

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	02/07/2010
		N/A / attached		<b>Consultation Expiry Date:</b>	13/5/2010
<b>Officer</b>			<b>Application Number(s)</b>		
Hugh Miller			2010/2044/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 5 73 Grafton Road London NW5 4BB			Refer to draft 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>					
Alterations at roof level, including installation of window and creation of inset roof terrace on south east elevation behind parapet .					
<b>Recommendation(s):</b>		Grant			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					

## Consultations

Adjoining Occupiers:	No. notified	<b>27</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
Summary of consultation responses:			No. electronic	<b>00</b>		
	<p><u>Comments Flat 3 – 73 Grafton Road</u>            Whilst I don't object to a larger window being added to the upstairs flat I do object to the parapet coping being reduced in height. By reducing the height of the parapet the roof of the building is made more visible from the street. It also means that the height of the parapet is no longer in line with the height of the parapet coping at the front of the building - which destroys the symmetry of the building.</p> <p><u>Comments Flat 4 – 73 Grafton Road</u>            I have objections to this application. This building is an old Victorian converted pub ... it is an impressive, detached building with its strong symmetry being part of its appeal. Lowering one of the parapet will make the building look asymmetrical and spoil very much the line as one will be higher than the other. I am not convinced that 'chopping' the building up like this and bolting on additions that will be visible are at all in keeping with the character of the building. I also have concerns that the additions of planters could interfere with the drainage of rainwater as this proposal builds across a wide gutter from which rainwater drains to other parts of the roof, down drainpipes and away.</p> <p><b>Officer Comment:</b> The drawings have been revised and the parapet will not be altered but retained entirely.</p>					
CAAC/Local groups* comments: *Please Specify	N/A.					

## Site Description

A former public house building comprising 3-storeys with part single-storey, part 2-storey side and rear extensions. The building has a large raised parapet in painted render on the east and south-east elevations, hipped roof with dormer windows on the north-west and south-west elevations, including prominent chimney stacks. The building is bounded by Grafton Rd. due north, Warden Rd. due south and housing due west. The building is converted into 5 self-contained flats. The building is not within a designated C.A. The building is not listed.

## Relevant History

Various planning permissions were granted in 1997 and early 1998 for the conversion of the licensed premises into 5 self contained flats.

## Relevant policies

### Replacement Unitary Development Plan 2006

B1-General design principles.

B3-Alterations & extensions

SD6 - Amenity for occupiers & neighbours

### CPG 2006

Section 41: Roofs and terraces

### **Draft LDF Core Strategy**

*The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration*

*CS1 – Distribution of growth*

*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 / conservation areas*

*DP26 - Managing the impact of development on occupiers and neighbours*

*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.*

## Assessment

### **Background**

The application building is visually prominent with a high raised parapet on the east and south-east elevations; and exposed hipped roof with dormer windows on the north-west and south-west elevations. Projecting chimney stacks are also visually prominent when viewed from the north-west and south-west elevations.

The original proposal sought the removal of the upper portion of the raised parapet on the south east elevation and provision of a large glazed window including an inset roof terraced area at the roof level to provide views from the living room of the self-contained flat.

Following discussions with the applicant, in particular, the impact of the parapet removal on the symmetry and integrity of this house and the harmful visual impact likely to occur, the scheme was revised as follows:

- Retention of parapet, removal of rooflight, installation of new full height window and creation of inset roof terrace behind the raised parapet on south east side of the building.

The applicant have agreed to exclude the partial removal of the raised parapet on the south eastern elevation and in so doing has addressed the principal concerns raised by the objectors.

The revised proposal comprises the alteration of the roof and provision of a new floor to ceiling glazed window and inset roof terrace area which would be set behind the raised parapet as existing. The proposed alterations would be screened from the public realm by the raised parapet and thus would not be visible from either the street nor from the adjacent residential blocks that lies due south east of the host building. The proposed alterations would not harm the appearance of the host building as they are hidden away. The proposal is satisfactory and complies with policies B1, B3 and CPG roof and terraces guidelines.

### **Neighbour amenity**

The height of the raised parapet is approximately 2.1m from floor level. At this retained height, no harm could be caused through overlooking from the terrace behind it. The proposal is in compliance with policy SD6.

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