

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	08/03/2012
		N/A / attached		Consultation Expiry Date:	16/02/12
Officer			Application Number(s)		
Angela Ryan			2012/0074/P		
Application Address			Drawing Numbers		
3 Holford Road LONDON NW3 1AD			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Retention of a glazed balustrade at upper ground floor level on the rear extension to create a roof terrace in connection with use as a dwelling house (Class C3).					
Recommendation(s):		Grant Planning Permission			
Application Type:		Householder Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations

Adjoining Occupiers:	No. notified	12	No. of responses	3	No. of objections	1
			No. Electronic	0		
Summary of consultation responses:	A site notice was displayed from 19/01/12 to 09/02/12 and a public notice displayed in the local press from 26/01/12 to 16/02/12. Three letters have been received, comprising one letter of support from the occupier at Flat 3, 2 Holford Road subject to building timetable being adhered to, and the street being accessible as it is constantly closed. (Officers response: These issues raised are not planning matters. It should be noted that the works have already taken place).					
CAAC/Local groups* comments: *Please Specify	<p>Hampstead CAAC: Raised no objections to the proposal.</p> <p>The Heath & Hampstead Society: Objects on the grounds of:</p> <ul style="list-style-type: none"> - The design of the existing glass conservatory at the rear which does not comply with policy DP22 (Officer's response: It should be noted that the conservatory benefits from a previous planning permission (Ref: 2009/4225/P) and does not form part of this application). - The fact that the development has already taken place (Officer's response: On balance the proposal in design and amenity terms is considered to be acceptable and therefore it is considered that it would not be expedient for the Council to instigate enforcement action) - The removal of the pre-existing glazing from the large C19 windows above the balcony, and the suggestion that the old glazing bars could be replaced by patterning etched onto the glass (Officer's response: This element of the proposal benefits from permitted development rights and is not subject to planning (See relevant planning history- 2009/4225/P) 					

Site Description

The site is currently a construction site, but comprises a five-storey detached single family dwellinghouse (Previously used for a hotel- see relevant planning history) that is located on the east side of Holford Road, between the junctions with East Heath Road (to the north) and Cannon Place/Hampstead Square (to the south). There is also a substantial rear garden, which backs onto the boundary with the Grade II listed No.1 Cannon Place. The topography of the site means that the land rises gradually from south to north at this point. The general character of the surrounding area is residential in nature, with the majority of similarly sized properties split into a number of self-contained flats.

The application site is located within Hampstead Conservation Area. Although not listed, it is identified as making a positive contribution to the special character and appearance of the area.

Relevant History

2000- Permission granted for the change of use from class C1 (hotel) to Class (3) (dwelling house). (Ref:PWX0002013)

2009- Certificate of lawfulness part granted and part refused for the replacement of existing stone balustrade with glass balustrade on the rear roof terrace at first floor level and replacement of rear rooflight to single dwelling house (Class C3) (Ref: 2009/3400/P). It should be noted that the replacement of the existing stone balustrade with a glass balustrade was not considered permitted development by virtue of the site being on a conservation area.

2009- Certificate of lawfulness granted for the replacement of existing single storey rear extension with new glazed conservatory, installation of windows in north and south elevation at lower ground, ground and first floor levels and replacement of windows in rear elevation at ground floor level to residential dwelling (Class C3) (Ref: 2009/4225/P)

2009- Permission granted subject to a S106 for a CMP in relation to the excavation to create a rear basement floor level with associated rooflights within rear garden, and installation of car lift within front garden for single family dwellinghouse (Class C3). (Ref: 2009/4699/P)

2010- Approval of details granted for details of Remediation scheme and verification report pursuant to conditions 6 and 7 of planning permission dated 04/06/2010 (ref: 2009/4699/P) for excavation to create a rear basement floor level with associated rooflights within rear garden, and installation of car lift within front garden for single family dwellinghouse (Class C3).(Ref: 2010/3140/P)

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS1 – (Distribution of growth)

CS5 – (Managing the impact of growth and development)

Development policies:

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage)

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

Assessment

1. Proposal

1.1 The application is for the retention of a glass balustrade at ground floor level on the roof of the single-storey lower ground floor rear extension (erected following recent certificate – see history above, 2009/4225) in connection with use of the roof for a terrace. Prior to the construction works, the property benefited from a lower ground floor rear extension and a steel and masonry balustrade at rear ground floor level to allow the use of the roof for a terrace.

1.2 The key issues to consider are;

- The impact of the development on the character and appearance of the host building and the conservation area;
- Amenity

2.0 Design:

2.1 The balcony is of transparent glass, is 1.1m high and extends the length of the existing lower ground floor rear extension. Given the fully glazed design of the approved lower ground floor rear extension, the proposal in design terms is considered to be in keeping with the architectural composition of this part of the host building and therefore no design issues are raised.

3.0 Amenity

3.1 The site previously had a 1980's pseudo-classical extension with a masonry and steel balustrade at ground floor level allowing the roof of the extension to be used for a terrace. This proposal in essence reinstates a balustrade at rear ground floor level albeit of different materials. The proposal would create an element of overlooking into the rear gardens of the neighbouring properties at nos. 2 & 4 Holford Road; however, it should be noted that no more overlooking than that which was afforded by the original balcony at the rear of the property will ensue. There are also 4m gaps between each property (building to building), and the properties benefit from having very large gardens which also helps to mitigate against the issue of overlooking. No objections have been received from the occupiers of the neighbouring properties.

3.2 The development would not lead to any issues such as loss of natural sunlight/daylight, sense of enclosure and loss of privacy and as such no objections are raised on amenity grounds.

Recommendation: Approve