

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		06/11/2006	
		N/A		Consultation Expiry Date:		11/10/2006	
Officer				Application Number(s)			
Paul Wood				2006/4001/P			
Application Address				Drawing Numbers			
2 Lyndhurst Road London NW3 5PX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
<p>Alterations and extensions to the dwellinghouse including infilling valley roof, erection of rear dormer window to provide additional habitable accommodation within loftspace, excavation works to create enlarged lower ground floor level (wine store) and lower ground floor level terrace to rear, installation of new front steps and alterations to front boundary treatment, side and rear fenestration.</p>							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	01	No. of objections	01
Summary of consultation responses:		<p>A site notice was displayed from 20/09/2006 to 11/10/2006.</p> <p>No objections from the occupiers of neighbouring properties.</p>					
CAAC/Local groups* comments: *Please Specify		<p>Fitzjohns/Netherhall CAAC Raise objections to the size of the side and rear dormer windows which dominate the roof. <i>Officer comment: The side dormer has been negotiated out of the scheme and thus the only visual alteration to the side profile of the roof will be the infilling of the valley roof. This will have minimal visibility from the streetscene and will not unduly alter the appearance of the roof form. The size of the rear dormer complies with SPG guidance, is well contained within the body of the roof, and does not appear incongruous to the parent building.</i></p> <p>Heath and Hampstead Society Raise objection to the form and design of the dormer windows. Object strongly to the basement extension under the front garden area as this would destroy the front garden and affect the character of Lyndhurst Road. <i>Officer comment: Issues regarding the dormer windows have been addressed above. The excavation works to the front basement area have now been removed from the scheme and thus the garden will be retained.</i></p>					

Site Description

A semi-detached single dwellinghouse located on the north side of Lyndhurst Road, near to the junction with Lyndhurst Terrace and located in the Fitzjohns/Netherhall Conservation Area. The property forms part of a row of six semi-detached properties that are similar in form and character, which positively contribute to the character of the conservation area.

Relevant History

2 Lyndhurst Road

Planning application ref: PW9802159 for extension of premises at 2 Lyndhurst Road to the rear at ground and basement levels to provide new bedroom, utility room and study at basement level and new family room at ground level was refused on 24/04/1998

Planning application ref: 2006/1443/P for conversion of two existing maisonettes into a single dwellinghouse at 2 Lyndhurst Road was granted on 15/05/2006

4 Lyndhurst Road

Planning application ref: PWX0002048 at 4 Lyndhurst Road for the erection of a roof extension comprising the infilling of the central valley of the roof together with a dormer window on each of the rear and side roof slopes to accommodate an additional habitable room for the existing second floor flat was approved on 03/07/2000. While this scheme has not been implemented in its entirety, such that the roof alterations have not been carried out, the principle of infilling of the valley roof was considered acceptable under this application.

5 Lyndhurst Road

Planning application ref: 9100963 at 5 Lyndhurst Road for the erection of a roof extension in association with the conversion of the roof space to form additional accommodation to the maisonette at first and second floor levels plus the insertion of six Velux windows at front, side and rear roof level was allowed on appeal in 1992. *In reaching his decision the Planning Inspector commented with reference to the infilling of the valley roof that the valley roofs of the group of properties between Nos 1-6 "... are not particularly prominent or conspicuous" and, "the conservation area would not be affected adversely ... I do not consider that the matching roof valley are such a prominent or important feature of the locality either individually or collectively."*

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 UDP 2006

S1/S2 – Sustainable development

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Supplementary Planning Guidance: July 2002

Section 2.3 – Internal arrangements

Section 2.4 – Walls, gardens and forecourt parking

Section 2.7 – Alterations and extensions

Section 2.8 – Roofs and terraces

Fitzjohns/Netherhall Conservation Area Statement (CAS)

Assessment

Planning permission is sought for the following:

- Infilling of the valley roof and erection of a rear dormer window to provide additional habitable floorspace within the loft.
- Replacement of a skylight on the front roof slope with a conservation style roof light within the same opening.
- Erection of new stairs at the front of the dwelling providing access to the raised ground floor entrance.
- Alterations to the front boundary wall to include the installation of one additional pier, a pedestrian access gate, a replacement vehicular access gates (within the same opening), and hard and soft landscaping to the front courtyard area.
- Excavation works to extend the rear lower ground floor level terrace area and create a wine cellar at lower ground floor level with glass block roof light. The works will also provide a new set of external stairs to connect the lower ground floor level terrace and the upper ground floor level garden area and a metal balustrade around the lower ground floor terrace.
- Alterations to the fenestration on the rear elevation including floor to ceiling windows and doors at lower ground floor level, removal of a door and installation of a timber sash window and removal of a sash window and erection of a french door set with juliette balcony.
- Alterations to the fenestration on the side elevation including the installation of a door at lower ground floor level and upper ground floor level.

