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| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | | 21/09/2012 | |
| | | N/A / attached | | Consultation Expiry Date: | | 06/09/2012 | |
| Officer | | | | Application Number(s) | | | |
| Craig Raybould | | | | 2012/3619/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 38 Pilgrim's Lane LONDON NW3 1SN | | | | Refer to draft decision notice. | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Variation of condition 3 (development to be carried out in accordance with the approved plans) of planning permission granted on 21/03/2012 (ref 2011/5114/P) (<i>alterations and extensions to existing dwelling house to include demolition and rebuild of existing three storey rear extension, demolition of the rear façade and roofslope and extending the depth of the dwelling house by 1m, replacement of the front and rear dormer windows, erection of a single storey side and rear extension with creation of a roof terrace at upper ground floor level, demolition and rebuilding the front steps and the installation of solar panels to the rear roofslope of single dwelling house (class C3)</i>) for minor material amendments to the approved scheme comprising: 1. rendering and painting white of the rear lower ground floor extension to match neighbouring properties; 2. installation of a velux window on the rear roof slope; and 3. replacing the pyramid style roof light to rear upper ground floor level with a smaller cuboid shaped roof light. | | | | | | | |
| Recommendation(s): | | Grant the variation of condition | | | | | |
| Application Type: | | Variation of Condition | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 18 | No. of responses | 01 | No. of objections | 01 |
| | | | | No. Electronic | 00 | | |
| Summary of consultation responses: | | <p>A press notice was placed in the Ham & High newspaper from 16/08/2012 to 06/09/2012.</p> <p>A site notice was displayed from 09/08/2012 to 30/08/2012.</p> <p>Objections</p> <p><u>Occupier of no. 40 Pilgrim's Lane</u></p> <p>Objection received on the following grounds:</p> <ul style="list-style-type: none"> - The reduction in size of the upper ground floor skylight will leave sufficient room to tables and chairs to be placed close to the boundary with no. 40 affecting the privacy enjoyed by the occupiers (discussed in 'Analysis' para 2.7); | | | | | |

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| | <ul style="list-style-type: none"> - Questions raised over the accuracy of the plans. - Question whether the approved privacy screens are to be opaque and whether the applicant is required to provide the planting at the boundary under the previously approved scheme. |
| CAAC/Local groups comments: | The Hampstead CAAC were consulted on 02/08/2012. They commented on 08/08/2012 confirming that they have no objection to the proposals. |

Site Description

The application building is an end of terrace house, built over two storeys with a lower ground floor level and an attic storey contained within the pitched roof. It dates from the late 19th century with historic maps indicating that this was constructed between 1870 and 1894.

It is currently in a poor state of repair and is in need of refurbishment. The building is noted as being a positive contributor to the Hampstead Conservation Area.

Relevant History

2012/3618/NEW – An application for planning permission was submitted on 11/10/2011 proposing alterations and extensions to existing dwelling house to include demolition and rebuild of existing three storey rear extension, demolition of the rear façade and roofslope and extending the depth of the dwelling house by 1m, replacement of the front and rear dormer windows, erection of a single storey side and rear extension with creation of a roof terrace at upper ground floor level, demolition and rebuilding the front steps and the installation of solar panels to the rear roofslope of single dwelling house (class C3). This application was WITHDRAWN prior to determination.

2012/2974/P – Details were approved on 19/06/2012 pursuant to Condition 12 (hard and soft landscaping and means of enclosure of all un-built, open areas) of planning permission dated 21/03/2012 (ref: 2011/5114/P).

2011/5091/P: Planning permission was granted subject to a Section 106 Legal Agreement on 21/03/2012 for the excavation of basement level under foot print of existing building and under the rear garden including skylights to rear and front lower ground floor level to single residential dwelling (Class C3).

2011/5114/P – Planning permission was granted subject to a Section 106 Legal Agreement on 24/02/2012 for alterations and extensions to existing dwelling house to include demolition and rebuild of existing three storey rear extension, demolition of the rear façade and roofslope and extending the depth of the dwelling house by 1m, replacement of the front and rear dormer windows, erection of a single storey side and rear extension with creation of a roof terrace at upper ground floor level, demolition and rebuilding the front steps and the installation of solar panels to the rear roofslope of single dwelling house (class C3).

2011/2240/C: An application for Conservation Area Consent was submitted on 06/06/2011 for demolition behind the front facade of the existing single dwelling house (C3). The application was WITHDRAWN on 28/07/2011.

