

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>26/12/2011</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>08/12/2011</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				(i) 2011/5238/P (ii) 2011/5248/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
40B Rosslyn Hill Hampstead London NW3 1NL				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
(i) Erection of single storey extension at rear first floor level to flat (Class C3). (ii) Erection of single storey extension at rear first floor level to flat (Class C3).							
<b>Recommendation(s):</b>		(i) Grant Planning Permission (ii) Listed Building Consent					
<b>Application Type:</b>		(i) Full Planning Application (ii) Listed Building Consent					
<b>Conditions:</b>		Refer to Draft Decision Notices					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>18</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses:</b>		<p>Site notice 14/11/2011 Press advert 17/11/2011</p> <p>Flat 3, 40a Rosslyn Hill objects to the roof terrace as it would lead to a loss of amenity through overlooking and potential noise</p> <p><u>Officer response:</u> The terrace has been removed from the proposal</p> <p>Flat 2, 40a Rosslyn Hill objects to noise and dust from construction, overlooking from the terrace, and believes that no alterations are permitted to the exterior of the building</p> <p><u>Officer response:</u> The objector was informed that the terrace has been removed from the proposal, and that there are no restrictions on applying for planning permission or listed building consent with regard to this building. The objector confirmed that the remainder of their objection was in regards to noise and dust from construction, not to the extension in principle, and was advised to contact the Council's Environmental Health Department if any construction related problems were to arise as these would not be planning matters.</p>					

<b>CAAC/Local group comments:</b>	<p><b>Hampstead CAAC</b> raise no objection</p> <p><b>English Heritage</b> recommend the application be determined in accordance with national and local policy and guidance.</p>
<b>Site Description</b>	
<p>The application site dates from circa 1895-6 and was built as a bank which incorporated 2 terraced houses in the same development. The ground and basement floors are still in use as a bank and the application relates to a maisonette on the upper floors which historically had its own entrance directly from Rosslyn Hill. The building is Grade II* listed and lies within Hampstead Conservation Area.</p>	
<b>Relevant History</b>	
<p>PWX0002246 &amp; LWX0002247 Replacement of two windows with French doors to the rear elevation of the existing rear extension at first floor level. Granted 10/07/2000 (Although not referred to in the description the approved plans show an extension similar to what is proposed)</p>	
<p>HB2304 The erection of a single storey extension at the rear. Granted 03/01/1980</p>	
<p>26256 Erection of a one-storey rear extension to ground floor bank branch to provide additional office space. Refused 09/06/1978. Appeal allowed 03/09/1979</p>	
<p>45602/11481 The conversion of the Bank House, No. 40A, Rosslyn Hill, Hampstead, into three self-contained flats. Granted 09/11/1953</p>	
<b>Relevant policies</b>	
<b>LDF Core Strategy and Development Policies</b>	
<p>CS5 Managing the impact of growth and development</p>	
<p>CS14 Promoting high quality places and conserving our heritage</p>	
<p>DP24 Securing high quality design</p>	
<p>DP25 Conserving Camden's heritage</p>	
<p>DP26 Managing the impact of development on occupiers and neighbours</p>	
<b>Camden Planning Guidance 2011</b>	
<b>Hampstead Conservation Area Statement</b>	
<b>Assessment</b>	
<b>1 Proposal</b>	
<p>1.1 The proposal is for an extension at rear first floor level. The application has been revised to omit the roof terrace, associated balustrading and replacement of window with door to provide access to the terrace. The main issues are:</p>	
<ul style="list-style-type: none"> <li>• Design and impact on listed building</li> <li>• amenity</li> </ul>	
<b>2 Design and impact on listed building</b>	
<p>2.1 The works consist of a rear extension at first floor level which would extend the existing kitchen wing, which appears to be original, but is located on top of a large ground floor rear extension to the bank which was approved in 1980 (see history section). The roof of the ground floor extension is used as a terrace for the flat.</p>	
<p>2.2 The host building is large in size and wraps around the corner of Rosslyn Hill and Pilgrim's Lane. In terms of the overall scale and location of the extension on the building it would still be seen as subservient and would be located well below the eaves level of the roof. A similar extension was granted permission in 2000 (see history section), but not built.</p>	

- 2.3 The proposed extension would measure 2.3m (w) x 4.2m (d) x 3.1m (h), and would extend the existing rear wing sideways with details and materials to match the existing. Conditions will ensure that the red brick surround is replicated around the proposed French doors, and that a sample panel of the facing brickwork be approved prior to works commencing.
- 2.4 The main concern is the impact on the window which provides light into the first floor. This has already been altered from the original to form an inverted L-shape arrangement, it may be original but it has been double glazed and the smaller upper panel is clearly modern. Internally the window reveal is lined by a standard Victorian door architrave which is clearly not original, and differs from that found around the front windows. The window has already been compromised by past alterations and it would be impossible to build the extension otherwise (lowering the roof to below the cill would create an unbalanced appearance to the extension with an unusable space inside). On balance the level of harm in this instance is minimal and considered justified in allowing what is an otherwise acceptable extension to be built.
- 2.5 As such the proposal is considered to preserve the special interest of the listed building and would not harm the character or appearance of the conservation area in compliance with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

### **3 Amenity**

- 3.1 The ground and basement floors of no. 40 Rosslyn Hill are a bank so there are no habitable rooms at this level. The upper floors are in residential use with first floor windows on the inside corner of the block. The closest window is approximately 2m to the east with a row of windows 5.6m away where the building turns onto Pilgrim's Lane. As the top of the proposed extension would be approximately the same level as the middle of the windows no part of the extension would obtrude a 25° angle measured from the centre of these windows. As such, it is not considered that the proposal would affect daylight or sunlight to adjoining residential properties.
- 3.2 There are no windows proposed to the sides of the extension. An additional pair of French doors would be introduced to the rear elevation which does not directly face any neighbouring windows, but looks out on to the existing large terrace and the rear gardens of Pilgrim's Lane beyond. Therefore the proposal would not lead to additional overlooking.
- 3.3 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

### **4 Recommendation: Grant Planning Permission**

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