

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/06/2007	
		N/A		<b>Consultation Expiry Date:</b>		25/06/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Matthew Durling				2007/2295/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
47 Nassington Road London NW3 2TY				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 single-storey rear basement level extension with roof terrace over at ground floor level, erection of roof extension, enlargement of existing front basement lightwell and other minor alterations to fenestration of the existing single-family dwellinghouse.							
<b>Recommendation(s):</b>		Grant conditional 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	13	No. of responses	00	No. of objections	00
				No. Electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed 18/05/07 to 04/06/07.  <b>Adjoining owners/occupiers</b> No responses received.					
<b>CAAC comments:</b>		<b>South Hill Park CAAC</b> <ul style="list-style-type: none"> <li>No objection to lower ground floor proposals; and</li> <li>Object to the roof alterations which we find quite clumsy and we urge the applicants to seek alternatives to reach their objective.</li> </ul> <i>Response: this element of the proposal has been designed such that it will not be visible from the public realm and will have no harmful impact on either the appearance of the building or the character or appearance of the Conservation Area.</i>					

## Site Description

A three-storey semi detached single dwellinghouse with habitable accommodation at lower ground and roof level. The property is located at the southern end of Nassington Road, on the border with Parliament Hill, Hampstead Heath. Although not listed, the building does lie within the South Hill Park Conservation Area.

It should be noted that permitted development rights relating to Classes A, C and F of the Town and Country Planning (General Permitted Development) Order 1995 were withdrawn by condition when change of use of the property to a single dwellinghouse was granted in 2006. See relevant history below.

## Relevant History

04/06/2007: Consent part granted/part refused (ref. 2007/1877/T) for various works to trees.

30/01/2006: PP *granted* (ref. 2005/5034/P) for change of use and works of conversion of first floor flat and maisonette at ground floor, second floor & attic floor levels, in to a single family dwelling.

27/06/2000: PP *granted* (ref. PWX0002400) for erection of a 3m wide rear roof dormer and inset terrace, as a variation to the planning permission dated 20th September 1999 (ref: PW9802770) for erection of side and rear dormers and front rooflights.

20/09/1999: PP *granted* (Appeal decision ref. PW9802770) for erection of hipped dormer extension to side roof, dormer window to rear roof and 3 rooflights to front roof to create additional attic space for 2nd floor flat.

## Relevant policies

### London Borough of Camden Replacement Unitary Development Plan 2006

S1/S2 Sustainable development

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

N5 Biodiversity

N8 Ancient woodland and trees

### Camden Planning Guidance 2006

### South Hill Park Conservation Area Statement

## Assessment

### Proposal:

Planning permission is sought for the following works:

1. Erection of a single storey rear extension with roof terrace over, plus laying of decking in the rear garden;
2. Erection of a roof extension;
3. Enlargement of the existing lightwell to the front of the property;
4. Reconfiguration of the side access, plus alterations to the fenestration on the side elevation.

### Assessment:

1. It is proposed to erect a single-storey extension to the rear of the property. The extension will project 4.2m from the rear elevation of the building along the boundary with 43 Nassington Road and 2.5m at an angle from the rear elevation at the opposite end of the building. Whilst the extension will be only 0.8m short of full-width, the rear elevation will comprise a large section of fixed curved glass that will reduce any impression of bulk and ensure the extension is read as subordinate to the original building in terms of location, form, scale and proportions. In terms of materials, it is considered that the centre glazing and cedar timber-clad panels at either end will be sympathetic to the existing building, the garden setting and the Conservation Area.

As existing the boundary between the application property and its immediate neighbour comprises a timber fence with planting over to a height of approximately 2m. The proposed extension will be set away from the boundary by 300mm; however will total 3.2m in height (4m including an obscure glazed privacy screen, but light will be able to pass through the screen element). The adjoining property has sliding patio doors at ground floor level and will not experience any demonstrable loss of light or outlook from the proposed extension.

It is proposed to utilise the roof of the proposed extension as a terrace, with access from the existing

first floor level accommodation. The terrace will be enclosed by a glass and timber-clad balustrade to match the detail at ground floor level and ensure the terrace is read as an integral part of the new development. Whilst the principle of the use of the roof as a terrace is acceptable, it would facilitate direct views into the first and ground floor level windows and garden of the adjacent property, No. 43. In order to mitigate this loss of privacy and overlooking it is proposed to erect obscure glazed screens to a height of 1.8m on the boundary with No. 43. The glazed screens would not add any visual bulk to the development and will not result in any loss of light or outlook to the adjoining occupiers. It is recommended that a condition be added to the permission requiring the screens to be provided prior to use of the terrace. By virtue of the plan form of the terrace, there will be no harmful overlooking to No. 47.

The extension will create an additional 19 square metres of floorspace, which will not reduce the amenity value of the existing garden. The works do however entail the removal of a large amount of vegetation, some of which (including the removal of one Bay tree to the front and one Holly tree to the rear) have consent to be removed under 2007/1877/T (see relevant history above). Notwithstanding this, the extension has been designed to retain an existing Pear tree located in the mid portion of the garden. It is considered that the Pear tree would be categorised as C3 according to the scale of tree quality assessment in BS 5837 trees in Relation to Construction. Whilst it is proposed to use pile and beam foundations, there will be some excavation within the Root Protection Zone (RPZ) of the tree. Given the status of the tree this is considered acceptable provided damage to the roots within the remainder of the RPZ can be minimised. This will involve protecting the ground within the RPZ from compaction during the construction works, protecting the trunk from damage and minimisation of root damage in the construction of the decking. It is recommended that a method statement for the protection of the tree be required by condition. The provision of decking and gravel is also acceptable in principle, however in order to ensure the garden incorporates a sufficient degree of planting to mitigate the loss of the current biodiversity value, it is recommended that full details of hard and soft landscaping are required by condition.

2. As part of the reconfiguration of the internal staircase, it is proposed to erect a small roof extension. The extension will be located within an existing space between two raised sections on the side of the roof adjacent to No. 49. The extension will comprise sloping sides with a shallow sloping top rising towards the rear of the building, with each end being located below the adjacent ridges. By virtue of the height of the building and prominence of the existing roof at the front, the proposed extension will not be visible in street level views from the front of the building or in longer views from Tanza Road opposite. Furthermore, the proximity of the adjacent property means that there are limited views of the side of the roof from the public realm. The roof extension will be clad in slate to match the existing roof with a lead top such that any acute views of it will not detract from the appearance or integrity of the building or have any impact on the character or appearance of the Conservation Area.
3. As existing there is a small partial-width lightwell with stepped access to the front of the property that extends 1.6m from the front elevation of the building. It is proposed to increase the depth of the lightwell and to replace an existing window with a door to facilitate access from the basement level accommodation to the patio and to increase the size of the lightwell by 0.7m. The enlargement of the lightwell is considered to be acceptable in principle and will allow for the retention of a margin of garden between the property and the pavement. The proposed brick wall around the lightwell is also considered to be acceptable in design terms, as it will be largely screened from the streetscene by the existing boundary treatment.
4. The proposals to relocate the steps to the side of the property further towards the front of the building are acceptable in principle and will allow for the formation of the new basement level access. As the property does not benefit from permitted development rights, planning permission is required for various alterations to the fenestration on the side elevation. These alterations include the removal and filling in of two windows at first floor level and a door at basement level with bricks to match existing and the replacement of a window with a further door also at basement level. None of these alterations will be harmful to neighbour amenity or to the appearance of the building and subject to the use of traditional materials such as white painted timber are acceptable.

**Recommendation:** Grant conditional permission.