

Delegated Report		Analysis sheet		Expiry Date:		16/10/2007	
		N/A		Consultation Expiry Date:		7/11/2007	
Officer				Application Number(s)			
Joe Purcell				1. 2007/4209/P 2. 2007/4211/L			
Application Address				Drawing Numbers			
63 Flask Walk London NW3 1EY				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>2007/4209/P Installation of new railings to south-west elevation of existing roof terrace in connection with existing single-family dwellinghouse.</p> <p>2007/4211/L Installation of new railings to south-west elevation of existing roof terrace in connection with existing single-family dwellinghouse.</p>							
Recommendation(s):		1. Grant conditional permission 2. Grant conditional listed building consent					
Application Type:		1. Full Planning Permission 2. Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed on the 17/10/2007 expiring 07/11/2007. No objections were received.					
CAAC comments:		<u>Hampstead CAAC:</u> No objection, assuming that the roof terrace and its front railings already have planning permission.					

Site Description

Grade II listed terrace building dating from C1811 in multi-coloured stock brick, over 3-storeys with basement. The property is located on the north-western side of Flask Walk, opposite a small area of public open space. The property lies within Hampstead CA. It is one storey higher than the others in the terrace and incorporates a flat rather than a valley roof.

Relevant History

2005/2480/P; 2005/2481/L Insertion of a sliding rooflight within the flat roof, replacement of existing front tabular railings at roof level to match existing to the rear elevation, plus internal alterations to remove the existing access staircase at 3rd floor level and to extend the main staircase to roof level.

Granted 20/09/2005

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement UDP 2006

S1 & S2 Sustainable development
SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B6 Listed Buildings
B7 Conservation Areas

Camden Planning Guidance (2006)

Assessment

This application seeks planning permission and listed building consent for the installation of railings at roof level. The railings will be on the south-western elevation and be attached to the existing parapet wall.

The new black painted railings on the western elevation at roof level would match the existing railings to the rear and front elevations. It is considered that the proposed railings will not be visually obtrusive and would not harm the special interest of the listed building or the character and appearance of the conservation area. Furthermore, the addition of these railings would allow the roof terrace to comply with building regulations.

The proposal is considered to comply with policy and accordingly, is recommended for approval.

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