

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>07/09/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		23/08/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Philip Niesing				2012/3720/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
7a Perrin's Lane London NW3 1QY				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>							
Erection of front dormer roof extension and the infilling of the ground floor courtyard through the erection of a first floor rear extension and flush rooflight, and associated alterations to fenestration of existing house (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>04</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site Notice 25/07/2012 until 15/08/2012 Press Notice 02/08/2012 until 23/08/2012  No response was received from public consultation.					
<b>CAAC/Local groups comments:</b>		<u>Hampstead CAAC</u>  Confirmed in writing that they have <b>no objection</b> to the proposed development.					

## Site Description

The application site is located within a small enclave off Perrin's Lane, behind Hampstead Community Market and Post office. The site comprises a modern, 1970's built, 2-storey end-of-terraced dwellinghouse, constructed in brick and white uPVC boarding. It would appear from the planning history that no. 7a, the property in question, was built separate to the original terrace (See relevant history below), which is subject to an Article 4 Direction.

The site falls within Hampstead Conservation Area, and is noted in the Hampstead Conservation Area statement as a building that makes a positive contribution to this conservation area. The rearmost part of King William IV public house (1830 - listed) adjoins the application site.

## Relevant History

**27905** The erection of a three-storey house **Granted** on 08/06/1979

## 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

### Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

### Hampstead Conservation Area Statement, 2001

### NPPF, 2012

### London Plan, 2011

## Assessment

### Proposal

Planning permission is sought for:

- A dormer roof extension within the front roofslope;
- Infilling of the ground floor courtyard through the erection of a first floor rear extension & obscured glazed rooflight over the remaining section; and
- Replacement & alterations to existing windows and doors, incl. a Juliet balcony at second floor level

### Amendments

During the course of this application the width of the proposed front dormer has been reduced to be more in keeping with those of the existing dormers on the terrace. Revised drawings have been submitted.

The two main planning issues to consideration relate to the impact of the proposed additions and alterations on the character and appearance of the host building and on Hampstead Conservation Area, as well as the impact of the development on the amenities enjoyed by the occupiers of the neighbouring properties. Given the properties' close proximity to King William IV public house, which is grade II listed, the impact of the proposed works on the setting of this designated heritage asset is also material to the assessment.

### Design and appearance

Camden's Local Development Framework seeks to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe

and easy to use by inter alia 'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'

The proposed front dormer, as revised, is considered appropriate in design terms as it would sit comfortably within the front roofscape and reflect the detailed design and appearance of the existing dormers in the terrace. Although not identical in appearance and position to the other dormers, views of the proposed front dormer would be restricted to Perrin's Lane and would not be readily visible in conjunction with the dormers at no. 7 and no.9, or easily visible from the communal courtyard off Perrin's Lane due to the acute angle. Good quality materials; lead sheet, with a lead flat roof and aluminium windows to match the proposed new windows for the property, would be utilised. The proposed dormer is considered to be in line with the guidance for roof dormers provided in paragraph 5.11 of CPG1.

The proposal is to enclose the existing ground floor courtyard by means of installing an obscured glazed rooflight over part of it, which would become part of the first floor rear terrace, and to construct a 1.2 metre deep rear extension at first floor level. The proposed first floor rear extension would be sandwiched between an existing 2.7 deep two storey high rear wing and a 3.8 meter deep single storey rear wing at the adjoining property no. 7. It would match the style and materials of the existing house with white uPVC boarding to the rear elevation. Given the size, detailed design and appearance of the proposed first floor rear extension, it would remain subordinate in appearance and respect the architectural style and appearance of the terrace.

Some of the modifications to the existing windows and doors would constitute 'Permitted Development' under Class A of the GDPO. Nevertheless, the proposed materials, i.e. white painted aluminium frames and the alterations to the front opening and second floor rear opening (which requires planning permission) are considered to be sympathetic to the character and appearance of the host building and in keeping with alterations in the terrace.

In light of the above it is considered that the proposed alterations and additions to this end of end of terrace dwellinghouse would make an appropriate visual relationship with the host building and preserve and enhance the character and appearance of the Hampstead Conservation Area, in line with Policies CS14, DP24 and DP25 of the LDF. The proposals would furthermore have no material impact on the setting of King William IV public house.

### **Amenity**

The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity, in accordance with Policy DP26 and CPG6.

Given the scale of the development and the locations of the proposed additions in relation to the neighbouring properties it is not considered that the proposals would materially affect the amenities enjoyed by the occupiers of the neighbouring properties in terms of loss of daylight/sunlight or outlook.

Moreover, the balustrade associated with the enlarged opening at second floor level would be fixed and flush with the rear elevation and would therefore not result in any additional 'actual' overlooking (there might be some increase in perceived overlooking, but this in itself would not warrant refusal of permission). A condition would be attached to the permission to ensure that the flat roof area of the first floor rear extension is not used as a balcony, roof garden or similar amenity area, as this would result in an unreasonable amount of overlooking and loss of privacy to the adjoining neighbours. It is also noted that the glazing of the front dormer window would be obscured, which would prevent any additional overlooking to no.1-3 Perrin's Lane.

### **Recommendation**

Grant planning permission

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