

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>19/10/2010</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	01/10/2010
<b>Officer</b>			<b>Application Number(s)</b>		
Katrina Christoforou			2010/4244/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Lynne Court 200 Goldhurst Terrace London NW6 3HL			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>					
<p>External alterations including the repositioning of part of the north wall of the roof extension, erection of a water tank, access stairs and screen at roof level, alterations to areas of roof terrace, green roof and solar panels, alterations to side windows in the north elevation and internal alterations to layout as amendments to planning permission ref: 2009/1620/P dated 26/10/2009 (Refurbishment and remodelling of existing block of flats including the erection of 2x 4 storey extensions to rear of block and an additional floor at roof level with terraces on east and west elevations, green roof and solar panels, alterations to all elevations including Juliet balconies, rendering, green wall and new canopy over front entrance, with associated landscaping works).</p>					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>64</b>	No. of responses	<b>07</b>	No. of objections	<b>07</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was erected on the 27/08/2010. 7 neighbours from 62 Priory Road, 103 Priory Road, 269 Goldhurst Terrace and from Lynn Court itself were submitted to the Council. The objections are summarised below.</p> <ul style="list-style-type: none"> <li>- The water tank would blot the roof-scape. (See 1.4)</li> <li>- The hideous water tank will be in the line of sight of neighbours at number 62. (See 1.4)</li> <li>- The loss of obscure glazing on the side windows would result in a loss of privacy. (See 1.8)</li> <li>- Will there be access to the bitumen area of the roof? (See 1.5)</li> <li>- No lift housing shown on the plans (Officer's note- none currently proposed).</li> </ul> <p>Other comments (relating to previous applications or non-planning considerations):</p> <ul style="list-style-type: none"> <li>- Noise and dust from construction.</li> <li>- Type of colour of cladding bricks.</li> <li>- Objections relating to the additional storey.</li> <li>- No provision for garages.</li> <li>- No drainage details.</li> <li>- The new painted white garden boundary wall along the Goldhurst and Priory facades would be out of keeping with the conservation area.</li> <li>- The trellis on the front garden party wall with number 62 is in-appropriate and would interfere with shrubs)</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify	There is no CAAC for the Swiss Cottage Area.					

## Site Description

The application site is on the north side of Goldhurst Terrace on the corner of Goldhurst Terrace and Priory Road, within the Swiss Cottage Conservation area. The site is occupied by a 4-storey block of 12x flats (3 flats per floor). The block of flats, known as Lynne Court, is an unlisted 1960s building. The building has a flat roof with a stair core / lift over-run above. It is of red brick with small windows and sparse detailing in the form of contrasting horizontal brick bands between floor levels. Although the Swiss Cottage conservation area is mainly characterised by homogenous large semi-detached and terraced late Victorian properties laid out in a regular Victorian street pattern, the application property is one of a number of post-war infill developments in the area (1960s). There are 5- and 6-storey blocks of flats of the same period on the opposite corners of the junction. The application property is of no intrinsic architectural merit in itself, but its main facing materials and its scale are generally sympathetic to its context.

At the time of the site visit scaffolding had been erected and works were underway in association with planning permission 2009/1620/P.

## Relevant History

### 2009/1620/P

Planning permission was granted on the 26/10/2009 for, "Refurbishment and remodelling of existing block of flats including the erection of 2x 4 storey extensions to rear of block and an additional floor at roof level with terraces on east and west elevations, green roof and solar panels, alterations to all elevations including juliet balconies, rendering, green wall and new canopy over front entrance, with associated landscaping works". Various applications for the discharge of conditions have followed.

### 2008/1109/P

Planning permission granted subject to a section 106 legal agreement on the 13/01/2009 for "Erection of a new two storey over basement detached house."

### 2007/1977/P

Planning permission granted subject to a section 106 legal agreement 24/01/2008 for, "Erection of a lower ground and raised ground floor single dwellinghouse".

## Relevant policies

### **Replacement Unitary Development Plan 2006**

SD1- Quality of Life  
SD6- Amenity for occupiers and neighbours  
SD7- Light, noise and vibration pollution  
SD8- Noise and disturbance  
SD9- Resources and energy  
B1- General design principles  
B3- Alterations and extensions  
B7- Conservation Areas  
N5- Biodiversity

### **Supplementary Planning Guidance**

- Camden Planning Guidance 2006  
- Swiss Cottage Conservation Area Appraisal

### **LDF Core Strategy and Development Policies**

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

### **LDF Core Strategy**

CS1- Distribution of growth  
CS5- Managing the impact of growth and development  
CS13- Tackling climate change through promoting higher environmental standards  
CS14- Promoting high quality places and conserving our heritage  
CS15- Protecting and improving our parks and open spaces and encouraging biodiversity

