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| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | | 24/06/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | 02/06/2010 | |
| Officer | | | | Application Number(s) | | | |
| Rob Tulloch | | | | 2010/1668/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Flat 6, Maxwell Court 67 Eton Avenue London NW3 3EY | | | | See decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
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| Proposal(s) | | | | | | | |
| The erection of a conservatory on existing roof terrace of residential flat (Class C3). | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions: | | Refer to Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 16 | No. of responses No. Electronic | 01 00 | No. of objections | 01 |
| Summary of consultation responses: | | <p>A site notice was displayed from 12/05/2010 and 16 neighbours notified.</p> <p>Flat 1, 65 Eton Avenue object to the proposal – no further information provided.</p> <p><i>Officer response: The proposal is considered acceptable for the reasons referred to in the report.</i></p> | | | | | |
| CAAC/Local groups comments: | | Belsize CAAC was consulted, but no response has been received. | | | | | |
| Site Description | | | | | | | |
| The site is a substantial part 3-/part 4-storey detached building located at the south west end of Eton Avenue. It is a late C19 th red brick Queen Anne style building which has been divided into flats. It lies within the Belsize Conservation Area and is listed as a building that makes a positive contribution to the conservation area. The buildings on either side, nos. 65 and 69, are Grade II listed. | | | | | | | |

Relevant History

2009/5961/P Erection of aluminium framed conservatory on roof of building following the demolition of existing timber framed structure (Class C3). Withdrawn due to inaccurate plans.

2008/1959/P Installation of new window in side elevation (adjacent to No. 65 Eton Avenue) at first floor level. Granted 13/06/2008

PEX0000881 Erection of conservatory extension on the existing roof terrace to Flat C. Refused 02/01/2001. This was refused by reason of its design and scale. The proposal included a veranda which was considered inappropriate in design terms. It had a similar footprint, but different orientation, to the current proposal, so it would have had a greater visual impact when viewed directly, and due to the lack of trellising at the time it would have been visible from Fellows Road.

PEX0000027 Erection of conservatory extension at roof level. Refused 09/05/2000. This was refused by reason of its scale and design. It was an overly ornate design out of keeping with the conservation area, had a larger footprint than currently proposed (5.5m x 5.5m), and was higher (3.7m) and thus would have been visible from Fellows Road and Eton Avenue.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B6 – Setting of listed buildings

B7 – Conservation Areas

Camden Planning Guidance 2006

Extensions and alterations

Roofs and terraces

Belsize Conservation Area Statement

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

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

The proposal is to erect a metal framed conservatory at roof level to replace a smaller wooden framed structure. The main issues are the impact the conservatory will have on the host building, street scene and conservation area and its impact on the amenity of adjoining residential occupiers.

Visual impact

The host building is a part 3-/part 4-storey building which has been divided into flats. It has already been extended to the side and rear, and has a conservatory at 3rd floor level. The roof is split approximately in two with Flat 7 (which has an attic and conservatory extension at roof level) occupying the western half, and the lower flat roof of Flat 6 occupying the eastern half.

The roof of Flat 6 measures approximately 11m x 7m, and has a small wooden structure measuring 2.8m (w) x by 2.8m (d) x 2.9m (h) which houses the top of a staircase allowing access to the roof. It is

proposed to replace this structure with a larger aluminium framed conservatory with a footprint of 3.5m x 5.5m and ranging in height from 2.1m to 2.84m where it abuts the wall of the attic of Flat 7.

The conservatory would be set back approximately 5.3m from the front building line, the same as the existing structure, and 4m from the rear of the front roofslope. The flat roof is surrounded by the flank wall to flat 7 to the west and a parapet and trellising up to a height of approximately 1.8m to the south and east. As such the only view of the proposed conservatory would be from the front (north). This view would only be from the upper floor flats on the opposite side of the road, but in comparison to the existing structure its impact would not be much greater. The proposed conservatory would not be visible from Eton Avenue or Fellows Road.

Therefore, due to the limited visibility of the proposed structure it is not considered that it would harm the character or appearance of the conservation area or the setting of the neighbouring listed buildings.

Neighbour amenity

As the flat roof is currently used as amenity space, there already exists an element of overlooking. This would be intensified by the proposed extension as the existing wooden structure is only an access to the roof, and the proposed conservatory would allow people to use the roofspace for longer periods as they would be protected from the elements. However, the views from the proposed conservatory would be blocked by the flank wall to the west, and the trellising to the south and east, so any potential overlooking would be looking north toward the northern side of Eton Avenue. Due to the height of the parapet and the fact that numerous windows already face north, it is not considered that overlooking would significantly increase.

Recommendation

Grant Planning Permission

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