

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	30/11/2011
		N/A / attached		Consultation Expiry Date:	10/11/2011
Officer			Application Number(s)		
Nicola Tulley			2011/4529/P		
Application Address			Drawing Numbers		
39 Crediton Hill London NW6 1HS			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of existing rear ground floor extension with new single storey extension and roof terrace with glass balustrade above, alterations to create juliette balcony at rear first floor level, erection of new side dormer, new and replacement windows, creation of new door/window openings, including alterations to provide new entrance staircase and associated landscaping alterations to dwelling house (Class C3).					
Recommendation(s):		Approval with conditions			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses No. Electronic	04 00	No. of objections	04
Summary of consultation responses:	<p>A site notice was displayed from 14/10/2011 to 04/11/2011.</p> <p>Press notice of the application was advertised on 20/10/2011.</p> <p>Three letters of objection and one letter of comment were received from residents at 20, 41, 37 and 52 Crediton Hill, the following matters were raised:</p> <ul style="list-style-type: none"> The side dormer will alter the roofline of the property and will overlook the property adjacent, reducing light and privacy. The resident was advised that dormer windows are unlikely to be considered acceptable unless they were sunk into the roof. The proposed UPVC windows are not in keeping with the conservation area requirements, where timber windows are required. The proposed roof terrace will create a loss of privacy to neighbouring occupiers. The proposed terrace will significantly impact the privacies of Number 41 Crediton Hill due to proximity of habitable room windows and provide easy access into the neighbouring property. The proposed extension and terrace is sited on higher ground than Number 37 Crediton Hill and the increase in height would reduce daylighting. The terrace would have direct views into the rear garden and habitable windows and the terrace approved at Number 41 should not give precedent to terraces in Crediton Hill. The curvature of the proposed step is more convex than required and alters the look for the road and results in the loss of greenery. The proposed rendering of the brickwork is not in keeping with the majority of houses on Crediton Hill. The removal of a chimney. 					
CAAC/Local groups* comments: *Please Specify	No response received to date.					
Site Description						
<p>The subject site is a two storey semi-detached dwelling-house located towards the northern end of Crediton Hill. The subject dwelling-house is noted as a positive contributor to West End Green conservation area.</p> <p>The run of dwelling-houses north of Fawley Road are of Arts and Crafts design, in which the subject site is sited. The conservation area appraisal notes that the street quality of Crediton Hill has been much eroded by hard-surfacing and crossovers.</p>						
Relevant History						
<p>Subject site TP54955/19421: Granted, The conversion of No. 39, Crediton Hill, Hempstead, into one flat and one maisonette, both self-contained. 19456: Granted, The construction of a front garden hardstanding for car parking and a means of access to the highway.</p> <p>41 Crediton Hill 2009/1902/P: Granted, Erection of a replacement single storey rear ground floor extension, a balustrade and privacy screen at first floor level enclosing the roof of the extension to facilitate its use as a terrace, the replacement of a rear first floor window with French doors and a door within the rear ground floor bay with a window. <i>Proposal related to a 4.4m wide, 4m deep, and 3.2m high rear extension and the roof will be used as a terrace.</i></p> <p>2008/4535/P: Refused, Erection of dormer window in the side roofslope for the existing single-family dwellinghouse (Class C3).</p> <p>2008/4547/P: Refused, Erection of a single storey full-width rear ground floor extension with terrace over at first floor level and a spiral staircase to rear garden, the replacement of rear first floor window with a door and installation of three windows within the side elevation. <i>Proposal related to a full width 4m deep rear extension and the roof will be used as a terrace.</i></p>						

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

CPG1 Design

CPG6 Amenity

West End Green conservation area appraisal and management plan

Assessment

Site visit: 01/11/2011

Amendments:

The following elements were amended during the assessment:

- Excessive depth of the single storey rear extension;
- Windows altered from uPVC to timber and fenestration pattern to match existing;
- Size of side dormer window reduced
- Re-instatement of chimney
- Works to front forecourt amended and finished in brick

Proposals:

• New single storey extension and roof terrace with glass balustrade above;

The original single storey rear projection is approximately 4.5m in depth from the main rear wall of the dwelling-house and 3.0m high featuring a flat roof. The proposed replacement rear extension would not project further than the existing structure or include a significant alteration to its height. The applicant has proposed to increase the width of the rear addition from 3.4m to 4.1m (an increase of 0.7m) to create an open kitchen dining area with the installation of double opening sliding doors on the rear and side elevation.

In view that the proposed increase in width is not excessive and does not encroach upon the original rear bay window the size and scale of the single storey rear extension is deemed acceptable in relation to policies DP24 and DP25 of Camden's LDF.

The proposed roof terrace utilises the full extent of the single storey roof and is surrounded by a glass balustrade, 1.1m high. Balconies are generally only deemed acceptable where they do not provide overlooking into neighbouring habitable room windows. The subject site is located on higher ground than Number 37 Crediton Hill and has a similar original projection which has been altered over time with the inclusion of a partially glazed roof. Both properties are sited from the boundary by approximately 1 metre. The use of the proposed terrace has the potential to have some impact upon the amenities of Number 37 Crediton Hill and as such a condition requiring the erection of a 1.8m privacy screen will be attached.

• Alterations to fenestration including the creation of Juliette balcony at rear first floor level;

Replacement windows are proposed at the front and rear elevations at both ground and first floors. The windows proposed would be white painted timber with detailing and frames to match the original dwelling-house as closely as possible. The opening proposed within the bay window at first floor level includes the installation of doors with Juliet balcony balustrade. In view that the doors proposed reflect the detailing and material which match the design and appearance of the original dwelling-house the proposed Juliet balcony is deemed acceptable. The proposed opening does not provide an external area to step out and as such would not give rise to more overlooking to the adjoining property than is presently experienced by the existing window. It would present no opportunity to overlook neighbouring habitable rooms.

• Erection of new side dormer;

The side dormer window would be located at the same height as the existing rear dormer window and sited slightly off centre from the side roofplane. The side dormer window proposed is 1.75m in width, 1.1m deep and 2.3m high featuring a pitched roof. The two existing chimneys sited on the side roofplane facing Number 37 Crediton Hill will be retained.

The reduction in height and depth of the side dormer window ensures minimal projection from the side roofplane and its impact upon the character and appearance of the dwelling-house and thus in accordance with design guidance. It is noted that the siting of the proposed dormer window is likely to provide views into a neighbouring side flank window and whilst the room proposed is non-habitable a condition will be attached ensuring that the window is obscurely glazed.

• Alterations to provide new entrance staircase and associated landscaping alterations;

As existing, the front forecourt is covered by approximately 50% soft landscaping which serves to soften the street-scene and an area for one off-street parking bay. The proposal would enlarge the parking bay by approximately 0.9m to

accommodate a larger vehicle which requires the repositioning of the external front stairwell around the curved bay frontage. The proposed treatment of the boundary wall and repositioned stairwell would be brick to match the existing dwelling-house with black painted steel railings.

The proposed movement of the stairwell would reduce the existing planted area by half which would normally be considered unacceptable however, the additional planting proposed at the side boundary and to the rear of the parking bay is deemed sufficient and will be secured by condition.

Conclusion

The proposals are considered acceptable, on balance, for the reasons outlined above. Approval is recommended with conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 21st November 2011.

For further information see

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