

Delegated Report		Analysis sheet		Expiry Date:		27/09/2006	
		N/A / attached		Consultation Expiry Date:		12/09/2006	
Officer				Application Number(s)			
Mary Samuel				2006/3595/P			
Application Address				Drawing Numbers			
16 The Mount London NW3 6SZ				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a first floor rear extension; alterations to elevation facing Moneys Yard; new obscured glass roof to kitchen and erection of new glazed access enclosure to roof of dwellinghouse.							
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	9	No. of responses	00	No. of objections	00
Summary of consultation responses:		No representations received.					
CAAC/Local groups comments:		Hampstead CAAC No objection (5/9/06)					

Site Description

Single-family dwellinghouse comprising ground first and second floor level located on the west side of The Mount. The site is within the Hampstead Conservation Area and within an archaeological priority area

Relevant History

No relevant planning history.

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 adopted UDP:

S1, S2, B1, B3, B7, SD6.

Supplementary Planning Guidance: Advice on extensions and alterations.

Hampstead Conservation Area Statement: Advice on extensions and alterations to buildings within the Hampstead Conservation Area.

Assessment

The proposal involves the erection of a modest sized first floor level extension at the rear and alterations to the fenestration on the south façade overlooking Money's Yard, a new glazed roof to the kitchen at first floor level and a replacement glazed staircase enclosure to provide access to existing roof terrace.

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.

Design: The proposed first floor extension, above an existing rear WC and storage area, is modest in size but will allow for the provision of a good sized bathroom on the first floor of this house. The extension is considered acceptable in visual terms. Alterations to the south elevation such as the replacement of a small window with a larger window and excavations to enlarge a shallow light well are sympathetic to the building. The glazed new kitchen roof will be totally hidden from public view.

The glazed staircase enclosure on the roof will replace a smaller and shorter glazed staircase enclosure that is too confined and does not have sufficient headroom. This will be well recessed from the front elevation of the building to have a visual impact. A small set of stairs will be installed to allow easier access from the existing lower to the upper roof terrace, again this will not be visible and therefore is acceptable.

All of the alterations will be very little visible from the public domain and will have no impact on the character and appearance of the conservation area and therefore in terms of their appearance the proposed alterations/extension are considered acceptable.

Amenity: The proposal will not impact on the amenity of the neighbouring properties. The adjoining property to the rear, the Studio House, has two circular windows on its elevation facing the proposed extension and new kitchen roof, but these windows are considerably higher than the extension and therefore will not be affected in any way. A small squat window lower down on the side elevation of that house appears to be insignificant. However, this is not directly opposite the proposed extension and the fact that it has obscure glazing suggests that any loss of light as a result of the extension is unlikely to affect the amenity of neighbours.

Approval is recommended

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613