

Delegated Report		Analysis sheet		Expiry Date:		27/07/2010	
		N/A / attached		Consultation Expiry Date:		05/07/2010	
Officer				Application Number(s)			
Katrina Christoforou				2010/2694/P			
Application Address				Drawing Numbers			
Flat 20, Building C Caenwood Court Hampstead Lane London N6 4RU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Enlargement of existing roof terrace at main roof level with extended bronze anodised screen to residential flat.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	26	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on the 09/06/2010.					
CAAC/Local groups* comments: *Please Specify		<u>Highgate CAAC: No objection</u>					

Site Description

The building is one of three blocks located within a modern private estate by the northern boundary of the borough on the fringes Hampstead Heath. The site is within the Hampstead Conservation Area and the Athlone House Private Open Space.

Relevant History

2006/1412/P

Planning permission granted subject to a section 106 legal agreement for "Alterations, extensions and conversion of Athlone House to 1 x 7 bedroom house; The Coach House to 2 x 2 -bed units; The Gate House to 1 x 1-bed house and Caen Cottage to 1 x 3-bed house: Erection of 3 new blocks to provide 22 flats with underground parking (4 x 2 beds, 12 x 3-beds and 6 x 4 beds): Donation of 0.98 hectare of land as extension to Heath and significant landscaping. (REVISED APPLICATION pursuant to planning permission 2004/2670/P dated 05/10/05 -entailing alterations to new blocks A, B and C including realignment of windows, repositioning of chimneys, part infilling of penthouse terraces in blocks B and C, alterations to roofs of all new blocks including added terraces, access stairs and lift overruns)."

2007/6337/P

Planning permission granted 12/06/2008 for "Minor alterations to the roof terrace areas for the new Buildings B and C during the course of construction to planning permission dated 19/6/06 (ref 2006/1412/P) for : Alterations, extensions and conversion of Athlone House to 1 x 7 bedroom house; The Coach House to 2 x 2 - bed units; The Gate House to 1 x 1-bed house and Caen Cottage to 1 x 3-bed house: Erection of 3 new blocks to provide 22 flats with underground parking (4 x 2 beds, 12 x 3-beds and 6 x 4 beds): Donation of 0.98 hectare of land as extension to Heath and significant landscaping. (REVISED APPLICATION pursuant to planning permission 2004/2670/P dated 05/10/05 -entailing alterations to new blocks A, B and C including realignment of windows, repositioning of chimneys, part infilling of penthouse terraces in blocks B and C, alterations to roofs of all new blocks including added terraces, access stairs and lift overruns)."

Relevant policies**Replacement Unitary Development Plan 2006**

SD1- Quality of life

SD6- Amenity for occupiers and neighbours

B1- General design principles

B3- Alterations and extensions

B7- Conservation Areas

N1- MOL

N2- Protecting open space

Supplementary planning guidance

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1- Distribution of growth

CS5- Managing the impact of growth and development

CS14- Promoting high quality places and conserving our heritage

CS17- Making Camden a safer place

DP24- Securing high quality design

DP25- Conserving Camden's Heritage

DP26- Managing the impact of development on occupiers and neighbours

Assessment

The proposal is to extend an existing area of roof terrace on the flat roof of the three storey building in association with flat 20. The flat roof area has two existing terraces, the smaller belonging to flat 20 measuring approximately 9m x 5m. It is proposed to extend this area to 9m x 8m with a paved floor. The area is currently planted with sedum and a small loss of this surface would therefore occur, although the remainder of the roof would continue to be sedum. The extended screen would match the existing (bronze anodised screen/balustrade, approx 1.2m). The balustrade would effectively be brought forwards towards the front elevation of the building but would still be recessed from the building's edge by 3m.

As the property forms part of a private development set within spacious grounds, the building has no direct public frontage with the street. The proposed works are not considered to have any significant effect on the overall appearance of the building and it is considered that the character and appearance of the host building and the private open space would be preserved. Furthermore the terrace would be located at the north side of the building behind the existing terrace, thus the views from the heath to the south would be unaffected and thus the open character of the MOL and open space would not be compromised.

Being located at roof level with large separation distances between buildings, no loss of privacy would occur as a result of the proposals.

Recommendation:

Grant planning permission.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613