

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		05/10/2010	
		N/A		Consultation Expiry Date:		15/09/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/4251/P			
Application Address				Drawing Numbers			
1 Lutton Terrace London NW3 1HB				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to roof of dwelling house including installation of glass balustrading and rooflight in connection with creation of a new roof terrace							
Recommendation:		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed from 13/08/2010 – 03/09/2010.					
CAAC/Local groups comments:		Heath and Hampstead Society object to the application: This large roof terrace, on a house in a very highly-density area of Hampstead would be intrusive and cause noise pollution on a significant scale, affecting properties in Flask Walk, Murray Terrace and New End. <i>Officer note – please see para 2.3 below.</i>					
Site Description							
The application site is an end of terrace, four storey property, with traditional valley roof profile comprising strong front parapet feature, 2 internal slated roof pitches and rear butterfly parapet. The property is located on Lutton Terrace, to the west of Flask Walk. The site is not a listed building, but it is located within the Hampstead Conservation Area.							
Relevant History							
9301048: The erection of a single storey rear conservatory to the existing dwellinghouse. GRANTED 04/11/1993							

Relevant policies

London Borough of Camden Unitary Development Plan 2006

SD6 – Amenity for occupiers & neighbours

B1 – General design principles

B3 – Alterations and additions

B7 – Conservation Areas

Camden Planning Guidance 2006

Hampstead Conservation Area Statement

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

CS14 - Promoting high quality places and conserving our heritage

LDF Development Policies Development Plan

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

1.0 The proposal

1.1 The application seeks permission to remove approximately 66% of the existing pitched roof area for the installation of a flat roof terrace with an internal staircase access and a rooflight.

1.2 The proposed terrace is to be set back 2.3m from the rear elevation. The design includes using the existing parapet to the front elevation to form the balustrade, and adding a glass balustrade to the rear elevation, set back by 2.3 metres. front and rear parapet rooflines are retained so that in direct views from the rear gardens of Murray Terrace the traditional roofscape would be uninterrupted and would retain its historic character. A 1.1 m glass balustrade is proposed to go around the outside of the proposed terrace to the rear elevation.

2.0 Main Issues

2.1 The main issues in regard to this case are the impact of the proposed extension on the character and appearance of the host building and conservation area as well as the impact on the amenity of adjacent occupiers.

2.2 The impact of the proposed extension on the character and appearance of the host building and conservation area

- The application site is accessed through a narrow pathway off Flask Walk. There are no long views of the front elevation of the property, bar the existing front parapet. As this existing situation is not proposed to be altered in any way, it is considered that the installation of a roof terrace behind the existing parapet wall would not have a detrimental impact on the host building nor the wider conservation area.

- There are limited longer views of the rear of the property available from Murray Terrace. It is considered that as the rear parapet roofline is being retained; direct views from the rear gardens of Murray Terrace, as well as from the public realm would be uninterrupted and would retain its historical character.

- The glazed balustrade and the proposed rooflight are considered acceptable as they would be adequately set back from the rear elevation to ensure that they are not visible from public or private vantage points at ground level, especially as the rear gardens of both this property and its neighbour at the rear are very short.

- The proposal would retain a section of valley roof measuring 2.6m in depth from the rear elevation. The retention of this original section of the roof slope would be visible in long views from Murray Terrace and would maintain the appearance of the uninterrupted roof profile when viewed from the rear elevation. The front parapet would not be altered in any way. It is therefore considered that the detailed design of the proposal would preserve the appearance of the host property as well as the wider Conservation Area.

2.3 The impact on the amenity of adjacent occupiers

- Concerns have been raised in terms of overlooking and noise which will be made through the use of the roof as a terrace. As the balustrade has been set back from the rear elevation, a distance of approx 9m is retained from the neighbouring properties within Murray Terrace. Due to the application site being at a higher level than the properties within Murray Terrace, it is considered that, through pulling the balustrade into the middle of the roof by 2.6 metres, the

impact of overlooking into the rear properties will dramatically be reduced.

- Concern has also been raised in regards to the noise which could be created once the use is formalized. As planning permission is not required to stand on a roof, it is would be possible to use the roof as a small terrace without requiring permission and thus this would create certain amount of domestic noise without control by the Council. Nevertheless it is not anticipated that any noise levels would be seriously detrimental to neighbouring properties. The application site benefits from a garden to the rear, as do neighbouring properties, and therefore it is unlikely it will be intensively and regularly used as an additional amenity area; it is also worth bearing in mind that there is already a certain amount of noise coming from outdoor areas.

- Due to the proposed extension being at roof level, it is considered that the works would not adversely impact on the amenity of the adjacent properties with regard to visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 4th October 2010. For further information see

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