

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	17/01/2012
		N/A / attached		Consultation Expiry Date:	05/01/11
Officer			Application Number(s)		
Angela Ryan			2011/6031/P		
Application Address			Drawing Numbers		
9C Rosslyn Hill London NW3 5UL			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of two storey extension at ground and first floor level to front elevation, installation of rooflight, replacement of windows and alteration to fenestration of existing ground floor rear extension, installation of 1x rooflight to rear roof slope and erection of single storey garden building of 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	6	No. of responses	3	No. of objections	2
			No. Electronic	1		
Summary of consultation responses:	<p>A site notice was displayed between 07/12/11 and 28/12/11 and a public notice displayed in the local press from 15/12/11 to 05/01/11. One letter of support was received by the Occupier of 15 Ashworth Road in Maida Vale and two letters of objection has been received from the occupier of 9D Rosslyn Hill and Fitzjohns/Netherhall CAAC. A summary of the objections are as follows:-</p> <ul style="list-style-type: none"> - Noise and vibration during building works (Officer's response: <i>It is expected that noise and vibration will arise during the construction process, however an informative will be added to the decision notice informing of the restricted hours of construction</i>)). - Loss of light due to the proposed two storey front extension (Officer's Response: The proposed front extension has now been omitted from the scheme) - Possible damage/destruction of British Telecom cabling and junction box at the front (Officer's Response: The proposed front extension has now been omitted from the scheme) - Proposal would destroy the look and integrity of the whole terrace (Officer's Response: The proposed front extension has now been omitted from the scheme) - 					
CAAC/Local groups* comments: *Please Specify	<ul style="list-style-type: none"> - <u>Fitzjohn's/Netherhall CAAC:</u> Raised objections on the grounds that the proposal is an unwelcome addition to this similar group of houses and that the proposed front extension distorts the design and appearance of the front elevation (Officer's Response: The proposed front extension has now been omitted from the scheme) 					

Site Description

The site comprises a two-storey building which forms a terrace of five identical buildings that are in residential use. The immediate vicinity is predominantly residential in character.

The site is not listed but lies within the Fitzjohns/Netherhall Conservation Area and is listed as making a positive contribution to the character and appearance of the conservation area.

Relevant History

In 1973 –permission granted for the erection of a 2 storey side addition at 9d, Rosslyn Hill. (Ref: 16330)

Relevant policies

LDF Core Strategy and Development Policies

Core Policies:

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

Fitzjohns/Netherhall Conservation Area Statement 2001

Assessment

1. Proposal:

1.1 The application originally involved the erection of a two-storey front extension, the erection of a single storey garden building, and external alterations to the host building and existing single-storey rear extension. The works to the host building comprises the installation of a roof light on the rear roof slope and works to the existing single storey rear extension include alterations to the roof form taking it from a pitched roof to a flat roof, alterations to the existing opening and the installation of a roof light on the existing extension.

1.2 During the course of the application it has been amended to omit the proposed two-storey front extension which is welcomed as it was considered to be unacceptable. It was considered to be inappropriate in the location by virtue of the building's relationship to the group of buildings of which it forms a part. Nos. 9 & 9a step forward, whilst nos. 9b, 9c & 9d step backwards at the front. This characteristic is similarly replicated at the rear where the application site and nos. 9b and 9d step forward whilst the rear of nos. 9 & 9a step behind. As such a two-storey front extension would have resulted in spoiling the rhythm of the buildings as well as their identical design. This element of the proposal would also have resulted in obscuring/altering the front roofline which is also considered to be unacceptable in this location as the roof line has remained unaltered and the conservation area statement stipulates that roofs are an important feature of the conservation area. The proposed material (metal cladding) was also considered inappropriate as it is out of keeping with the existing material (red brick) used on the row of buildings.

1.3 The key issues to therefore consider are:

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

2. Design:

2.1 The alterations to the existing extension would result in the extension being approximately 3.1m high, and would be 0.5m lower than the existing extension. The alteration would slightly add to the bulk of the extension by replacing a pitched roof with a flat roof, although the footprint of the existing rear extension is to remain unchanged at 3.2m wide and 4.7m long. This is considered appropriate given the proposed lowering of the height. The materials to be utilised are bricks that match the existing extension and host building. The works also include the installation of a folding frameless glass door and the installation of a roof light in order to take advantage of natural sunlight and passive heating given that the garden is south-west facing. Timber boxes at 0.5 m high with an area measuring 0.4m² are proposed to be installed either side of the existing extension for seating and storage purposes.

2.2 The proposed outhouse will mirror the design of the existing extension, in terms of its detailing and materials. It replaces a shed that was previously in the location that was recently demolished given that it was structurally instable. It is proposed to be 3.1m high, 4.2m long and 4.7m wide, and would be slightly higher than the rear boundary wall, and extend into the garden approximately 1.2m more than the previous shed did. Planters are proposed to be installed to add an element of greenery.

2.3 This element of the scheme is considered to be acceptable as it respects the character and appearance of the host building and also serves to enhance the character and appearance of the conservation area.

3 Amenity:

3.1 Given that the proposed works to the existing rear extension would result in it being lower than the existing it is envisaged that this element of the proposal would not result in having any detrimental impact on the neighbouring properties by way of blocking out natural light other than that which is currently being experienced by virtue of the heights of the existing parapets on either side of the existing extension. It is also considered that the proposed alteration would not result in creating any issues relating to the loss of privacy or loss of outlook. It should be noted that no objections have been raised by the adjoining occupiers in respect of these issues.

3.2 The proposed outbuilding is at the opposite end of the garden from the host building. Even though it will be slightly higher than the rear boundary wall, it would not readily be seen from the lower floor windows of the rear of those properties facing the application site on Waterhouse Close as the structure will be obscured by virtue of a very high hedge located on top of the rear boundary wall. It may be seen from the upper floor windows of the properties however, it is considered that this would not result in any unacceptable loss of outlook.

3.3 The proposal would provide a satisfactory level of residential amenity as it is proposed to improve the thermal performance of the building and retain approximately 28.5m² of garden space.

Recommendation: Approve

DISCLAIMER

**Decision route to be decided by nominated members on Monday 23rd January 2012.
For further information see**

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