

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>03/12/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		13/11/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan Markwell				2009/4750/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
21A Carlingford Road London NW3 1RY				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>							
Installation of replacement doors at lower ground floor level, alterations to existing terrace area at ground floor level and associated alterations, all on rear elevation of lower ground and ground floor maisonette (Class C3).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>12</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed on 21/10/2009, expiring on 11/11/2009. One response was received in total, from the occupier of the top flat, 19 Carlingford Road. The occupier of this flat has indicated that they have no comments to make on the application.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Hampstead CAAC has replied that they have no objection to the application.					
<b>Site Description</b>							
<p>The application site comprises a five-storey (lower ground, ground, first, second and roof level third floors) mid-terrace building located on the south side of Carlingford Road. The building has been converted into three flats, with a maisonette at lower ground and ground floor level, flat at first floor level and maisonette at second and roof level third floor. This application relates solely to the lower ground and ground floor maisonette.</p> <p>The application site is located within a predominantly residential area and is also situated within Hampstead Conservation Area. Although the building is not listed, it is identified within the conservation area statement as making a positive contribution to the special character and appearance of the conservation area.</p>							

## **Relevant History**

16354 - The conversion into 3 self-contained dwelling units at 21 Carlingford Road, N.W.3. Granted 19/07/1973.

PWX0103951 - Erection of single storey rear extension with balcony at lower ground floor level, widening of door opening at rear ground floor level, erection of a rear garden shed, and construction of a refuse store to front ground floor level. Granted 26/03/2002.

## **Relevant policies**

### **London Borough of Camden Replacement Unitary Development Plan 2006**

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

### **Camden Planning Guidance 2006**

### **Hampstead Conservation Area Statement**

## **Assessment**

### **Introduction**

Planning permission is sought for the installation of replacement doors at lower ground floor level on the rear elevation of the maisonette. Also at lower ground floor level it is proposed to install timber cladding at this point in place of the existing rendered finish.

At ground floor level it is proposed to remove the existing railings and provide a glass balustrade adjacent to the rear building line. As such, the existing terrace area will increase in size to cover the entirety of this flat roof area. At present it only covers half the depth of the area. It is also proposed for the majority of this flat roof area to comprise walk-on glazing. On the boundary with No. 19 Carlingford Road it was originally proposed to install a 1m high glass balustrade. During the course of the application this element was amended to provide a 1.6m high obscure glazed privacy in the area of the boundary not enclosed by the existing boundary wall.

### **Design**

In terms of design, the proposed doors at lower ground floor level are powder coated aluminium enfold glass doors. These will replace timber framed doors installed after planning permission was granted in 2002 (see relevant history above). Given the location of these doors at lower ground floor level on the rear elevation of the building, these are considered to be minor alterations to the maisonette. In addition, they will not be visible from the public realm at any point. Therefore no design issues are raised with this element of the proposals. The aluminium framing is considered to be an appropriate, if not preferred (timber) material. The proposed timber cladding is considered to be a further minor alteration and will not conceal any features of architectural merit. As such, this is considered to be acceptable in design terms. Furthermore, the applicant has indicated that this will allow planting to occur at this point, which is welcomed.

At ground floor level the privacy screen, balustrade and walk-on glazed decking are all considered to be lightweight in nature, therefore reducing their prominence from the rear of neighbouring properties. These additions are considered to be subordinate to the main building, while also being of careful design in order to reduce visibility as far as possible. More specifically, the proposed privacy screen will follow the line of the existing brick boundary treatment at this point, thereby continuing the pattern of the existing treatment in an appropriate manner. In overall terms, the proposed works are considered to align with the context of both the host building and the rear elevations of nearby buildings in this terrace, which include a variety of roof terraces with various forms and finishes. Moreover, the proposed works are not considered to cause any harm to the character and appearance of the conservation area at this point.

## **Amenity**

The proposed works to increase the area of the flat roof terrace at ground floor level will increase opportunities for overlooking into the rear bedroom at ground floor level at No. 19 Carlingford Road. It is acknowledged that a previous permission at the site allowed stairs to be installed at this point (see relevant history above). Notwithstanding this, it is considered necessary, in order to protect the privacy of current and future occupiers of this bedroom at ground floor level, for the boundary between the two buildings to include the provision of an obscure glazed privacy screen. This is considered to be an appropriate means of maintaining privacy at this point.

Although the applicant has denoted on revised plans submitted to the Council the position of this screen, it is considered necessary to add a condition to any permission denoting that the screen is erected (and then maintained and retained) prior to the enlarged terrace area being used. This is to ensure the Council maintains a degree of control at this point. It is not considered necessary for the rear elevation balustrade to be obscure glazed as levels of overlooking at this point will not worsen to that of the existing position, where there is a degree of distant overlooking to the upper floors of the rear of properties located on Kemplay Road. Owing to the lightweight nature of the privacy screen, there is not considered to any significant loss of outlook or access to sunlight/daylight to the occupiers at No. 19.

Given that the works do not involve the increase in internal floor area at lower ground or ground floor level, there are not considered to be any adverse amenity impacts to neighbouring occupiers at No 23 or the upper floor units at No. 21. With regard to present and future occupiers of the host maisonette, the proposals are considered to improve the quality of residential accommodation and no adverse amenity impacts are envisaged. More specifically the replacement doors at ground floor level will provide step-free access to the rear amenity space. The existing doors include a step drop to the garden area; therefore the proposals are an improvement on the existing arrangements in this regard.

## **Recommendation**

Grant Planning Permission

### **Disclaimer**

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