

<b>Delegated Report</b> <b>Members Briefing</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 13/04/2012	
		N/A		<b>Consultation Expiry Date:</b> 05/04/2012	
<b>Officer</b> John Sheehy			<b>Application Number</b> 2012/0970/P		
<b>Application Address</b> Flat 4 7 BUCKLAND CRESCENT LONDON NW3 5DH			<b>Drawing Numbers</b> Refer to draft decision		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal</b> Creation of dormer window and inset terrace in the rear roofslope in connection with existing residential flat.					
<b>Recommendation:</b>		<b>Grant conditional permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. notified <b>21</b>	No. of responses No. electronic <b>3</b> <b>2</b>	No. of objections <b>3</b>	
<b>Summary of consultation responses:</b>		Site notice displayed 7 March to 28 <sup>th</sup> March. Press Notice published 15 <sup>th</sup> March until 5 <sup>th</sup> of April.  Objections received from 3 neighbours. In summary the following concerns were raised. <ul style="list-style-type: none"> <li>The plans for the terrace would be to the back of the building. This will be above both bedrooms for Flat 3, construction of a terrace would introduce an avoidable and unwanted noise source directly above the bedrooms (as the terrace is likely to be used as a social gathering point). Not only will this potentially disturb the noise balance of the building, we also believe it will de-value Flat 3;</li> <li>Concerns that works may affect roofs/ walls of neighbouring properties. A condition should be attached so that compensation is given to neighbours if their properties are damaged by the works or if disruption is caused to adjoining property;</li> <li>Loss of privacy to rear gardens;</li> <li>Loss of sunlight to gardens;</li> <li>No study done to show whether roof would support proposed structure. Concerns raised about structural soundness of works;</li> <li>The buildings on 7 Buckland Crescent are of historic beauty. Those buildings with terraces in their roofs aren't in keeping with the image of the street and we don't think that a terrace on 7 Buckland Crescent will be in keeping with the property;</li> <li>Freehold consent for works is not a given, so the planning application may be redundant. Freehold consent should be secured before planning permission is granted.</li> </ul>			
<b>CAAC/Local groups comments:</b>		CAAC, objection to: <ul style="list-style-type: none"> <li>Dormer window which abuts party wall;</li> <li>Excessive width of new terrace – removal of a large part of the existing roof;</li> <li>Dominant glass balustrading.</li> </ul>			
<b>Site Description</b> The application relates to the top floor flat in a four storey semi-detached stucco villa located on the east side of Buckland Crescent. The building contains four self-contained flats. The property is identified as a positive contributor to the character and appearance of the Belsize Conservation Area.					

## Relevant History

**May 2009** Planning permission granted for erection of a rear extension at lower ground floor level of existing flat, installation of disabled lift and raising of entrance arch to side of property, ref. 2009/0771/P.

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy

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

### Belsize Conservation Area Statement

### London Plan 2011

### National Planning Policy Framework

## Assessment

**Proposal:** creation of dormer window and inset terrace in the rear roofslope in connection with existing residential flat.

Following discussions with officers the applicant has made the following changes to the drawings:

- the floor area of the terrace has been reduced, a greater proportion of the slate apron has been retained and the glazed balustrade significantly reduced;
- the roof terrace has been reduced and squared off on its southern side, removing an angled corner and retaining a greater amount of original slate;
- a clearance to the chimney has been introduced so the dormer/ roof terrace do not extend over to the party wall;
- the width and height of the door to the terrace has been reduced.

The proposed roof terrace would measure 2.3m W x 1.1m L.

## Assessment

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

- the impact on the appearance of the buildings and the character and appearance of the Conservation Area; and
- the impact on neighbour amenity.

### The impact on the appearance of the building and the character and appearance of the Conservation Area

#### *Policy Background*

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. Policy DP24 states that development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; and developments should consider the quality of materials to be used.

Policy DP25 'Conserving Camden's Heritage' states that within Conservation Areas, the Council will only grant permission for development that preserves or enhances the character and appearance of the Conservation Area.

## *Discussion*

The application is acceptable in terms of design/ impact on the Conservation Area for the following reasons:

- The retention of a substantial area of the original slate apron and the reduction in size of the glass balustrade will ensure that the perceived size of the door opening is reduced by being hidden by the mass of the roof. This reduction, as well as the squaring off of the roof terrace on its southern side will ensure that the proposal retains a greater amount of the original roof slate;
- The door opening has been reduced from a double to a single-leaf and has been relocated providing clearance from the party wall and chimney, and aligning it more closely with the openings on the rear elevation below;
- Both the terrace and door opening have been moved away from the party wall and chimney, thereby providing clearance to the side, ridge and eaves of the roof. The clearance from the top corner of the dormer door opening to the side roof ridge is 0.4m, slightly less than 0.5m advised by Camden Planning Guidance, however internal head heights dictate that 0.4m is the maximum clearance achievable. The clearance to all other sides, ridges and eaves is a minimum of 0.5m in compliance with CPG;
- The alterations would not have a significant impact on the Conservation Area as the proposed works relate to the rear roof slope which is not visible from any streets or public spaces in the vicinity of the site.

The proposal would respect the hierarchy of openings on the rear elevation and would respect the robust character and visual integrity of the rear roof slope. As a result the application would provide a high standard of design and would preserve and enhance the character and appearance of the Conservation Area.

### Impact on Neighbour Amenity

The proposed works would be largely inset within the rear roof slope and would not comprise a bulky addition to the building. Due to the location and form of the dormer element, being set well back from the eaves, it would not cast shadows on the gardens below to any significant degree. The proposal is acceptable in terms of its impact on daylight and sunlight of neighbours and open spaces.

There would be no loss of privacy to neighbours as a result of the proposal as views from the proposed terrace into neighbouring properties would replicate existing established views from windows on the rear elevation without opening up any new views. Similarly there would be no loss of outlook to neighbouring occupiers.

It is recognised that roof terraces can sometimes have the potential to cause extra noise and disturbance to neighbours. However, the proposed roof terrace would serve a residential use and would be modest in (2.3m x 1.1m). As a result, any increase in noise pollution would be minimal compared to the existing situation.

### Other issues/ concerns of neighbours

Justification for a proposal in terms of its structural impact is only an explicit policy requirement in the case of basement applications. It is not reasonable to refuse permission or impose conditions on a permission based on structural concerns associated with roof works.

Damage caused to neighbouring properties as a result of works is not covered by planning legislation but is subject to control under the Party Wall Act. Any compensation for damage would be paid under this separate Act.

**Recommendation:** grant conditional permission.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Tuesday 10<sup>th</sup> April 2012. For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>