

Delegated Report		Analysis sheet	Expiry Date:	24/05/2010
		N/A / attached	Consultation Expiry Date:	07/05/2010
Officer			Application Number	
Elaine Quigley			2010/1746/P	
Application Address			Drawing Numbers	
11 Holly Walk London NW3 6RA			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a roof extension including an increase in the ridge height; additions and alterations including installation of two dormer windows on west elevation, new windows on north and south elevations, one rooflight on east elevation and partial timber cladding on all elevations (Class C3).				
Recommendation:	Refuse planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	32	No. of responses	10	No. of objections	09
			No. Electronic	03		

Summary of consultation responses:	<p>Eight letters of objection have been received from adjoining residents at 10 and 16 Pavilion Court; 5 Moreton House, Holly Walk; Morton Lodge, Holly Walk; 108 Frogna; and 110 Frogna. A letter of objection has also been received from Rendall and Rittner, who are the property managing agents acting on behalf of Mount Vernon Freehold who own Pavilion Court. A separate letter of objection has been received from Rosenfelder Associates acting on behalf of the owners of 7 Mount Vernon. The following concerns have been raised:</p> <ul style="list-style-type: none"> • Loss of light due to increased height of the building • Loss of privacy due to additional windows and balconies facing onto the terraces and gardens of Pavilion Court • Increased height of the property would be out of character with the area • Overdevelopment of small property • Noise and disturbance during construction including possible access and safety issues if the road is restricted by lorries • Should be no further development in Holly Walk • Increase in height would have a detrimental effect on the visual and general amenity of 7 Mount Vernon (loss of sky and loss of daylight to the reception rooms and garden area) • Right to light would be adversely affected <p>One letter of objection has been received from Cllr Davies raising the same issues of concern as the local residents above. He has also requested that if the application is to be approved he would like it to be reported to the Development Control Committee.</p> <p>A letter was received from 8 Holly Walk commenting on the application but also raising the issue of other construction works in the area and the harm they are currently causing due to lorries restricting access. Would like the agreed start date of the proposal to not be before the end dates of the current projects.</p>
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CAAC/Local groups comments:	Hampstead CAAC – no comments received
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Site Description

The application site is located on the junction of Holly Walk to the east and Mount Vernon to the north. It comprises a 2-storey detached single-family dwellinghouse with attached garage that was built in 1959. The property lies on a steep slope which falls away to the west where the rear garden is located.

Moreton House is a detached property that lies to the south of the site and is a Grade II listed building. To the north lies a large three storey flatted development known as Pavilion Court. To the east lies a row of Grade II listed buildings that front Mount Vernon (1 and 2 and 3 to 6 (consec)). No. 7 Mount Vernon lies opposite the application site and is two storeys with accommodation in the roof.

The site is located within the Hampstead Conservation Area (sub area four: Church Row/Hampstead Grove). This part of the CA was included in 1988. The application property is identified as making a neutral contribution to the conservation area.

Relevant History

Planning permission was granted on 17/10/2005 for the erection of a 2-storey timber and glazed bay extension to the front elevation at ground and first floor levels, erection of a single-storey rear extension at lower ground floor level with a new roof terrace and associated railings, plus extending the existing garage to the front, and replacement of existing windows with timber framed windows (2005/3583/P).

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers
B1 General design principles
B3 Alterations and extensions
B7 Conservation Areas

Camden Planning Guidance 2006
Hampstead Conservation Area Statement

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

CS5 – Managing the impact of growth and development
CS14 - Promoting high quality places and conserving our heritage
CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity
CS16 - Improving Camden's health and well-being
DP24 - Securing high quality design
DP25 - Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours

Assessment

Planning permission is sought for the erection of a roof extension including an increase in the ridge height; additions and alterations including installation of two dormer windows on west elevation, two new windows on south elevation, one dormer window on east elevation and partial timber cladding on all elevations (Class C3).

The proposal would include:

- Construction of two dormer windows in the western rear elevation that would be set into the roof slope.
- An increase in height of ridge of the roof by approximately 1.2m.
- Creation of a green roof in front of one of the dormers that would be set into the roof slope.
- Installation of a conservation style roof light into the eastern front elevation (fronting Holly Walk).
- Insertion of a circular porthole style window in the southern side elevation
- Installation of timber cladding on all elevations

The main considerations as part of the proposal are:

- Design
- Amenity

Design

The proposal would include an increase in the overall height of the building by approx. 1.2m. The pitch of the sloping roof would be increased from 24 degrees to 32 degrees. Given that the overall slope of the roof of the building would not be altered, the increase in the height of the building in itself would not have an impact on the character or appearance of the building and would be considered acceptable.