Revisions to the scheme

The original application proposed the inclusion of a large side dormer window. This side dormer window has now been negotiated out of the scheme. The inclusion of the side dormer was considered to be detrimental to the form and character of the building, its attached pair, and the row of six similar semi-detached properties by virtue of the inappropriate alteration to the roof form.

Additionally, in light of concerns regarding potential impacts to the street trees, the excavation works to provide a basement utility room under the front courtyard have been removed from this scheme. The applicants have agreed to carry out a tree survey to determine if the health of the tree will be compromised by the front excavation works and will, if feasible, submit a further planning application in due course.

Roof Alterations

Valley Roof Extension: Roof extensions and additions are generally unacceptable where they have an adverse affect on the skyline, the appearance of the building, and surrounding streetscape. While the infilling of the valley roof will be visible from the western approach to the site, views will be largely concealed by the existing raised chimney stack to the front of the dwelling and the front building profile of the neighbouring detached dwelling. The altered section of roof that would be visible from the streetscene is not considered to unduly compromise the character or appearance of the dwelling or the conservation area.

A similar roof alteration has occurred at No 5 Lyndhurst Road, which was allowed on appeal in 1992. In the appeal decision, the Planning Inspector noted that the valley roofs of this run of semi-detached properties are not considered a prominent or important feature of the locality, either individually or collectively, and the infilling would not harm the conservation area. This was further upheld by the Council in a similar planning application at 4 Lyndhurst Road (ref: PWX0002048) that granted permission for an infilled valley roof (amongst other things). While this infill valley roof extension has not been implemented, it is not considered that local circumstances have changed significantly to warrant a refusal of the current scheme given its limited visibility.

Rear Dormer Window Extension: The proposed rear dormer window is appropriately proportioned and is consistent with the requirements of the Diagram 2.10 of the SPG, being set back 0.9m from the rear eaves line, roughly 1.35m from the side boundary and hip end, and 0.65m below the ridge line. The dormer would not be visible from the streetscene and would appear subservient to the parent building, respecting the original design of the building and fenestration below. The dormer window is not considered to impact on the character or appearance of the building or the conservation area. Additionally, the newly created habitable floorspace in the loft would have good access to sunlight and daylight and a floor to ceiling height above and beyond the recommendations of the SPG.

Excavation Works

The CAS notes that extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting. The works to the rear lower ground floor level will wholly be concealed from public view, and propose one blockwork roof light, flush with the paving and an extended lower

ground floor terrace area with stairs raising to the garden level above.

The proposed lower ground floor level will be used to provide a wine storeroom and will be illuminated by a roof light. The amount of natural light that will enter the accommodation is considered to be acceptable given the nature of the intended use for the floorspace. In addition, the floor to ceiling heights, being 2.1m for the wine cellar is generally considered acceptable under SPG guidelines.

The proposal excavation works are considered to be respectful of the character of the building and would not detract from the character or appearance of the conservation area.

Alteration to the front stairs and boundary wall

The existing wall will remain unaltered save for the addition of one new pier to frame the pedestrian gate. This will be constructed to match the existing piers to the vehicle access gate. The alterations also involve the installation of a pedestrian gate and a new vehicle access gate. Each gate is constructed from thin metal framing and coloured black. The scale of the gates compliments the existing wall and are considered to appropriately integrate with the streetscene character.

The works to the front courtyard area will also involve the removal of the existing return style staircase leading to the front entrance door at raised ground floor level and replace with a straight staircase. The existing staircase appears to be a latter addition to the dwelling, and the works would reinstate a staircase that is keeping with the style of the property. The staircase is to be constructed to match the existing staircases at Nos 1, 3, 4 and 6 Lyndhurst Road and is considered to enhance the character of the building and the conservation area.

Fenestration alterations

The proposed alterations to the side and rear façade are modest and sympathetically designed and would not be visible from the public realm. To the side, the application involves the installation of one door at both lower and upper ground floor levels, and on the rear elevation the application involves minor alterations to existing windows and doors at lower ground and upper ground floor levels. The simple design would not detract from the appearance of the building and would have no detrimental impact on its special architectural or historic interest, providing materials to compliment the existing building. As such the alterations would not detract from the architectural quality of the building.

Residential amenity

The application has been well designed to minimise and contain any impact on the amenity of neighbouring properties. The alterations to the fenestration, erection of the dormer window and repositioning of the staircases would not result in a level of overlooking above that which currently exists. The works to the lower ground floor level are wholly located at sub-terranean level, thus will have no impact on residential amenity. The minimal additional building bulk at roof level will not result in undue overshadowing or loss of daylight or sunlight.

Recommendation: Grant conditional permission.

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