

Delegated Report		Analysis sheet		Expiry Date:		12/12/2006	
		N/A		Consultation Expiry Date:		20/11/2006	
Officer				Application Number(s)			
Mary Samuel				2006/4769/P			
Application Address				Drawing Numbers			
19 Eton Garages London NW3 4PE				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of dormer in front roof slope and alterations to the rear roof slope to create a flat roof at rear second floor level for use as a terrace in connection with existing first and second floor level maisonette (Class C3).							
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	17	No. of responses	03	No. of objections	02
Summary of consultation responses:		<p>A site notice was displayed from 30/10/06 to 20/11/06.</p> <p>Objections were raised are on grounds of overlooking and loss of privacy and detrimental impact on the appearance of the building and the character of the conservation area.</p> <p>A letter commenting on the application suggested that the working hours are confined to 9am-6.30 Mondays to Fridays only, out of consideration of neighbours.</p>					
CAAC/Local groups comments:		<p>Belsize CAAC:</p> <p>The roof alterations are too prominent and dominant and inappropriate to the scale of the roof, particularly on the rear elevation on Lambolle Place.</p>					

Site Description

Two storey plus attic business and residential premises on the west side of Eton Garages, at the northeastern end of the Mews. The proposal relates to the maisonette above the business premises on the ground floor. The entrance to the building is on Eton Garages, but the rear elevation of the building is more exposed to public views as it faces Lambolle Place. The site is within the Belsize conservation area. This building and the whole terrace it is a part of, has been identified as a building that makes a positive contribution to the conservation area in the Belsize Conservation Area Statement.

Relevant History

On 10/11/03 p.p. was granted for the replacement of 4 small square windows with longer windows at ground floor level, facing Lambolle Place.

On 26/10/99 p.p. was refused for additions and alterations including extension with terrace at 2nd floor level over entrance to Eton Garages.

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.

RUDP (2006): S1, S2, B1, B3, B7, SD6.

SPG: Advice on alterations to buildings at roof level

Belsize CAS: Advice on alterations to buildings within the conservation area.

Assessment

The proposal involves the erection of a single dormer on the roof slope facing Eton Garages and the formation of a roof terrace with railings on the Lambolle Place elevation.

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

Assessment: There is an assortment of dormer windows on these properties facing into Eton Garages, most of which were erected in the '80s. Given the number of buildings with big dormers the proposal to erect a dormer on that elevation would not be unacceptable in principle, but it could be improved by locating the dormer symmetrically on the elevation, given that the rest of the elevation is symmetrical. It should also be kept away from the roof ridge by a minimum of 0.5m and be reduced in width by 0.5m to reduce its bulk.

The terrace along Lambolle Place is considered unacceptable in design terms. The arched elevations of these little houses along Lambolle Place are an interesting feature in the conservation area and give this elevation a symmetrical appearance. This should remain the dominant feature of this building. Roofs on this section of the terrace have a low pitch and are tucked away behind a low parapet, having very little visual impact on the street scene, with the exception of two roof extensions on the other end of the terrace, Nos. 11 and 12, where a large dormer at No 11 and 3 dormers on No. 12 were erected in the '80s. These are considered to be rather bulky and over dominant and should not form a precedent to be repeated as they do not enhance the conservation area. The applicant states that there is a roof terrace at No 13, but if there is one, this is not visible from the street, it has no railings to enclose it, it is possible that it is set within the slope and therefore has the roof apron to enclose it.

The proposed roof terrace will take away a section of the roof on this rather exposed and prominent position of this corner building and will attract attention to itself with its metal balustrade which does not comply with Council advice in the SPG on the design of roof terraces. Any plants or other furniture will make the roof terrace even more prominent. It will also have a detrimental effect on the symmetry of this elevation being at one side of the building. For these reasons the proposed roof terrace would detract from the appearance of the building and would neither preserve nor enhance the character of

this part of the conservation area.

There will be no overlooking into habitable rooms as a result of the proposed roof terrace, as the distance between the proposed terrace and properties across the road (Lambole Place) is 18m. The roof terrace is not of a size that its use would be likely to create unreasonable noise either. The proposal is therefore acceptable on amenity grounds in terms of overlooking and noise, but not on visual grounds as outlined above.

Refusal is recommended.

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