

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 23<sup>rd</sup> March 2009. For further information see

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

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	13/03/2009
		N/A / attached	<b>Consultation Expiry Date:</b>	13/03/2009
<b>Officer</b>			<b>Application Number(s)</b>	
Aysegul Olcar-Chamberlin			2008/5615/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
19 Lambolle Road LONDON NW3 4HS			See draft 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>				
Alterations to maisonette at lower ground and ground floor levels including works to allow use of flat roof as a terrace at rear and alterations to windows to side elevation.				
<b>Recommendation(s):</b>	Grant Full Planning Permission			
<b>Application Type:</b>	Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice
<b>Informatives:</b>	

### Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>12</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>00</b>		

<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 19/02/2009 to 12/03/2009.</p> <p>The occupiers of Flat 1 17A Lambolle Road object the proposal. In summary, their grounds of objection are:</p> <ul style="list-style-type: none"> <li>• There would be an overlooking from the proposed terrace area to the rear gardens of the adjoining g and the adjacent properties. <i>Response: Please refer to the assessment part of the report.</i></li> <li>• The use of the terrace would create noise nuisance. <i>Response: Please refer to the assessment part of the report.</i></li> <li>• The application property has already had an extensive terrace at the garden level. <i>Response: The fact that there is an existing paved area at the rear lower ground floor level in the rear garden would not justify the refusal of this application.</i></li> <li>• An application for use of the flat roof of the lower ground floor extension as a terrace was refused in 1996/7. <i>Response: The current application would be determined with its own merits. Please refer to the assessment part of the report.</i></li> </ul>
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<b>CAAC/Local groups* comments:</b> *Please Specify	<b>Belsize CAAC</b> raised no objection.
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### Site Description

The application site is located on the south side of Lambolle Road in the Belsize Conservation Area. The site is a 2-storey red-brick semi-detached property which has been divided into flats. The property has an existing single storey rear extension and a side walkway with associated staircase. The Belsize Conservation Area Statement identifies the application property as a positive contributor to the appearance and character of the Conservation Area.

Lambolle Road is mainly characterized by uniform groups of semi-detached red brick houses.

## Relevant History

### Application Property:

**P9602875R2** – Planning permission was granted on 21/02/1997 for erection of a single storey rear addition, together with the formation of two windows within the front elevation at basement level and the repositioning of the front door to the property. The proposed terrace area above the roof of the approved single storey rear extension was omitted from the original scheme.

### Neighbouring Properties:

**17 Lambolle Road** – Planning permission (ref: 2007/1548/P) was granted on 15/06/2007 for the remodelling of existing rear upper ground level extension including raising its roof by 500mm, installing a rooflight, altering the windows and adding glass balustrading.

## Relevant policies

### **Replacement Unitary Development Plan 2006**

- S1/S2 – Sustainable Development
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 - Alterations and Extensions
- B7 – Conservation Areas

### **Camden Planning Guidance 2006**

### **Belsize Conservation Area Statement**

## **Assessment**

The proposal is for alterations to the maisonette at lower ground and ground floor levels, including works to allow use of flat roof as a terrace at rear and alterations to the windows in the side elevation.

The proposed rear terrace on the ground floor level would be on the flat roof of the existing lower ground floor extension. The associated alterations to create the terrace would be the installation of privacy (opaque glass) screens on both sides of the terrace area and glass balustrading and an external staircase to the rear of the terrace area.

The proposed staircase would have a width of 900mm and would provide access from the proposed roof terrace area to the rear garden. It would have a glass security balustrade on both sides.

Two small new sash windows would be installed on the east side elevation of the lower ground floor level of the building.

## **Design**

Belsize Conservation Area Statement states all development should respect existing features such as building lines, roof lines, elevational design, architectural characteristic and detailing of the buildings.

The proposed alterations would not affect the front elevation of the existing building. The proposal would minimally alter the side and rear elevations of the property and would not be visible from the public realm. The proposed balustrading and privacy screens and the external staircase would have a lightweight appearance and would be subordinate to the existing building.

The new windows on the proposed side elevation would have timber frames and would match with the design and style of the existing windows. They are considered to be in harmony with the fenestrational details of the building.

The proposed external alterations to the building would be minimal and would not harm the architectural integrity of the existing building or the appearance and character of the wider Conservation Area. The proposal is considered to be in accordance with the Council's relevant policies and guidance and acceptable in terms of its design.

## **Amenity**

The proposed alterations are not likely to worsen the impact of the existing building on the amenities of the adjoining and adjacent properties (nos. 17A and 21) in terms of loss of outlook, daylight and privacy and are considered to be in accordance with policy SD6.

Although the proposed roof terrace would be higher than the shared boundary walls with the adjoining properties, the proposal would not result in unacceptable level of overlooking. The proposed terrace area would have a maximum depth of 2.6m and would be screened by 1.71m high opaque glass panels. The height of the screening panels would reduce to 1.1m within 1.5m from the rear wall of the building. It is considered that the proposed opaque glass panels would provide adequate screening

and a condition is recommended to ensure they are maintained.

No new windows or openings which would directly face the habitable windows of the adjacent property (no.21) are proposed.

**Recommend:** Grant subject to conditions.