

Delegated Report		Analysis sheet		Expiry Date:		01/08/2007	
		N/A		Consultation Expiry Date:		19.07.2007	
Officer				Application Number(s)			
Charles Thuaire				2007/2394/P			
Application Address				Drawing Numbers			
12d Carlingford Road London NW3 1RX				Site Location Plan; SD2615/01; SD2615/02.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of spiral staircase and railings on top and in front of rear dormer in order to allow use of its roof as a roof terrace.							
Recommendation(s):		Refuse permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Plus Site notice The occupier of Flat 4, 10 Carlingford Road has raised objection to the proposal on the grounds of loss of light and view.					
CAAC/Local groups comments:		<u>Hampstead CAAC</u> object- total monstrosity which would become an eyesore viewed from many other properties; this must on no account receive approval <u>Heath and Hampstead Society</u> object- roof terraces are invariably unacceptable and the access staircase is also intrusive and badly designed; on all counts, an unattractive, anti-social and unacceptable proposal; existing balcony should be enough for applicant; query issue of precedent.					

Site Description

4 storey plus attic terraced property divided into flats, located within Hampstead conservation area; currently the top floor maisonette has large rear dormer with associated roof terrace with projecting railings extending to the eaves.

Relevant History

no.12:

pp 3.7.75- change of use to 4 flats plus enlarged dormer and balcony in rear roof.

pp 9.7.76- front dormer

No.20 – pp refused 2.4.92 for various alterations including enlarged dormers to roof.

No.22- Certificate of Lawfulness issued for spiral staircase and railings associated with use of 2 roof terraces at rear;

pp granted 23.2.07 for replacement balustrades and staircase to existing stairs and balconies.

Relevant policies

RUDP- S1/2,7; SD6; B1,3,7

CPG

Hampstead CAS

Assessment

Proposal is to install a secondary roof terrace with metal balustrades on the roof of the rear dormer, plus install a spiral staircase on the existing terrace to link both of the terraces. The balustrades will match the existing design.

The scheme is considered completely unacceptable in detail and in principle on design and conservation grounds. The upper roof terrace railings will only marginally project above the roofline and thus will not be visible from the public realm of Carlingford Road. The adverse visual impact is therefore on the appearance of the building and roofscape as viewed from the rear. There are no amenity issues in terms of overlooking which already occurs from the existing terrace.

The existing roofscape is characterised by a variety of dormers set within the roofslope and mainly subordinate in size and location to the roof; numerous dormers have terraces projecting out to the eaves which, although contrary in design terms to CPG guidance, have been there for a considerable time and thus are established. However there is some uniformity to the roofscape and no structures appear above the roof of these dormers. There are 2 exceptions- Nos. 20 and 22 also have a double-decker arrangement similar to that proposed here and which are referred to by the applicant as setting a precedent. However as the history section above shows, these are established and do not set any form of precedent: no 20 already had the double terraces in 1992 and additional structures at this level were refused at that time on grounds of design; no 22 had double terraces plus an external staircase since 1992 and thus a Certificate was issued on grounds that they were established by 2005; the recent works approved in 2007 were merely amendments to their design and layout.

The additions of a secondary roof terrace with railings plus a projecting staircase would create a bulky, obtrusive, unorthodox and unattractive structure on the rear roofslope. The additional railings would result in the subordinate nature of the existing dormer being enlarged and obscured to an unacceptable degree, and further compound the harm already caused by the existing projecting balcony railings. The additional railings would result in a visually cluttered roof profile and be visible against the skyline as viewed for neighbouring gardens, harming the relatively simple and uncluttered roofscape. The scheme is contrary to design guidance in CPG and CAS on roof alterations and extensions. It is concluded that it would be harmful to the appearance of the building, to the overall terrace of buildings and their roofscape, and to the character and appearance of the conservation area. It would set a harmful precedent.

Recommendation - refuse