

Delegated Report		Analysis sheet		Expiry Date:		24/09/2007	
		N/A / attached		Consultation Expiry Date:		13/09/2007	
Officer				Application Number(s)			
Carlos Martin				2007/3493/P			
Application Address				Drawing Numbers			
17 Holly Mount London NW3 6SG				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of new dormer and terrace within existing roof valley of existing single dwelling.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
Summary of consultation responses:		None					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC: No objection. Heath & Hampstead Society: No response.					

Site Description

The application site relates to a two-storey terrace single dwelling located on the east side of Holly Mount, within Hampstead Conservation Area.

The surrounding area is mainly residential with 18th and 19th Century properties built very close to each other. Originally a Chapel, no.17 has not been identified as a building that makes a positive contribution to the conservation area. The adjoining properties at either side (nos. 18 and 15) and the houses on the west side of Holly Mount are listed buildings.

Relevant History

None

Relevant policies

UDP (2006): SD6; B1; B3; B6 & B7.

Camden Planning Guidance

Hampstead Conservation Area Statement.

Assessment

Planning permission is sought for the construction of a dormer and roof terrace to a single dwelling within a conservation area.

The proposed dormer and roof terrace would occupy the central area of the valley roof of the house, leaving 2.7m to the front and 2.0m to the rear. The dormer would be inserted in the northern inside slope while the terrace would be located in the southern inside slope. The terrace would be surrounded by a 1.8m screen, of which only part of it would project onto the roof, the rest would be suspended within the internal height space.

Both the dormer and the terrace would remain below the existing ridges of the roofs and given that they would be set well away from the front and the rear facades, they would hardly be visible from any point at street level. Therefore, it is considered that there would not be a negative impact on the appearance of the building and the character and appearance of the conservation area would be preserved. The proposal would not harm the settings of the adjoining listed buildings.

In terms of overlooking, the proposed terrace is unlikely to result in a significant loss of privacy for nearby residents. The height from the terrace floor to the ridge of the roofs would be approximately 2.0m, which would protect any neighbouring windows and terraces located at either side. Visibility from the terrace would therefore be limited to the front and rear. The properties to the rear, in Golden Yard are set at a considerable lower level and do not have any windows in the direction of no. 17 Holly Mount. To the front, there would be some degree of overlooking to the front windows of the houses on the west side of Holly Mount, which is a very narrow street. However, the proposal has been amended to incorporate a 1.8m high balustrade with obscure glass extending to the top rail to protect the privacy of these neighbours. This could be reinforced by condition.

Recommendation: Grant planning permission subject to conditions.