

Delegated Report		Analysis sheet		Expiry Date:		26/10/2012	
		N/A / attached		Consultation Expiry Date:		18/10/2012	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2012/4346/P			
Application Address				Drawing Numbers			
22 D Fairhazel Gardens London NW6 3SJ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations at roof level including formation of roof terrace at rear and associated balustrade and new windows and door as well as formation of 1 no. roof light in rear roofslope and 1 no. roof light in front roof slope associated with the use as a residential dwelling (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	18	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		PN+SN erected. No replies received.					
CAAC/Local groups* comments:		n/a					
Site Description							
The application site is a 4-storey terraced house on the eastern elevation of Fairhazel Gardens. The site is in residential use and converted into flats. The application relates to the top floor flat.							
The site is not listed and lies within the South Hampstead CA.							
Relevant History							
1972 pp GRANTED for the conversion of building into 4 flats.							
No other relevant history.							

Relevant policies

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

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CPG 1, part 5.21-22, 5.23-26

Assessment

The proposal involves alterations at roof level to include a roof terrace and balustrade to the rear, a rooflight to the rear and a rooflight to the front roofslope. The proposal forms part of a loft conversion which is currently used as storage and is to be converted into habitable space.

The main considerations in this application are design and its impact on the CA and amenity;

Design and the CA-

The subject house consists of a single pitched slated roof with a small decorative gable to its front which is replicated along this terrace. The existing roof has no previous openings installed.

The proposed roof terrace is to be erected within the slope of the roof. It is set with some distance from the pitch and the eaves and located above the two southern existing kitchen windows. Glazed sliding doors are proposed and a decked area to the open area. As the parapet will result in an unsafe height a metal balustrade is proposed to be installed along the length of the terrace.

A rooflight is proposed to the northern part of the rear roofslope to allow natural light into the double height living area and bathroom.

There are no other roof terraces on same terrace but one exists right opposite on the rear of Goldhurst Terrace and numerous other terraces are apparent on the rear of the properties of adjacent Greencroft Gardens. There are however, many dormers - and of different designs and sizes – on the rear of the same terrace, Fairhazel Gardens.

The proposed terrace complies with CPG. It is likely to be partly visible from the public realm at Goldhurst Terrace but not from the gardens below, to its set back and height from the ground. The terrace will be mostly screened by trees and angled away from public view and in any case considered to be sensitively designed and therefore acceptable at this location and not detrimental to the character and appearance of the CA. the rooflight is unlikely to be noticeable from the public realm and is considered acceptable.

A further roof light is proposed to the front of the roofslope. It is small and while it will be visible from the public realm it is proposed to be flush with the roof tiles to minimise its appearance. It is designed to allow natural lighting into the circulation space. Most houses on this terrace already have rooflights to its front roofslopes so this proposal would not be out of place in this area. This element is therefore considered acceptable.

Additional pipework to the rear is proposed to be made of cast iron and joined to the existing pipes. The proposed living accommodation standards to the loft comply with the CPG. Accordingly, the proposal is considered to comply with policies DP24 and DP25.

Amenity-

The proposed roof terrace is to be set at a traditional dormer window level which would allow views towards the opposite terrace's rear windows. Views are also mostly met by large tall trees which screen most of the terrace opposite to the north. It is not considered that the terrace would allow views that are different to those already possible from the existing views and the set back of the terrace within the roof slope and its enclosure on two sides may minimise potential overlooking from it. Accordingly, it is not considered that the terrace would cause concerns over the loss of privacy to adjoining residents to an unreasonable degree and as such the protection of amenity of adjoining residents is considered to be maintained as per policy DP26.

No other amenity considerations are relevant to this proposal.

The proposal is therefore considered acceptable and recommended for approval.

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