

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/04/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		02/04/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan Markwell				2010/0731/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
3 Downshire Hill London NW3 1NR				Please see 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>							
Erection of a first floor rear extension, reconfiguration of existing ground floor rear extension to create a first floor rear terrace and associated alterations to single family dwellinghouse (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was erected on 12/03/2010, expiring on 02/04/2010. No responses were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p><b>Hampstead CAAC</b> has no objection to the proposals.</p> <p><b>The Heath and Hampstead Society</b> replied (dated 28<sup>th</sup> March) that no information is available on the Council's website, hence "Unless or until proper information is provided for public inspection: please refuse".</p> <p>Officer response: Existing/proposed plans and associated information has been available to view from 30<sup>th</sup> March 2010. The Council does not have a statutory requirement to publish plans for an application of this nature on the website. As such, this is not treated as an objection to the application.</p>					
<b>Site Description</b>							
<p>The application site comprises a single dwellinghouse located on the north-west side of Downshire Hill, close to the junction with Rosslyn Hill (to the south-west). The red-brick property is four-storeys in height, including accommodation within the roofspace, and marks the end of this terrace prior to the beginning of listed regency properties to the north-east (No. 4 onwards). The regency properties are set back behind large front garden areas; the application site differs from these properties by being set up to pavement, as are the Victorian No's 1, 2a, 3a, 4a and 2 buildings which complete this terrace. Given this context, the side (north-east) elevation is particularly prominent from Downshire Hill. The application site building was built in 1970 in what has been described as a "modern semi-brutalist" style, with large window openings on the front elevation.</p>							

The application site is located within Hampstead Conservation Area. Although the building is not listed (there are 48 listed buildings located within Downshire Hill), it is identified within Hampstead Conservation Area Statement as making a positive contribution to the character and appearance of the conservation area.

### **Relevant History**

9005648 - Erection of a new pitched roof with dormer window to form a habitable room and alterations to fenestration on front elevation. Granted 01/08/1991.

PWX0202419 - Erection of replacement side garden fence and side 1st floor external staircase plus balcony and installation of new front entrance canopy. Granted 17/10/2003.

### **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

B6 – Listed buildings

B7 – Conservation areas

### **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.*

#### **Draft LDF Core Strategy**

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

#### **Draft Development Policies**

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### **Assessment**

#### **Introduction**

Planning permission is sought for the erection of a small first floor rear extension, on the boundary with No 2. Downshire Hill. The proposed scheme also incorporates the reconfiguration of existing ground floor rear extension. At present it includes a single shallow pitched roof onto the rear building elevation line. It is proposed to amend this to a flat roof and create a first floor rear terrace area. A 1.1m high single sheet of glass balustrade will enclose this terrace area. A number of window alterations are proposed on the rear elevation, including the creation of windows and sliding doors at ground floor level, sliding doors, a single door and rooflight at first floor level, and a new window at second floor level. On the side elevation four existing windows at first floor level are to be blocked up with brickwork to match the existing, while one window on the side elevation at second floor level will be blocked up. All of these alterations are to the existing single family dwellinghouse (Class C3).

During the course of the application the originally proposed rendering of the house on the front and side elevations and creation of a second off-street parking space were omitted from the scheme. These originally proposed elements of the scheme are no longer sought. However, part of the ground and first floors are still sought to include rendered over brickwork.

#### **Design**

In relation to design matters, the alterations to the rear elevation are considered to be relatively minor in nature and raise no design issues. The existing single pitched roof is of little architectural merit and its reconfiguration with a flat roof and roof terrace design is considered to be appropriate. In terms of detailed design, the proposed openings, with double glazing and metal frames, is consistent with the existing fenestration on the rear elevation. The single sheet of glass balustrade is lightweight in nature and considered to be the most appropriate design response for enclosing the proposed terrace area. The partial rendering of the rear elevation is considered to be adequate in design terms as this element will not be visible from the public realm.

The first floor extension is approximately 2.9m in width and 2.5m in depth, up to the boundary with No. 2 Downshire Hill. The openings are consistent in nature with those already existing on the rear elevation and thus this element is considered to be appropriate in design terms, preserving the character and appearance of the conservation area.

### **Amenity**

The proposed terrace area at first floor level is approximately 8m in width and 2.4m in depth. It is acknowledged that this terrace will provide opportunities for overlooking to neighbouring occupiers at No. 4 Downshire Hill. However, any overlooking would only be possible at an angle and not directly. Overlooking is presently possible from the existing external side elevation access stairs and side elevation windows at first and second floor level. There is consequently a degree of existing overlooking between properties at this point. Although it is acknowledged that the proposed terrace is closer (there is a minimum distance of 12m between the edge of the terrace and the front elevation windows at No. 4) than the existing side access stairs, it is not considered to give rise to sufficient amenity issues to constitute a reason for the refusal of the application. In addition a number of windows are proposed to be blocked up on the side elevation facing No. 4, reducing overlooking at this point. Moreover, there is also considerable vegetation between the proposed terrace and the neighbouring property, further reducing opportunities for overlooking. There is no anticipated impact on the occupiers of the property to the west at No. 10 Pilgrim's Lane, where there is a 23m distance between the two buildings.

The proposed first floor rear extension would not rise above the existing flank wall boundary between the application site and No. 2 Downshire Hill. This mitigates any overlooking opportunities from the application site to neighbouring occupiers at this point.

In terms of outlook or access to sunlight / daylight, the proposed alterations are not considered to exacerbate the existing situation at the site. It is also worthy to note that for future occupiers of the application site building, the proposed alterations will provide what is considered to be a higher quality of residential accommodation, with the provision of an external terrace area and better access to natural daylight and sunlight within the internal rooms.

### **Other matters**

Given that the original proposal to create an additional off-street parking space has been omitted during the course of the application, no issues are raised from a transport planning perspective. Concerns had been raised regarding the original proposal to create two off-street parking spaces, in accordance with Camden's Parking Standards.

In relation to tree considerations, there is a western red cedar and purple leaved plum tree in the rear garden area, both of which are protected by Tree Protection Orders. The proposed works are not considered to impinge on these trees or the relevant root protection areas.

### **Recommendation**

Grant Planning Permission

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