## **Development Policies Development Plan**

DP22- Promoting sustainable design and construction

DP24- Securing high quality design

DP25- Conserving Camden's Heritage

DP26- Managing the impact of development on occupiers and neighbours

DP28- Noise and vibration

## **Assessment**

**1.1** The proposal is for minor alterations to the approved scheme for the refurbishment and extension of the building 2009/1620/P. The proposed amendments include the following:

- Internal alterations at ground and first floor level to remove the study from flats two and 5 to enlarge the living space.
- The relocation of the internal staircase to the penthouse resulting in a 2.5m section of the north wall at roof level stepping out onto the flat roof by 0.6m.
- Erection of a water tank at roof level 2.3m x 2m x 0.6m height and an access hatch.
- Erection of a maintenance access ladder and associated aluminium screen to the north side of the roof level.
- Erection of an additional external access stair from third floor level to the roof terrace on the west elevation (amended during the course of the application to reduce closed position height to parapet level).
- Removal of the section of green roof along the north edge of the building at roof level and replacement with bitumen.
- Reduction in the area of solar panels at roof level.
- Increase in the width of the roof terrace at roof level on the Goldhurst Terrace elevation (south east corner) by 0.8m.
- Alterations to the proposed windows in the side elevation facing 62 Priory Road, to allow the top proportion above 1.7m to be clear glazed and openable.

**1.2** The proposals originally included the erection of air-conditioning units at roof level. As an acoustic report had not been submitted alongside the application, the proposed plant was removed from the current scheme following officer's advice. Revised drawings were submitted.

**1.3** The alterations to the internal layout are considered to be acceptable, and whilst they would create a deep room with limited daylight towards the rear the overall level of amenity would be acceptable. If once the works are completed the occupants wished to reinstate a partition to create a study these works could be carried out without the need for planning permission.

**1.4** The proposed external alterations are fairly minor in nature and would not affect the overall appearance of the building or the conservation area. The water tank would be centrally positioned and would only project by 0.6m from the new roof level. Whilst the tank may be visible in long views along Acol Road, it would be a compact addition that would not give the roof a cluttered appearance.

**1.5** The stepping of part of the north wall of the roof extension, the erection of an access stair and screen would not be particularly visible due to its recessed position and the screening of neighbouring number 62 Priory Road. The removal of the green roof along the north of the building appears to be to allow easier access for maintenance. The reduction in green roof and the reduction in solar panels is regrettable but would not constitute a reason for the refusal of the application. An area of green roof would remain in the south east corner and the green wall to the front elevation. This area of roof is near to the neighbouring property at 62 Priory Road and with the removal of the green roof it is recommended that a condition be attached to the permission requiring that only the areas explicitly marked on the drawings as 'terrace' shall be used as an external amenity space. Access to all other areas of flat roof should be for maintenance purposes only. Whilst it is considered that there would be no direct overlooking of the neighbouring building views of the side elevation and the gardens would be possible from parts of this area.

**1.6** The new stair from the communal balcony at third floor level to the flat roof at fourth floor level would be for maintenance purposes only. This element would not be readily visible from the street due to its recessed position. The design has been amended over the course of the scheme to reduce the closed height to the parapet level to reduce levels of visual clutter. The structure would be locked at the base with an extendable ladder. It is recommended that a condition be added to secure this. The necessity of two access ladders has been questioned but as there is no harmful visual or amenity impacts the proposals are considered to be acceptable.

**1.7** The area of roof terrace to be marginally increased on the south east corner of the building would not face directly on to any neighbouring buildings and privacy screening would be provided. This alteration is therefore

considered to be acceptable.

**1.8** The originally approved drawings included the obscure glazing of the side windows of the building facing onto number 62 Priory Road (north elevation). Condition 4 stated that these windows on the proposed north shall be provided with obscure glazing of a form that minimises light spillage from the building and shall be fixed shut below a height of 1.7m within 1 month of the completion of the approved development, and permanently retained and maintained as such thereafter. It is unclear exactly which rooms the windows in the side elevation of number 62 serve, with the applicant stating that they serve a stairwell and records indicating that some may serve bedrooms. The windows would be at a similar level in terms of height but would not face directly onto one another. To allow the top section of the windows to be openable would be beneficial to the residential accommodation within the building by improving ventilation. With clear glazing restricted above a height of 1.7m from the internal floor level, no overlooking of the windows at number 62 would result. The resultant increase in light-spillage would be negligible and is not considered to be of a degree that would result in a nuisance to the neighbouring residents. It is recommended that a condition be attached requiring that the lower proportion of the windows remain fixed shut and obscure glazed of a kind to minimise light spillage.

**Recommendation:**

Grant planning permission.

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 18<sup>th</sup> October 2010. For further information see**

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