

DISCLAIMER

Decision route to be decided by nominated members on Monday 21st January 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:	04/01/2008
		N/A / attached	Consultation Expiry Date:	20/12/2007
Officer			Application Number(s)	
Elaine Quigley			2007/5734/P	
Application Address			Drawing Numbers	
4 Heath Passage London NW3 7HB			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Enlargement of existing lantern rooflight at roof level and partial excavation of ground floor level to provide additional floor of accommodation to single-family dwelling.				
Recommendation(s):		Grant planning permission subject to conditions		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	02	No. of objections	02
			No. Electronic	02		
Summary of consultation responses:	<p>2 letters of objection received from adjoining residents at 2 The Village and 3/4 The Village raising the following concerns:</p> <ul style="list-style-type: none">Enlarged roof light would infringe on view from dining room window and balcony window (photographs submitted showing views from these windows) <p><i>Comments: The windows and balcony of the adjoining property has oblique views into the rooms served by the rooflight. The extended rooflight would not extend any higher than the existing rooflight and would not result in any loss of views from the windows.</i></p> <ul style="list-style-type: none">Proposal would result in overlooking of first floor bathroom window in side elevation unless glazing is obscure glazed <p><i>Comments: As the bathroom window is not a habitable window and the extended rooflight would not come any closer to the window than the existing the proposal would not result in any further harmful overlooking of this window.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>Hampstead CAAC – comment</p> <p>Internal alterations are significant relating to the lowering of the floor slab adjacent to party wall with no. 5. Extended roof light could be source of light pollution.</p> <p><i>Comments: Although additional light may project from the extended rooflight in the late afternoon/evenings during the winter months it would not be considered to result in any further harm to the amenity of the adjoining residents.</i></p>					

Site Description

The application site is located on the southeast side of Heath Passage and comprises a single storey semi-detached property. The narrow walkway links North End Way with Hampstead Heath. The property lies within the Hampstead Conservation Area.

Relevant History

2006/0185/P: PP granted for the change of use from a single-family dwellinghouse to a one-bedroom flat and a three-bedroom maisonette, plus insertion of ground floor window in the Heath Passage elevation and French doors on the garden side elevation.

Relevant policies

Adopted UDP 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

Camden Planning Guidance 2006

Conservation areas

Extensions, alterations and conservatories

Overlooking and privacy

Hampstead CAS

Assessment

Proposal:

The application seeks permission for the enlargement of existing lantern rooflight at roof level to single-family dwelling. It is also proposed to excavate below part of the existing internal floor level to provide an additional floor level internally. This would not be expressed externally. The rooflight would be of similar height and design as the existing.

Assessment:

The main issues to consider as part of the application are:

- Design
- Creation of additional floor of accommodation
- Amenity

Design

The new lantern rooflight would be extended in length from 2m to 5.2m within the main part of the roof. Its width, height above the ridge and design would be similar to the existing lantern rooflight. The design would be considered appropriate to the existing property and would be considered acceptable.

Creation of additional floor of accommodation

It is proposed to excavate below part of the existing ground floor level by 1.5m to provide two floors of accommodation. A study, shower room and wc would be provided on the ground floor with a bedroom and ensuite on the first floor. The kitchen and living/dining room area would remain at the same floor level. The internal alterations would only be expressed externally by the extension to the existing rooflight in order to provide light to the new bedroom at first floor level. As the height of the existing single storey dwelling would not be altered the creation of additional floor of accommodation would be considered acceptable.

Amenity

Concern has been raised by the adjoining properties at no. 2 and 3/4 The Village regarding loss of view and overlooking. The proposed lantern rooflight would extend southwest towards the other part of the semi-detached property. There are no window openings in the southern rear elevation of no. 2 The Village that lies to the north of the application site. The height and design of the lantern rooflight would remain similar to the existing rooflight and would not result in any further loss of privacy or view from no. 2.

The height from the new internal floor level at first floor level to the ridge of the new lantern rooflight would be 3.6m. Views from the bedroom area out of the rooflight towards the windows in the adjoining properties would be restricted due to the oblique line of sight that would be possible through the rooflight.

No. 3/4 The Village lies to the east of the application site and has windows in the side elevation that serve a kitchen on the ground floor, a bathroom at first floor level and a bedroom at second floor level. Although the amount of glazing within the roof would be increased, the new roof extension would not project any closer towards this property. It would not be considered to have an adverse impact on the amenity of the property in terms of additional overlooking.

Hampstead CAAC raised concern regarding possible light pollution from the extended rooflight. Although additional light may project from the extended rooflight in the late afternoon/evenings during the winter months it would not be considered to result in any further harm to the amenity of the adjoining residents.

Recommend approval.