

DISCLAIMER

Decision route to be decided by nominated members on Monday 19th April 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report		Analysis sheet	Expiry Date:	30/04/2010
		N/A	Consultation Expiry Date:	08/04/2010
Officer			Application Number(s)	
Eimear Heavey			2010/0368/P	
Application Address			Drawing Numbers	
40A Shoot-Up Hill London NW2 3QB			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to pitched roof of extension, as an amendment to planning permission dated 30 July 2008 (ref. 2007/5761/P) for the "erection of single-storey rear ground floor level extension and addition of a pitched roof with 13 rooflights to the flat roof of the existing dwellinghouse".				
Recommendation(s):	Grant planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses No. electronic	02 02	No. of objections	02
Summary of consultation responses:	<p>Adjoining occupiers/owners 2 objections were received, one from the occupants of 40 Shoot-up Hill and one from Oxfordshire. The concerns raised were impact on views from Flats 1, 4 and 5 within 40 Shoot-up Hill, light pollution from the rooflights, overshadowing and incongruous angles visible from the front of the property, fear of creeping development, errors on plans.</p> <p><u>Response:</u> Please see assessment section of report for further comment.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The application site is not located within a Conservation Area.</p> <p>Local Groups No reply to date.</p>					
Site Description						
<p>The application site is located on the west side of Shoot Up Hill, north of the junction with Kingscroft Road. The dwelling is a single-storey building that once formed part 40 Shoot Up Hill (1960s), but was separated off as an independent unit in the 1990s. The application site is accessed via a shared driveway to the rear of the site, which restricts views of the building from the public realm. The building is not listed and does not fall within a Conservation Area.</p>						
Relevant History						
<p>TP/82508/5000 Planning permission was <i>granted</i> on 28/06/61 for construction of single-storey extension to form a maid's room and bathroom at the rear of No. 40 Shoot-Up Hill.</p> <p>P9600858R1 Planning permission was <i>granted</i> on 07/06/96 for change of use from one self contained flat to two self contained flats at ground level.</p> <p>2007/0220/P An application was submitted on 15/01/07 for the erection of a rear extension, plus a first floor level extension with sloping rear elevation over the existing flat roof to create additional accommodation for the single dwellinghouse. The application was <i>withdrawn</i> on 09/03/07.</p> <p>2007/5761/P Planning permission was <i>granted</i> on 06/08/2008 for the erection of single-storey rear ground floor level extension and addition of a pitched roof with 13 rooflights to the flat roof of the existing dwellinghouse. This permission has not yet been implemented and expires on 04/08/2011.</p> <p>2007/5759/P Planning permission was <i>refused</i> on 11/06/08 for the erection of a ground floor single storey rear extension and addition of a part first floor extension to existing house to provide additional accommodation for the existing</p>						

dwellinghouse, together with the addition of a pitched roof above the existing flat roof with rooflights. **This application was also dismissed at appeal (Public Inquiry).**

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden adopted Unitary Development Plan 2006

- SD1 Quality of Life
- SD6 Amenity for occupiers and neighbours
- H1 New housing
- B1 General Design Principles
- B3 Alterations and Extensions

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS16 - Improving Camden's health and well-being

CS17 – Making Camden a safer place

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP2 – Making full use of Camden's capacity for housing

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

Proposal

Planning permission is sought for alterations to pitched roof of extension as an amendment to planning permission dated 30 July 2008 (ref. 2007/5761/P) for the erection of single-storey rear ground floor level extension and addition of a pitched roof with 13 rooflights to the flat roof of the existing dwellinghouse.

Design

Policy B3 of the adopted Unitary Development Plan 2006 provides guidance on where alterations and extensions to existing buildings are likely to be acceptable in design terms. This is supplemented by the advice contained in Camden Planning Guidance 2006.

The principle of a rear extension and roof extension has already been established by virtue of a previous permission granted in 2008 (Ref: 2007/5761/P). In this instance it is proposed to alter the roof extension from a pitched roof, to a flat topped pitched roof. This will result in a slightly steeper roofslope of approximately 60degrees (as opposed to 45degrees) and will incorporate a flat topped area of 2metres. The proposed amendment to the roof extension is not considered to be problematic in terms of design as the roof will not be any higher than what was previously approved. Although it is acknowledged that the roof will not sit as neatly with the hipped roof at the front of the property, it is very difficult to see the building from the public realm and the site is not located within a Conservation Area. Furthermore, the materials will match those proposed in the previous application. As such it is considered that the proposal complies with Policies B1 and B3 of the UDP (2006).

Amenity

Policy SD6 seeks to ensure that the amenity of occupiers of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight and outlook. It is noted that 2 letters of objection were received which raised issues in terms of light pollution from the rooflights and overshadowing.

As was mentioned in the 'design' section above, the principle of a roof extension has already been established. Notwithstanding this, given that the roof will be slightly steeper than what was previously approved, the impact of the roof extension has been considered again. The proposed roof level extension will continue to take the form of a pitched roof which slopes away from the neighbouring properties. It is relatively modest in height and bulk and will not be any higher than what was previously approved. It is not considered to harm the amenity of the properties adjacent to in terms of loss of light and outlook. The new windows on the roof are high level rooflights and do not provide an opportunity for overlooking.

Other points

The drawings as received are considered acceptably detailed and accurate to make a clear assessment of the proposals.

Conclusion

The proposed amendment to the pitched roof is considered to be acceptable in terms of design and amenity and is in accordance with the relevant policies of the UDP (2006) and Camden Planning Guidance (2006).

Recommendation: Grant planning permission.