

Delegated Report		Analysis sheet		Expiry Date:		10/02/2012	
		N/A / attached		Consultation Expiry Date:		09/02/2012	
Officer				Application Number(s)			
Philip Niesing				2012/0058/P			
Application Address				Drawing Numbers			
3 Lakis Close Hampstead London NW3 1JX				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of infill extension with glazed roof at first floor level to residential dwelling (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	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice - 11/01/2012 until 01/02/2012 Press Notice – 19/01/2012 until 09/02/2012 No response was received.					
CAAC/Local groups comments:		No response was received from the Hampstead CAAC.					

Site Description

The application relates to a 3 storey mid-terrace single family dwelling which fronts onto Lakis Close, a 1970's cul-de-sac development off Flask Walk. Opposite the terrace is the rear garden associated with 35 Flask Walk.

The building is not listed, but falls within the Hampstead Conservation Area. Lakis Close is considered to make a positive contribution to this Conservation Area.

Relevant History

1968 Planning permission was granted for the redevelopment of the site of Nos. 29-33 (odd) Flask Walk, involving the erection of nine dwelling units and ten lock-up garages now known as Lakis Close (4510R).

1979 2 Lakis Close – Permission granted to enclose the existing balcony with a conservatory (29069).

2010 4 Lakis Close – Planning permission was granted for works including a first floor glazed extension to enclose front balcony (2010/0959/P).

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

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, 2001

Assessment

Overview

This application is for an extension to a modern (late 1960's) dwellinghouse situated within Hampstead Heath Conservation area. Provided that the proposed extension does not cause material harm to the design and appearance of the host building or the character and appearance of Hampstead Conservation Area, or to the amenities enjoyed by the occupiers of neighbouring properties the application should be considered acceptable.

Proposal:

The proposal involves the erection of a conservatory type infill extension on the front elevation of this mid terrace property to enclose an existing partially inset first floor balcony. The proposed extension would consist of a glazed infill with a pitched glazed roof rising towards the existing setback second floor level. The glazing, which would be timber framed, is divided into 3 windows with equal dimensions to match similar infilling at No.'s 2 and 4 Lakis Close, i.e. the adjoining properties.

Assessment:

Design

The terrace was conceived as a composition with a glazing / brick / void to balance the design of the frontage. However it is not possible to view the terrace of four properties in its totality as it can only be glimpsed through an archway from Flask Walk or from the end of the cul-de-sac outside 6 and 9 Lakis Close. The inclusion of the balcony enclosure is therefore not considered to upset the balance of the terrace, which have already been subject to infill extensions at first floor level.

It is acknowledged that Camden Planning Guidance 1 (Design) discourages conservatory type extensions at upper levels, however, the design of the proposed glazed extension with windows and glazed roof would reflect the existing projecting first floor level and continue the rhythm of the terrace. The transom element of the proposed glazing retains the proportions and location of the existing balcony rail which also helps to reinforce this rhythm. The enclosure of the balconies at No.'s 2 and 4 provides an acceptable precedent and the design of the glazed extension follows the form and design of those extensions. The windows of the glazed extension will be of timber which will contribute to the continuity of this elevation.

The proposed infill glazed extension at first floor level is considered acceptable in design terms, and would accordingly preserve and enhance the character and appearance of Hampstead Conservation Area.

Amenity

Given that the glazed extension is an infill between existing brick walls, the extension will have limited impact on the amenity of neighbouring properties. Light spillage from the proposed glazed roof is not considered to cause an unreasonable level of harm to the neighbouring properties, given the location of the existing glazed roofs beneath the second floor windows of both neighbouring properties.

Recommendation:

Grant planning permission

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