

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:	13/02/2008
		N/A / attached	Consultation Expiry Date:	21/02/2008
Officer			Application Number(s)	
Sharon O Connell			2007/6191/P	
Application Address			Drawing Numbers	
Flat 20 Walham Court 109-111 Haverstock Hill London NW3 4SD			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of an extension at roof level to provide additional habitable accommodation for the flat below, with the creation of a side and rear terraced area and the infilling of the fifth floor level terrace.				
Recommendation(s):		Grant Planning Permission subject to conditions		
Application Type:		Full Planning Permission		

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses No. Electronic	02 00	No. of objections	01
Summary of consultation responses:	<p>Site notice expires 21/02/2008</p> <p>Objection received from Flat 16 Walham Court: Please scrutinize plans – if proposed changes affect the daylight entering my property I register an objection to the application. (No loss of light to surrounding properties)</p> <p>No comment response from Flat 18.</p>					
CAAC/Local groups comments:	<p>Belsize Residents Association object to the application:</p> <p>This block of flats is one which displays some degree of architectural quality, amongst others of lower quality in the neighbourhood. This extension claims to be identical to another recently constructed at roof level. It is not. A mere glance at the drawings shows that its architectural form and details are different although some of the materials proposed may be similar. (Response: The applicant states that the proposal is identical to the approved drawings for application (ref: PWX203184). This has been checked by officers and is correct - the design of the proposed extension has not changed from that previously approved.)</p> <p>We are not enamoured of this proposal in principle – but could reluctantly accept it if it did match the existing extension. Please negotiate with the applicant: otherwise please refuse. (Design of the proposed extension has not changed from that previously approved. The design is considered acceptable – see design section of report.)</p> <p>BCAAC – no response received</p>					

Site Description

A 6-storey plus roof extension block of flats located on the western side of Haverstock Hill. It is not a listed building but is located within the Belsize Conservation Area.

Relevant History

PWX0203184 The erection of a single storey extension at roof level, to provide additional habitable accommodation for the flat below, with the creation of a side and rear terraced area and associated alterations. Granted 26th February 2003. **(The current application is identical to that previously approved.)**

Flat 19 Planning Permission granted: (8502219) The erection of a roof extension for additional floorspace for the top floor flat. Allowed on appeal 05/03/1987.

Relevant policies

Replacement Unitary Development Plan 2006

S1/S2 Sustainable Development
S7 Built environment
SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas

Camden Planning Guidance 2006

Belsize Conservation Area Statement

Assessment

Design/Conservation Area

The proposed extension is identical in design and materials to the extension previously approved (Ref: PWX0203184) on 26th February 2003. This permission expires on the 26th February 2008. The officer's report for this application stated that, as a result of the adjoining extension on the roof, which was approved in March 1987, there was a clear case for restoration of the symmetry of the block. Due to its height and set back from the flank wall of the block, the roof extension was considered acceptable in terms of bulk and scale. The addition was considered to restore the symmetry of the building, which has an unbalanced appearance. The proposed materials of coloured panels to match existing were considered acceptable.

A site visit showed that the context of the proposed extension has not changed since the previous application was approved in 2003. In addition there has been no significant change in policy or design guidelines with regard to the design details and impact on the character and appearance of the conservation area since the previous approval. Therefore the design considerations of the 2003 application remain relevant and accurate. The design of the extension is considered acceptable in terms of RUDP policies B1, B3 and B7 and guidelines in the CPG and the Belsize Conservation Area Statement.

Amenity

The proposed extension will not result in any loss of daylight/sunlight of the surrounding properties.

The proposed roof terrace adjacent to the living room will have obscure glazed privacy screens on the side of the roof terrace facing nos. 113-115 Haverstock Hill. It is recommended that a condition be placed on the decision notice requiring that these privacy screens are erected prior to use of the roof terrace commencing and be permanently retained and maintained on site.

The proposed terrace adjacent to bedroom 4 would not have direct views into any adjoining habitable rooms or terraces.

The windows on the proposed extension will not result in any loss of privacy to surrounding properties.

The application is considered to comply with Policy SD6.

Recommendation:

Grant planning permission subject to conditions.