


Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		19/01/2012	
		N/A / attached		Consultation Expiry Date:		29/12/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/5940/P			
Application Address				Drawing Numbers			
42 Elsworthy Road London NW3 3DL				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
	 12.01.12						
Proposal(s)							
Alterations to a 3-storey maisonette including the installation at roof level of 2 additional rooflights to west flank elevation, 1 to the north rear elevation and 1 to the east flank elevation. The replacement of a window with French doors at first floor level on the east elevation to gain access to new roof terrace.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed 30/11/2011 expiring 21/12/2011: No responses A press notice was advertised 08/12/2011 expiring 29/12/2011: No responses					
CAAC/Local groups* comments: <small>*Please Specify</small>		Elsworthy CAAC: Object to the use of the flat roof as a terrace, doors leading to the terrace and balustrade due to it making this area more prominent and visually intrusive. The brackets fixed to the elevation are obtrusive and would increase this effect. <i>Officer's Response: see design paragraph</i> Object to the number of rooflights which would interrupt the form of the roof and be detrimental to the traditional character and appearance of the building and it's significance in the Conservation Area – the building is on a visible corner and the roof is a prominent feature. <i>Officer's Response: see design paragraph</i>					

Site Description

The application site is located within a large detached Victorian property that has been subdivided into flats. One flat located at lower ground floor, one flat at upper ground floor and the application site which is a maisonette set over the first, second and third floors. The property is located on the north side of Elsworthy Road. The property is not listed but is within Elsworthy Conservation Area.

Relevant History

2011/2793/P Conversion of two self-contained flats set over the first, second and third floors into a single self-contained unit and the installation of a roof light on the rear elevation.

Granted 05/08/2011

Relevant policies

LDF Core Strategy and Development Policies

- CS1 – Distribution of growth
- CS5 - Managing the impact of growth and development
- CS6 - Providing quality homes
- CS14 - Promoting high quality places and conserving our heritage
- CS19 – Delivering and monitoring the Core Strategy

- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Elsworthy Conservation Area Statement

Assessment

Proposal: Planning permission is sought for the installation of timber framed French doors on the east (flank) elevation at first floor level to provide access to a new roof terrace above an existing side addition. Along the perimeter of the terrace would be 1.1m high metal railings painted black, the floor of the terrace would be green Astro turf.

The terrace has been altered from the original proposal and pulled back 0.75m so that the balustrade is in line with the rear elevation of the property, rather than in front of the rear elevation of the property.

Also proposed is the installation of 4 timber framed conservation style roof lights, two on the west elevation, one on the north elevation and one on the east elevation.

The principle considerations of these proposals are design and neighbour amenity.

Design: The proposed roof terrace would be located on the roof of the side addition at first floor level adjacent to No.40 Elsworthy Road. The railings along the perimeter of the terrace would be of a simple traditional style painted black so as to be discreet, in design terms the proposed railings are not considered detrimental to the character of the Conservation Area. The railings would not be seen from the public realm due to the close proximity of No.40, blocking views from the west and the side addition to the front of No.42 screening views from Elsworthy Road. To the rear of the property directly in front of the proposed railings is a protected 15m high mature Cherry Laurel tree, which is an evergreen, this would block any views of the railings from properties to the rear.

The proposed timber framed French doors that would access the roof terrace are of a traditional style and material that relate well with the other exterior doors and windows on the property. Like the balustrade the doors would not be viewed from the public realm as No.40 to the east screen views of the doors from that direction and the side addition at the front of the property would conceal the doors from Elsworthy Road.

The four proposed roof lights are of a standard size and would be of a conservation style – flush with the roof pitch. The property itself is fairly tall measuring 13.5m high at eaves level, coupled with a number of large mature trees around the perimeter of the site views of the roof are limited and can only be seen from the public realm on the front elevation where no rooflights are proposed and the flank west elevation where two rooflights are proposed. There are already a number of rooflights and dormers on the west roof slope so the two proposed rooflights would not disrupt an undeveloped roofline. The proposed rooflights would be located directly next to the existing dormers and these would conceal the rooflights somewhat from the public realm.

Amenity: The existing maisonette does not have any outside amenity space as the rear garden is allocated to the flats below. The formation of the roof terrace would provide 12sq/m of outside amenity space for the property, this is considered fairly small in size and due to this the number of persons being able to use it would be limited meaning noise generated from the roof terrace would not be significant enough to have a detrimental impact upon the amenity of surrounding occupiers.

Due to its location sandwiched between the host property and the adjoining property No.40 views from the balcony to the surrounding area would be limited. Although persons from the property could view down into the communal garden to the rear of the host property and the communal garden at the rear of No.40 this would be no different from the existing situation where occupiers of upper floor flats in No.40 and No.42 look down into these communal gardens.

The terrace has been altered from the original proposal with the balustrade repositioned so that it is 0.75m away from the edge of the roof so that the balustrade is in line with the rear elevation of the host building. Due to this alteration persons using the terrace would not be able to see into windows on the rear elevation of No.40 and No.42 Elsworthy Road.

Although windows are situated on the flank elevation of No.40 and No.42, these are obscured glazed windows to the communal stairwells and bathrooms, so persons using the terrace would not be able to see into these windows.

Recommendation: Grant planning permission subject to condition.