There are a variety of heights of buildings surrounding the application site. Due to the sloping topography of the surrounding area the buildings along Mount Vernon (1-7 consec) to the east of the site and properties opposite the application site along the eastern side of Holly Walk and Holly Place appear higher. Given the sloping topography of the surrounding area the only views of the roof of the property that could be read in conjunction with other property roof profiles would be glimpsed views mainly from Mount Vernon footpath. The

increase in the roof height would not have an impact on the character or appearance of the surrounding conservation area.

Two dormer windows would be installed in the western rear elevation. In order to facilitate this it would be necessary to increase the height of the eaves of part of the roof by 0.6m. One of the dormer windows would measure 5.5m (w) by 2.3m (h) by 1.2m (d). It would be set back approx. 2m from the rear elevation of the building and would include full height glazing panels. The extended width of the dormer and the large expanse of glazing incorporated within would result in a dormer that would not be subordinate within the roof. It would be visually prominent and bulky in terms of its appearance within the building and would not be considered a sympathetic addition to the main building. Consequently due to its size, bulk and location within the roof slope the proposed dormer would appear unduly prominent.

The other dormer window in the rear elevation would appear to cut across the eaves of the roof (although the section drawings have been annotated to state that it would be set back within the roof slope). This would not be considered a sensitive intervention at high level within the existing roof form.

The dormer windows on the rear elevation especially the larger dormer on the projecting rear elevation of the building would be visible from certain vantage points along the footpath of Mount Vernon. Due to the sloping topography of the surrounding area the size, location and expanse of glazing within this dormer would appear visually prominent and would be considered harmful to the character and appearance of the conservation area.

It is proposed to use traditional materials in the construction of the scheme. If the application had been considered acceptable in all other issues, no objection would have been raised to the materials to be proposed.

It is proposed to re-clad parts of all of the elevations of the property in timber cladding. This is a traditional material that is already in use on some of the elevations of the building. No objection would be raised to the use of this material.

Amenity

The property is surrounded by residential properties on all sides.

(a) Increase in the ridge height: The application site is located to the west of No. 7 Mount Vernon. This property has windows in the side elevation at lower ground, ground, first and second floor levels. The owners have objected to the scheme due to loss of light to the rooms that are served by these windows. Under BRE guidelines the increased roof height would remain below the 25 degree line and would not be considered to have a harmful effect on the daylight provided by these windows. It must be noted that the rooms serviced by these windows also have other windows in the front and rear elevations of the property.

There are windows in the properties to the north of the application site within Pavilion Court that front onto the side elevation of the building. Pavilion Court is set away from the application site by approximately 13m. Although the application site sits higher than this block of flats, given the separation distance of 13m and the orientation of the windows facing southeast within the closest elevation to the application site, the increase in the height of the ridge of the building by 1.3m would not be considered to have a harmful impact on the daylight to these windows.

Merton House is to the south of the application site and is set back within its plot by approximately 12m. The rear elevation of the application property is almost in line with the front façade of this property. There are windows in the side elevation of this property that have uninterrupted views past the application building. The increase in the height of the building would not alter this relationship and would not be considered to have an adverse impact on daylight to the windows in the side elevation of this property.

The rear boundary lines of properties in Froggnal to the west of the application site are located approx 51m from the rear elevation of the building. Given the separation distance between the properties the increase in the height of the roof would not have an adverse impact on these properties in terms of daylight.

(b) Dormer windows and new windows: Two dormer windows would be installed in the western (rear) elevation of the building. The windows would serve new a bedroom and bathroom. Oblique views would only be gained from these windows into the adjoining properties at Moreton House and 16 Froggnal Gardens to the west. There is a separation distance of approx 59m between the application site and no. 110 Froggnal to the west. This is considered an adequate separation distance to minimise any potential direct overlooking of these properties and would be considered acceptable.

It is proposed to install a new conservation style roof light in the front (eastern) elevation of the property. This would not result in any further overlooking of adjoining properties and would be considered acceptable.

There are two existing windows on the first floor southern side elevation of the property. It is proposed to replace these windows with one extended window that would measure 4.9m in length. This would not require planning permission and would not be considered in the assessment of the application.

It is also proposed to install a new porthole style window in the second floor on the southern side elevation. This window would be a secondary window and would serve a bedroom. Although large in size, the window would not result in any further overlooking that could be gained by the first floor level bedrooms into the adjoining front garden of Merton House. Consequently a condition would not be considered necessary to require this window to be obscure glazed.

It is proposed to install a new window in the second floor northern side elevation of the property. This would serve a bathroom. The window may result in additional overlooking into the windows of the properties in Pavilion Court. Consequently if the application was considered acceptable in all other issues a condition would be required to obscure glaze this window.

Conclusion

The proposed roof alterations would not be considered acceptable and the proposal would be recommended for refusal.

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