

Delegated Report (Member's Briefing)		Analysis sheet		Expiry Date:		16/03/2007	
		N/A		Consultation Expiry Date:		26/02/2007	
Officer				Application Number(s)			
Bethany Arbery				2006/5824/P			
Application Address				Drawing Numbers			
45B & C Gayton Road London NW3 1TU				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use including works of conversion to combine flat B and maisonette C at first, second and third floor levels into one maisonette, including the erection of rear second floor level extension and alterations to rear windows.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		A site notice was displayed from 05/02/07 to 26/02/07. Adjoining owners/occupiers No reply to date.					
CAAC/Local groups comments:		Hampstead CAAC No reply to date. Gayton Residents Association Objection raised, as there are no plans to see on the website. <u>Response:</u> The occupiers of adjoining properties were notified about the application by letter and a site notice was displayed outside the property for 21 days. Residents are advised that they can view the application at the Town Hall and on the website. Unfortunately, the drawings were not initially made available on the website. The plans were available for viewing at the Town Hall throughout the consultation period. The fact that the drawings were not available on the website for part of the consultation does not invalidate the consultation process. The Council has carried out its duty to publicise the application in accordance with the requirements of the Planning Acts and Camden's approved development control consultation standards and practices.					

Site Description

Gayton Road is located off the east side of Hampstead High Street. The application site is 45 Gayton Road. The building is a mid-terrace property which comprises lower ground, upper ground floor and three upper floors. The third floor is an extension for which planning permission was granted in the 1980 - there is a terrace to the front of the extension; to the rear it is sheer. There is an existing rear projecting wing (lower ground to first floor). The property is in use as 3 residential flats (Class C3). The building is not listed, but is situated within the Hampstead Conservation Area. It is identified in the conservation area statement as making a positive contribution to the area.

Relevant History

45 Gayton Road

34474(R3)

Planning permission was granted on 04.10.82 for change of use involving works of conversion and the formation of a roof extension to form 2 self-contained maisonettes and one self-contained flat.

48 Gayton Road

9501903/R3

Planning permission was granted on 06.09.96 for the erection of a rear extension at second floor level. This was approved since no. 49 already had a rear extension terminating less than 1-storey below the eaves height.

50 Gayton Road

PWX0002395

Planning permission was granted on 18.09.00 for the erection of a 2-storey side addition to existing rear extension, creation of 2nd floor roof terrace above rear extension, and associated elevational alterations.

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.

London Borough of Camden Replacement Unitary Development Plan (2006)

S1 & S2 - Sustainable development

SD6 - Amenity for occupiers and neighbours

H3 - Protecting existing housing.

H8 - Mix of units.

T9 - Impact on parking.

B1 - General design principles

B3 - Alterations and extensions

B7 - Conservation areas.

Camden Planning Guidance (2006)

Hampstead Conservation Area Statement (2002)

Assessment

Proposal: Planning permission is sought to combine Flats B (1-bed) and C (3-bed) which are located at first, second and third floor levels into one maisonette. The proposal also includes the erection of a rear second floor level extension on the projecting wing and alterations to the fenestration at rear first and second floor levels.

Amendments: The original proposal included alterations to the rear fenestration which were considered to be unacceptable. The proposed openings took the form of large areas of sliding glazing set within aluminium frames with glass balustrading. The proposed windows did not relate to the existing fenestration pattern.

The proposed amalgamation of the two flats is considered to be acceptable. Policy H3 seeks to protect existing housing, and states that planning permission will not be granted for development which results in a net loss of two or more residential units. In this instance the proposal will result in the net loss of one unit and therefore is not contrary to this policy. The proposed residential unit is considered to be acceptable in terms of floorspace and access to natural light and ventilation. It is a 4-bedroom unit, which provides suitable accommodation for a family. The proposal will result in a reduction in the number of units on site and therefore may reduce pressure for on-street car parking.

The proposed rear extension adds an additional storey to the rear projecting wing. Generally projecting wings should terminate at least one full storey below eaves height. The proposal is set below eaves height, although it is not a full-storey. The projecting wings to the rear of this terrace range in height and depth. Those at nos. 43 and 44 Gayton Road are relatively shallow and terminate at first floor level. The bulk, height and massing of the projecting wings at nos. 48, 49, 50 and 51 Gayton Road is significantly larger. No. 49 rises to second floor level; the others terminate between first and second floor levels. The proposed rear extension at no. 45 is the same height as that at no. 49. Taking into account the height of the rear projecting wings at the neighbouring properties, that the proposed extension terminates below eaves height and would not be visible from the public realm, the height, bulk and massing of the proposed rear extension is considered to be acceptable. It is to be constructed of reclaimed London stock brick which is considered to be acceptable. The proposed windows take the form of traditional openings punched through the brickwork with vertically sliding timber box sash windows.

The proposed extension does not rise higher than the existing second floor window at no. 46. This is the only window which could potentially be affected by the proposal. Although there may be some loss of light to this window, given the height and depth of the extension it is unlikely to be a material loss such that would justify refusal of this proposal. It is considered that there would be no significant impact upon outlook.

Recommendation: Grant conditional permission.

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