2011/2228/P: An application for planning permission was submitted on 06/06/2011 for the demolition and rebuild of existing single dwelling (class C3) behind retained front elevation, excavation of single level basement, alterations to form a window at the basement level to the front elevation, erection of side and rear single storey extension, enlargement of existing dormer windows to the front and rear roofslopes, creation of a terrace at roof level at upper ground level to the rear elevation and installation of 7 solar panels to the rear roofslope of the existing residential dwelling (class C3). The application was WITHDRAWN 28/07/2011

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

LDF Development

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

Hampstead Conservation Area Statement

London Plan 2011 (as amended)

NPPF 2012

Assessment

1. Proposals

1.1 The application proposes to vary Condition 3 of planning permission dated 21/03/2012 (ref 2011/5114/P), a minor material amendment under S73 of the 1990 Act. The planning permission in question grants consent for the following scheme:

Alterations and extensions to existing dwelling house to include demolition and rebuild of existing three storey rear extension, demolition of the rear façade and roofslope and extending the depth of the dwelling house by 1m, replacement of the front and rear dormer windows, erection of a single storey side and rear extension with creation of a roof terrace at upper ground floor level, demolition and rebuilding the front steps and the installation of solar panels to the rear roofslope of single dwelling house (class C3).

1.2 The scheme was granted subject to a Section 106 Legal Agreement (for a Construction Management Plan) and to a number of Conditions. Condition 3 requires the development to be carried out in accordance with the approved plans and lists the respective drawing nos.

1.3 This application proposes to vary Condition 3 by replacing some of the approved drawings with those which include modifications to the approved scheme consisting of:

- The rendering and painting white of the rear lower ground floor extension to match neighbouring properties;
- The installation of a velux window on the rear roof slope; and
- The replacement of the pyramid style roof light to rear upper ground floor level with a smaller cuboid shaped roof light.

1.4 The following approved plans: Dwg Nos. 1155/2/ AP 01, 02, 03, 04, 05, 06, 07 are therefore proposed to be replaced with the following plans: Dwg Nos. 1155/2/AP 01 Rev A, 02 Rev A, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A and 07 Rev A.

1.5 The key planning considerations in this application are: 1. the design of the proposals and their impact on the character of the Hampstead Conservation Area; and 2. The impact of the works on residential amenity.

2. Analysis

Design and Conservation

2.1 It is proposed to render the rear elevation of the lower ground floor extension and paint it white. The main building is finished in a red/brown stock brick and the inclusion of a white coloured rendered finish would introduce a new external material to the building. It is commonplace for older buildings, particularly of Georgian and Victorian age to be finished in stucco at ground floor level and it is considered that the overall appearance of the building would not be compromised by the introduction of a stucco finish to this part of the building. The adjoining buildings in the terrace are finished in a mixture of red/brown stock brick, white painted render (particularly to the rear) and white painted brick work. The proposed white render would fit in with this prevalent

character. What is more, the overall visual impact would be minimal as the works are confined to the rear.

2.2 It is proposed to replace the existing pyramid skylight to the rear extension with a smaller, flat roof, cuboid skylight. The proposed skylight is smaller in size to that approved having been reduced in length by 0.2m, in width by 0.15m and in height by 0.1m. The smaller cuboid shaped skylight proposed would have even less of a visual impact on the appearance of the building than the approved pyramid skylight.

2.3 A velux light measuring approximately 1.5m in height and 0.5m in width is proposed on the rear roof slope. CPG1 explains that roof lights may be acceptable where they sit flush to the roof profile and are subordinate in proportion to the host roof. The guidance advises that roof lights which disrupt an otherwise uncluttered roofscape or are located on a prominent roofslope may not be acceptable.

2.4 The proposed velux light sits flush to the roof profile and is confined to the rear elevation. The 3 x no. adjoining properties in the terrace row (nos. 36, 34 and 32) have roof lights on the rear elevation. The addition of a rooflight on the rear of no. 38 will be consistent with this pattern.

2.5 The proposals are well designed in relation to the host building and incorporate features and materials that are present in the local townscape. This conforms with LDF policies CS14 and DP25 and will preserve and enhance the character and appearance of the Hampstead Conservation Area in accordance with LDF policy DP25.

Residential Amenity

2.6 The rendered finish to the lower ground floor level extension and the velux skylight at roof level are not considered to have a negative affect on the amenity of neighbouring properties. An objection has however been received in relation to proposed skylight to the lower ground floor extension. Concerns have been raised that the reduction in the size of the skylight would leave sufficient space around the edge of this part of the roof to allow it to be used as a terrace affecting the privacy of the adjoining garden at no. 40.

2.7 The reduction in size of the roof light will increase the width of useable floorspace adjacent to the boundary with no. 40 by approximately 30cm. The total useable floorspace adjacent to the boundary is therefore 1.05sqm. This gain in space is not considered so significant that the use of this part of the terrace could be intensified to an extent that would be detrimental to the amenity of the adjoining property. It is also relevant that a terrace of 8sqm has already been approved adjacent to the front of the proposed skylight as part of the main consent and the proposals include a 1.7m high planted screen which is conditioned to be retained and maintained permanently.

2.8 For these reasons, the proposals are not considered to have any undue effect on the amenity of neighbouring properties and meet with LDF policies CS5 and DP26.

3. Recommendation

3.1 It is recommended that Condition 3 be varied to incorporate the plans showing the alterations proposed in this application.

DISCLAIMER

Decision route to be decided by nominated members on Monday 17th September 2012.
For further information please click [here](#).