

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		27/09/2006	
		N/A / attached		Consultation Expiry Date:		12/09/2006	
Officer				Application Number(s)			
Matthew Durling				2006/3622/P			
Application Address				Drawing Numbers			
Flat 3 126 Goldhurst Terrace London NW6 3HR				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
Erection of two dormer windows, one with inset roof terrace on rear roofslope, installation of two rooflights on side roofslope and two rooflights on front roofslope in connection with conversion of roof space to provide habitable floorspace to existing second floor level flat (Class C3).							
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	29	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Two letters of <u>objection</u> were received from the occupiers of 40 Aberdare Gardens and Flat 1, 126 Goldhurst Terrace. Objection was raised on the following grounds:</p> <ul style="list-style-type: none">The terrace would allow views through a skylight in the rear ground floor level extension and result in loss of privacy; <i>Response: By virtue of the terrace being set-back from the eaves, there will be no direct overlooking of the ground floor accommodation.</i>The terrace would reduce privacy of the rear garden; <i>Response: It is not considered that the terrace would result in a significant increase in overlooking over and above that from existing second floor level windows.</i>Increased risk of 'littering' from the terrace; <i>Response: There is not considered to be a serious risk of 'littering' from the terrace, which in view of its size is unlikely to be heavily used.</i>The addition of a door would break the 'balance of the house' and be detrimental to the design; <i>Response: In terms of the design, the inset terrace is consistent with current planning guidance and is not considered to impair the integrity of the existing house.</i>The proposals may cause damage to the structure of the roof; <i>Response: This is not a material planning consideration, however, the standard Building Regulations informative will be added to the permission (if granted).</i>Constant noise from building or trees works; <i>Response: this is not a material planning consideration, however, the standard Environmental Health informative relating to hours of work will be added to any approval of permission.</i>					
CAAC/Local groups comments:	None received.					

Site Description

The application site is a three storey mid-terrace property located on the north side of Goldhurst Terrace and within the Swiss Cottage Conservation Area. The property has been sub-divided into three flats. This application relates to the top (second floor) floor flat.

Relevant History

25/02/1987: PP granted (reference 8700053) for erection of a single-storey rear extension and conservatory.
05/08/1987: PP granted (reference 8702676) for an amendment to planning permission dated 5th March 1987 (Regd.No.87000536) for the erection of a single-storey rear extension.

Relevant policies

Adopted UDP 2006

- S1/S2 Sustainable development
- SD6 Amenity for occupiers and neighbours
- B1 General design principles
- B3 Alterations and extensions
- B7 Conservation areas

Supplementary Planning Guidance (2002) and (2006)

Swiss Cottage Conservation Area Statement

Assessment

Proposal:

It is proposed to convert the existing loft space to provide additional habitable accommodation for the second floor level flat, resulting in the creation of a four-bedroom family-sized unit. The proposal includes the erection of a dormer window and a dormer window with inset terrace on the rear roofslope, two rooflights in the side elevation and a further two rooflights in the front roofslope.

Main issues:

The main issues requiring assessment include the impact of the roof alterations on the character and appearance of the building and the conservation area and the impact on the amenity of neighbouring properties.

Assessment:

The proposed works comply with Council policy and guidance on alterations at roof level. The dormer windows are considered to be sensitively designed and located below the ridge of the roof. The windows relate in number, form and scale to the façade below. The terrace will be set back within the slope of the pitched roof and retain an unbroken roof apron of slates above the eaves. The door will be largely obscured behind the roof apron of the terrace and will not adversely impact on the overall design of the building. The width of the terrace will be 1600mm and is no wider than the dormer opening. The use of timber sash windows and timber door, plus lead clad cheeks is consistent with the appearance of the existing building and will respect the wider character of the conservation area. It should be noted that a similar proposal was granted planning permission for development at 130 Goldhurst Terrace in December 2004 (reference 2004/4480/P).

As proposed, the roof lights are considered to be acceptable both in size and number. The roof lights will be conservation-style and fitted flush with the roof surface.

None of the alterations are considered to result in a significant loss of amenity to adjoining occupiers. The inset terrace will have a maximum depth of 650mm, and will be set back from the eaves by 1000mm. The sloping roof below the terrace will therefore prevent direct overlooking of the ground floor level accommodation and will only allow distant views. In addition, it is not considered that overlooking of the rear garden will be significantly worse than the potential for overlooking from the existing second floor level accommodation. Properties in Aberdare Gardens to the rear are well over 18m away and will not therefore be directly affected. Noise from the small terrace is unlikely to exceed existing noise from the general use of surrounding gardens and therefore in view of its limited size, the proposal is unlikely to result in a significant loss of amenity to neighbours.

Recommend approval.

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