

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/10/2007	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		27/09/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Cassie Plumridge				2007/3302/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
7 Ellerdale Road London NW3 6BA				See decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a balustrade to the rear flat roof to enable use as a roof terrace, installation of a retractable roof opening to provide access to terrace and replacement of an existing roof light on front roof slope.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	36	No. of responses No. electronic	02 00	No. of objections	02
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p>The <b>Fitzjohn's / Netherhall CAAC</b> raised concerns regarding issues for overlooking.  <u>Response:</u> Please see assessment section of the report for comments regarding overlooking.</p> <p>The <b>Heath and Hampstead Society</b> objected to the design of the balustrading.  <u>Response:</u> Please see assessment section of the report for comments regarding design.</p>					
<b>Site Description</b>							
The subject site is located within the Fitzjohn's / Netherhall Conservation Area and is identified as a building that makes a positive contribution to the conservation area. The site is located on the western side of Ellerdale Road and accommodates a four storey building divided into flats. The subject flat is located on the top floor.							
<b>Relevant History</b>							
None.							

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations and Additions
- B7 – Conservation Areas

### Camden Planning Guidance

### Fitzjohn's / Netherhall Conservation Area Statement

## Assessment

### PROPOSAL:

The subject application seeks planning permission for the erection of a balustrade to the rear flat roof to enable use as a roof terrace, installation of a retractable roof opening to provide access to terrace to replace an existing roof light, and replacement of an existing roof light.

**Amended plans:** It is noted that the applicant originally submitted plans showing part of the parapet raised in height. The design was amended to maintain the existing height of the parapet, and the glass balustrade extended the full extent of the terrace.

### ASSESSMENT:

- While it is acknowledged that in some instances alterations and additions can have an adverse impact upon the character and appearance of buildings, it is considered the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the host building and the wider surrounding area.
- It is acknowledged that that other building's in the vicinity of the site have had unsympathetic roof alterations to provide a roof terrace; 12 Ellerdale Road and 3 Ellerdale Road. It is unclear from the Council's records if these benefit from planning permission. The proposed addition, unlike others in the street scene, is considered to be sensitively designed to have a minimal impact on the street scene.
- The addition will sit behind the side gable pitch, on the flat portion of the rear roof. Given the substantial height of the host building and the limited distance between the flank of the host building and the adjoining property there are only very limited views of the section of roof to accommodate the addition as viewed from street level.
- A modern material the choice of glass balustrade, rather than metal railings, is considered acceptable given the limited views that will be available of the addition and the glass is a non-intrusive addition that would not be obvious when viewed from the surrounds.
- The replacement of the velux window to the front roof slope is considered to be a modest addition. It is noted that the proposed sections adequately demonstrate that the roof light would sit flush with the roof profile rather than protruding above, ensuring it would not appear incongruous with the profile of the roof.
- The additions are considered acceptable in design terms, as they would be subservient to the parent building, would respect the original design of the building and is unlikely to have any negative impact on the character and appearance of the surrounding area.

### Amenity of surrounding properties

- The works would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent

with Policy SD6 of the UDP.

- It is acknowledged that the proposed roof terrace will be provided with views into the gardens of the surrounding properties, however these gardens are already overlooked by the existing windows of the subject site and surrounding properties and it is considered that the proposal would not significantly intensify this arrangement.
- Given the elevated height of the roof terrace, views into habitable windows of the adjoining properties are at an oblique angle and are at a considerable distance. The resulting views from the roof terrace are not considered to be more intensive than existing views from the windows on the rear elevation of the property, and as such are considered acceptable in this instance.

The proposal works are considered to be respectful of the character and appearance of the building and the surrounding conservation area, to be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding occupiers. The works are considered to have appropriate regard for relevant policies of the Replacement UDP 2006 (Policies S1, S2, SD1, SD6, B1, B3 and B7).

**Recommendation:** Grant Full Planning Permission.