

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	15/05/2012
		N/A		Consultation Expiry Date:	19/04/2012
Officer			Application Number		
John Sheehy			2012/1376/P		
Application Address			Drawing Numbers		
Flat 8, 49 Greencroft Gardens London NW6 3LL			Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
<p>Amendments to planning permission granted on 23/07/09 (2009/2189/P) for alterations at roof level including the enlargement of two existing rear dormers, replacement of one existing rear dormer with new roof inset terrace, alterations to railings, new rooflights, and installation of a window in the front elevation within the existing east gable of residential flat (Class C3), namely replacement of one rooflight with two rooflights on front roofslope, replacement of handrail and balustrade at roof level, relocation of rooflights, lantern light and enlargement of roof hatch, installation of glazed roof to rear insert balcony and reduction in size of window on south-west elevation at second floor level.</p>					
Recommendation:		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	33	No. of responses No. electronic	1 1	No. of objections	1
Summary of consultation responses:	<p>A site notice was displayed from 29 March – 19 April 2012 and a press notice was published on 22 March 2012.</p> <p>Adjoining owners/occupiers One letter of objection has been received from the occupier of 77 Aberdare Gardens who raised the following concerns:</p> <ul style="list-style-type: none">• The proposal is a thinly disguise for creating a roof terrace.• The external appearance is unacceptable; the roof hatch visibly raises the height of the building.• The roof terrace development would spread and would greatly reduce the character of the buildings in the area.• Impact on privacy.• The reduction in size of the window to the side of the building reduces daylight and affects the look of the property.• Opposes the alteration and replacement of the roof railing• Opposes the height and visibility of the proposed boiler flue and cooker extractor.					
CAAC/Local groups comments:	<p>No CAAC in South Hampstead Conservation Area.</p> <p>Local Groups No reply to date.</p>					

Site Description

The application site is located on the southern side of Greencroft Gardens and contains a substantial four storey property dating from the late 19th Century. The site is located within the South Hampstead Conservation Area and includes a rear garden approximately 32m long. The property is not listed and is divided into 8 self-contained flats. The property has a flat roof with safety railings to all sides. The flat roof is accessible from a hatch in the top floor flat, however the flat roof is not used as a terrace and no permission exists for such use.

Relevant History

July 2009 Planning permission was granted for alterations at roof level including the enlargement of two existing rear dormers, replacement of one existing rear dormer with new roof inset terrace, alterations to railings, new rooflights, and installation of a window in the front elevation within the existing east gable of residential flat, ref. 2009/2189/P.

November 2011 An application for a non-material amendment was granted for an amendment to planning permission 2009/2189/P dated 23/07/09 to install glazed roof to inset balcony in connection with existing flat (Class C3), re 2011/5203/P.

January 2012 An application was submitted for the erection of new glazed enclosure at roof level on west side and alterations to handrail and balustrade in association with use of roof as a terrace, alterations to rooflights, to residential flat withdrawn by the applicant on officer advice, ref. 2011/6047/P. *Officers raised concerns about the use of the roof as a terrace and the design of the terrace enclosure.*

Relevant policies

National Planning Policy Framework

London Plan 2011

LDF Core Strategy and Development Policies 2010

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

South Hampstead Conservation Area Statement

Camden Planning Guidance 2011

Assessment

Proposal

Planning permission is sought to for works largely similar to those granted in 2009. The policies have changed since that approval, although the general thrust of the relevant design and amenity policies remains the same. There has been no change in circumstances on site. In view of this and taking into account the existence of the extant permission only those new elements of the proposal require re-assessment.

- Installation of a glazed roof to approved rear inset roof terrace;
- Alterations to railings/balustrading;
- Reduction in size of window within the west gable of the building;
- Replacement of one front rooflight with two rooflights on the front roofslope both 0.78m x 1.18m;
- Enlargement of roof hatch (2m x 2m rather than 1.4m x 1.4m) and relocation of rooflights.

Assessment

The principal considerations material to the assessment of this application are:

- Impact on the character and appearance of the Conservation Area; and

- Impact on neighbour amenity.

Impact on the character and appearance of the Conservation Area

The proposed amendments are assessed in the order as set out above:

- Glazed roof to inset terrace: this would be a modest change to the building which would be located at the secluded rear of the property. It would not impact detrimentally on its visual appearance or character. It was agreed as a non-material amendment to the previous application;
- Alterations to railings: the proposed handrails would follow the line of those approved in July 2009 and would have a similar functional design. They would be set back from the street front of the building and would not be prominent in views from the street;
- West gable window: the west gable is largely hidden by the mass of the neighbouring 51 Greencroft Gardens. The reduction in the size of the opening on this elevation would not have any impact on the appearance or architectural quality of the building;
- Front rooflights: these would be of modest proportions and would not result in a significant loss of original roof material or detract from the robust appearance of the roof. A condition is attached to ensure the rooflights are flush with the slope of the roof;
- Rooflights/roof hatch: The changes to the rooflights/roof hatch are not such that these elements would be visible in views from the public realm. The roof profile of the building will be safeguarded protecting the visual appearance and architectural quality of the building.

The proposal would safeguard the visual appearance and architectural quality of the building and would preserve and enhance the character and appearance of the Conservation Area.

Impact on neighbour amenity

Due to the scale of the works and the location of neighbouring properties the works would not result in a loss of sunlight, daylight or outlook to neighbours.

The proposed roof hatch would be larger than the approved hatch. In addition, it would be situated within the upper floor flat which would have a revised layout, not the communal stairwell as approved.

Access to this flat roof from the top floor flat would be improved. The applicant has stated that this is necessary to enable occupants to carry out maintenance to the roof. Replacement handrails are proposed, however these would be basic openwork safety rails rather than solid railings appropriate for roof terraces.

The improvement in access could lead to the flat roof being used informally as a roof terrace which would not be acceptable in planning policy terms. A condition is therefore attached to the decision notice to ensure that the flat roof is not used as a roof terrace.

Subject to this condition the application is acceptable in terms of impact on neighbour amenity.

Other Issues

The cooker extractor flue and new boiler flue referred to by the objector are very small in size and would be considered to be de-minimis and would not require planning permission.

Recommendation: Grant conditional permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th May 2012. For further information please click [here](#).