

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	29/06/2007
		N/A / attached		Consultation Expiry Date:	25/6/2007
Officer			Application Number(s)		
Mary Samuel			2007/2279/P		
Application Address			Drawing Numbers		
27 Christchurch Hill London NW3 1LA			Site Location Plan; 12		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of balcony and railings to the windows on the first floor level on the front elevation of single family dwelling house (C3).					
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	03	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>Objections are from 10 Gainsborough Gardens on the grounds of loss of uniformity in the terrace and loss of privacy for 10 Gainsborough Gardens as the balcony will afford views into the kitchen rear bedroom and garden of that property. They commented that "The resulting balcony is no more than a vanity exercise"</p> <p><u>Response:</u> The proposed railings are well designed, of a shallow projection and not an inappropriate element to be installed in front of these floor- to-ceiling sash windows in terms of safety. Although only one other house has the same, this alteration is not considered to have a detrimental effect on the appearance of the building and the uniformity of the terrace any more than flower boxes outside some of these windows. Overlooking will remain as is from the windows of this property. Coming 45cm closer to the house opposite will have very little additional impact. The house opposite is already substantially further than minimum requirements.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Hampstead CAAC: This property forms part of a very relevant and attractive terrace that cascades down the hill and the addition of a balcony at first floor level would be out of keeping with neighbouring properties. Furthermore, this is a conservation area and the proposal is out of keeping."</p> <p><u>Response:</u> It is considered that this is a minor variation to the rest of the terrace but one but it is not considered to be out of keeping.</p>					

Site Description

3-storey terraced property, plus basement and attic, used as a single dwellinghouse, on the south west side of Christchurch Hill. The building is within the Hampstead conservation area.

Relevant History

None relevant

Relevant policies

RUDP: S1, S2, B1, B3, B7, SD6

CPG: Advice on alterations to buildings.

Hampstead CAS: Advice on altering buildings in the conservation area

Assessment

The proposal involves the erection of two balconettes, 45cm deep, in front of each of the first floor full height front windows.

Main issues: Impact on the appearance of the building and the character and appearance of the conservation area and impact on the amenity of neighbours.

Assessment: The proposed balconettes are decorative features, which, in my opinion, make a positive contribution to the appearance of the building. Visually they offer some protection to the floor to ceiling glazed sash windows at first floor level. Although only one other property in the terrace has similar railings, it is quite possible that the whole terrace had this kind of feature originally, which was lost over the years. The railings are sensitively designed and would not, in my opinion detract from the appearance of the building or the character and appearance of the conservation area. In design terms they are considered to be acceptable.

It is unlikely that any loss of amenity will result from these balconettes to neighbouring properties. The balconettes themselves do not have sufficient depth or height of balustrade to provide space for sitting or standing on them. No increase in overlooking is anticipated from this proposal. Even if people were able to come out on them the distance between these and properties across the road, at 28m, remains well above the minimum required of 18m between opposing windows.

Approval is recommended