroom flat, together with the erection of a rear extension with balcony at raised ground floor level. (Ref: 2008/1211/P). This permission was never implemented.

## Relevant policies

### LDF Core Strategy and Development Policies 2010

#### Core Strategy:

**CS1** (Distribution and growth)

**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:

**CGP1-Design: Chapters 1, 2, & 4**

**CPG7- Amenity: Chapters 6 & 7**

**ParkHill and Upper Park Conservation Area Appraisal and Management Strategy 2011**  
**London Plan 2011**

**National Planning Policy Framework 2012**

## Assessment

### 1.0 Proposal:

1.1 The applicant seeks to enlarge the existing extension located at rear first floor level, and install a rooflight within the roof of the existing extension. The extension is proposed to increase the size of the kitchen and provide a dining area. Approximately two thirds of the extension is to remain unaltered by the proposed works.

1.2 During the course of the application the scheme has been revised to omit the pitched roof, and replacing it with a flat roof. A roof light has also been added over the extension which would replace the existing two rooflights located on the rear roof slope of the existing extension.

1.3 The key issues to consider are:

- The impact on the character and appearance of the host building and conservation area; and
- The impact on amenity

### 2.0 Impact on the character and appearance of the host building and conservation area:

2.1 The enlarged part of the extension is proposed to be 2.3m high up to eaves level to match the height of the existing extension, and 2.8m high (previously 3.8m) up to ridge height. The reduction in height is by virtue of the flat roof that is now proposed. The revision would result in reducing the bulk and visibility of the extension which is welcomed. The enlarged part of the extension is proposed to be 1.9m wide (total width including existing extension 6.8m wide) and 2.7m deep to match the existing. A rooflight is to be installed in the roof of the extension to provide more natural light in the room. This would result in the removal of two existing rooflights located in the rear roofslope of the existing extension.

2.2 The enlarged extension would be nearly full width and is set back approximately 2m away from the application site's side boundary to the south-east and 3m away from the rear of no. 126 Haverstock Hill at 1 to 6 Fountain Mews on either side. To the north-west the building is set back approximately 0.1m from the building's boundary and no. 130 Haverstock Hill.

2.3 The enlarged extension at first floor level is 2 storeys lower than the highest storey of the application site. The extension in isolation is considered to be of a modest volume and would provide additional floorspace measuring approximately 4.4m<sup>2</sup> (total floor area of the existing and new extension would be 15.6m<sup>2</sup>). New sliding doors will be installed to the rear of the enlarged extension to replace the existing hinged doors. The doors will provide access onto the existing roof terrace. The north facing (side) elevation is currently of a glass, and is proposed to be replaced with a solid rendered wall in order to alleviate overlooking. The structure would remain of relatively lightweight material and will be predominantly glazed.

2.4 In terms of its relationship with the host building, the proposed extension is considered to be subordinate in terms of its scale and form and would not be readily visible from the wider public realm by virtue of its location. As such it is considered that there would be no demonstrable harm to the host building and therefore the proposal is considered to preserve and enhance the character and appearance of the host building and conservation area.

### 3.0 Amenity:

3.1 The north facing (side) elevation of the building would be brought closer to the boundary with its neighbour at no.130 Haverstock Hill of which the application site forms part of a group. A light test was undertaken using the 25° rule which ascertained that the line would just hit the upper most corner of the enlarged extension. As such it is considered that the proposal would not result in any significant loss of natural light to the occupiers of the adjoining building at no. 130 Haverstock Hill. Moreover, no objections have been received from the adjoining occupiers. The distance of the extension in relation to the adjacent building at no. 126 Haverstock Hill remains the same as the existing and as such the proposal would not result in the loss of light to the aforementioned property.

3.2 The proposal would not result in creating any significant adverse impacts in terms of the loss of outlook, loss of privacy and the sense of enclosure. No additional overlooking would be created over and above what is currently experienced at the application site.

**Recommendation: Grant Planning Permission**

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 5<sup>th</sup> November 2012.  
For further information please click [here](#).