

DISCLAIMER

Decision route to be decided by nominated members on Monday 25th February 2008. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	04/02/2008
		N/A / attached	Consultation Expiry Date:	20/02/2008
Officer			Application Number(s)	
Sara Whelan			2007/5713/P	
Application Address			Drawing Numbers	
17A Hampstead Hill Gardens London NW3 2PH			Please see draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorise d Officer Signature	
Proposal(s)				
Single-storey extensions at the rear to lower ground floor self-contained flat, including a sedum roof covering, reinstated balcony and new front entrance screen to side of building.				
Recommendation(s):		Grant		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	26	No. of responses	03	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	19 Hampstead Hill Gardens – Objection - Overlooking and invasion of privacy – the ground floor flat will have access to the sedum roof. This will overlook our garden and balcony area. <i>Officer response:</i> - The ground floor flat at number 17 has an existing rear balcony. Once the proposed extension has been built the rear balcony will be reinstated. It would be no larger than the existing balcony. Therefore it would have no further impacts of overlooking compared to the existing situation. - Out of character with the area – the street mostly comprises detached houses. This extension would adjoin the wall of our building. It would be out of character with the area. <i>Officer response:</i> - The extension will not be visible from the street scene it will be screened by a timber screen. It is not considered that the lower basement extension would have a detrimental impact upon the character or appearance of the Conservation Area. - Impact of works – the construction works would make it impossible for the elderly occupier of the raised ground floor flat to stay at home. <i>Officer response:</i> - An informative would be attached to any permission granted advising of the need to comply with the Control of Pollution Act.					
CAAC/Local groups* comments: *Please Specify	Hampstead Conservation Area Advisory Committee – No Objection The Heath and Hampstead Society - Objection - The plans are hard to read. - The proposal includes a large amount of glazing, this is contrary to Camden Policies on green construction. This is irresponsible at this time when reductions in carbon footprints are being sought. <i>Officer response:</i> - New plans illustrating the proposed side elevations have recently been submitted to the Council. - Policy SD9 states that the Council will seek developments that conserve energy and resources. However, the Council cannot require that this policy is complied with for householder extensions. The amount of glazing on the					

	<p><i>rear elevations would allow maximum solar gain into the internal floor space. This would reduce reliance upon electric lighting. In addition the full height doors can be opened to provide maximum ventilation to the dwelling. Therefore the Council has no objection to the amount of glazing on the rear elevation.</i></p>
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Site Description

The road Hampstead Hill Gardens forms a loop between Pond Street and Rosslyn Hill. Development began in the 1870s. Numbers 13-23 (including number 17) are two storey red brick double fronted houses, closely placed and more uniform with three small dormers, sash windows and entrance with pediments.

The application property comprises a basement level flat and rear garden. The building comprises four flats in total. The front elevation faces Hampstead Hill Gardens. The entrance to 17A, the lower ground floor flat is on the flank elevation facing number 19. There is an existing two storey element, projecting from the rear elevation which provides additional floor space to the ground floor and basement level flats.

The adjacent dwelling to the south east, number 19 is a similar four storey building which has been subdivided into flats. No extensions have been implemented at this property. The basement and ground floor level flats at number 15 have implemented rear extensions. Therefore, the rear building line of number 15, to the north west is 4.4m deeper than the rear building line of number 17.

The application building is not Listed. However, it does lie within the Hampstead Conservation Area.

Relevant History

No relevant planning history

Relevant policies

S1 & S2 Sustainable development
B1 General design principles
B3 Alterations and extensions
B7 Conservation Area
SD6 Amenity
SD9 Resources and energy
Supplementary Planning Guidance
Hampstead Conservation Area Statement

Assessment

Overview

The proposed extensions would appear as single storey flat roof side and rear extensions. The flat roof of the extension adjacent to number 15 would provide a base for the reinstatement of an existing balcony to the ground floor flat known as 17B. The remaining flat roof would have a sedum covering. The proposed extensions would project maximum 3.4m from the rear elevation of the original building. The rear extensions would be unconnected in the middle to preserve the existing two storey feature.

The side extension adjacent to number 19 would infill the existing access gap between number 17 and the boundary with number 19. The front part of the side extension would be built up to the shared boundary; the rear section would be offset by 0.5m. The front elevation would be 0.2m higher than the existing gate fronting Hempstead Hill Gardens. The splayed elevation facing onto number 19 would be 4.8m deeper than the rear building line of number 19 and min 0.5m from the shared boundary. The side extension would include an obscure glazed window on the flank elevation and glazed roof sections. The extensions would have flat roofs, the side extension would comprise felt and gravel covering, and the rear extensions would have a sedum roof covering.

Design

The proposed extensions would be at basement level and would wrap around the rear and side of the building. The proposal includes replacing an existing close board gate fronting Hempstead Hill Gardens, providing access to the basement flat would be replaced with a 0.2m higher front door and screen. The proposed entrance and screen would be close board timber panelling and would conceal the proposed side extension. The front screen would be 2.8m high measured from the level of the highway. The wood panelling entrance would screen the proposed flat roof side extension. The proposed extension would appear subordinate to an existing two storey rear element. It would have a flat roof and appear in character with similar extensions implemented at number 15. Considering that the appearance of the fronting elevation within the Conservation Area would not significantly change from the existing side entrance and that the rear extension would be read in line with similar extensions at number 15 it is not considered that the proposed extensions would have a detrimental impact upon the character or appearance of the street scene or wider Conservation Area.

The proposed balcony at the ground floor flat would be a like for like replacement. It would be no larger than the existing balcony. It is not considered that the appearance of a new balcony would have any further impacts upon the character or appearance of the Conservation Area compared to the existing situation.

Amenity

Number 15 has implemented rear extensions at basement and ground floor level. The proposed basement level extension would not project deeper than the existing extensions at number 15. Therefore no detrimental impacts of overshadowing or dominance would occur upon number 15.

The proposed extension to the side of number 17 would be built up to the shared boundary with number 19. The rear section of the extension would be offset from the shared boundary by min 0.5m. There is existing vegetation, approximately 5m high on the shared boundary with number 19. The proposed extension would slightly contravene a 45 degree splay taken from a point approximately in the centre of a rear window at number 19. Whilst this angle would be breached on plan, it would not be breached on elevation. This ensures that no loss of daylight to this property would occur, even if the existing vegetation was removed.

There are no windows on the flank elevation of number 19. This would ensure that no detrimental impacts of overlooking would occur upon the occupants of 17A. The primary room windows would be located in the rear

elevations of the proposed extensions. These would face onto the rear amenity space of the application dwelling. It is not considered that any further impacts of overlooking would occur upon the adjacent dwellings compared to the existing windows on the rear elevation. An obscure glazed window would be inserted in the flank elevation of the extension facing onto Number 19. Considering that this would be obscure glazed it is not thought that any detrimental impacts of overlooking would occur upon number 19.

Conclusion

The proposed extensions would not be a prominent form of development within the street scene nor would they have any detrimental impacts upon the character and appearance of the Conservation Area. The extensions would have flat roofs and be at lower ground level only, therefore it is not considered that any detrimental impacts of overshadowing or dominance would occur upon the neighbouring properties. The main habitable room windows would be located on the rear elevations and would not result in any detrimental impacts of overlooking upon the neighbouring dwellings.