

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/12/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		16/11/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2010/5491/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
299C West End Lane London NW6 1RD				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>							
Erection of single storey extension at roof level to existing third floor flat (Class C3)							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified		20		No. of responses	
						00	
				No. electronic		00	
<b>Summary of consultation responses:</b>		28 adjoining occupiers were notified and a site notice displayed from 22/10/2010. No responses were received.					
<b>CAAC/Local group comments:</b>		West End Green CAAC raise no objection.					
<b>Site Description</b>							
The site is forms part of a terrace of five buildings on the west side of West End Lane just south of West End Green. The buildings comprise four storeys with valley roofs and projecting bays at 1 <sup>st</sup> to 3rd floors. The ground floors are in commercial use with residential above. The site lies within the West End Green Conservation Area and the row of buildings is listed as making a positive contribution to the conservation area. The site also lies within the West Hampstead Town Centre.							

## Relevant History

2010/0186/P (Flat D) Additions and alterations including the erection of roof extension with terrace to existing studio flat and extension to existing extract duct (500mm) above roof level in association with ground floor restaurant use. Granted 01/06/2010

2009/2822/P: (Flat D) An application for erection of roof extension with rear roof terrace to provide additional habitable floorspace to the existing third floor level studio (Class C3) Withdrawn 08/10/2009.

2007/2314/P: (Flats A & B) Change of use of 2 two-bedroom flats to create 2 x 2-bedroom flats and 2 studio flats on the first and second floors of the building. Granted 25/02/2008.

PWX0002440: The change of use and conversion of the first floor from 1 X 2 bed self contained flat to a 1 X 2 bed and 1 X studio self contained flats. Refused 11/07/2000. Appeal dismissed 04/04/2001.

PW9802360R1: The installation of an external fume extract ventilation duct in the central lightwell to extend from ground floor level to one metre above the eaves line. Granted 22/04/1999

PW9702634: Erection of 2 storey building at the rear to accommodate offices. Refused 13/03/1998

9101341: Change of use of third floor flat to create two self-contained flats. Granted 12/03/1992

## Relevant policies

### LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

### Camden Planning Guidance 2006

### Draft West End Green Conservation Area Appraisal & Management Strategy 2010

## Assessment

The application site forms part of a terrace of five buildings on West End Lane. The proposal is to erect a roof extension with terrace to the front part of the roof. The main issue is the impact of the changes on the building and conservation area.

## Design

The site forms part of a terrace of five buildings on the west side of West End Lane just south of West End Green. The buildings comprise four storeys with commercial units at ground floor, projecting bays at 1<sup>st</sup> to 3rd floors and valley roofs. The application site lies at one end of the terrace, at the other end, no. 315 West End Lane has been extended at roof level. This extension extends the full depth of the building and being flush with the front elevation is read as an additional storey which unbalances the terrace and harms its appearance.

Flat C occupies the front half of the top floor of the building so the proposed extension would occupy the front half of the roof, however it would be set back 3.3m from the front elevation and 4.3m from the front of the projecting bay, and due to this set back and the height of the building the extension would not be visible in direct views from West End Lane.

The side walls of the valley roofs extend 2.6m above the parapets of the projecting bays, and 3.3m above the bottom of the valley roofs. The proposed extension would measure 2.7m high, and be 600mm below the valley walls. Therefore as it would not rise above the valley walls the proposed extension would not be seen in oblique views along West End Lane or from West End Green.

The extension would have a glazed front with doors leading onto a terrace. The balustrading would be 1m wide and rise 400mm above the base of the front parapet and would not be visible from the street. The design would be similar to roof extensions at 327-341 West End Lane so would not be out of keeping with the area, but more pertinently as the proposed extension would not be visible from street level, it would not harm the character or appearance of the building or the conservation area and comply with policies DP25, DP25 and CS14.

Permission was granted on 01/06/2010 for a roof extension to Flat D, 299 West End Lane (2010/0186/P). As flat D occupies the rear half of the building, the proposed scheme would not affect the previously approved scheme. The extension to flat D was considered acceptable as it would not be visible from the West End Lane and would retain the valley profile at the rear. The proposed scheme, if constructed alongside the approved scheme, would add extra bulk to the building at roof level, but as it would not be visible from West End Lane the cumulative impact of the two schemes would not be greater than their individual impact on the character and appearance of the building and conservation area.

The proposed scheme also shows the raising of the height of the extract flue from the ground floor restaurant. This was approved under the previous permission (2010/0186/P).

### **Amenity**

The extension would sit within the existing valley and would not affect daylight or sunlight to neighbouring properties. The terrace would be approximately 26m from the buildings opposite and is not considered to add to overlooking to these properties.

**Recommendation:** Grant Planning Permission

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