

Delegated Report		Analysis sheet		Expiry Date:		22/08/2006	
		N/A / attached		Consultation Expiry Date:		28/07/2006	
Officer				Application Number(s)			
Sheri Waddell				2006/2914/P			
Application Address				Drawing Numbers			
5A & B Shepherd's Walk London NW3 5UE				Site Location Plan; 5SW/E101; 5SW/E102; 5SW/E202; 5SW/E301; 5SW/E302; 5SW/E303; 5SW/E304; 5SW/101; 5SW/102; 5SW/202; 5SW/301; 5SW/302; 5SW/303; 5SW/304; 5SW/S01; 5SW/S02; 5SW/S03; 5SW/S04; 5SW/S05; 5SW/S06; 5SW/S07; 5SW/S08; 5SW/S09; 5SW/S10; 5SW/D01; 5SW/P01; 5SW/P02; 5SW/P03; 5SW/P04; 5SW/P05A; 5SW/P06A; 5SW/P07; 5SW/P08; 5SW/P09; 5SW/P10; 5SW/201; 5SW/202A;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Enlargement of the basement and the provision of a patio at this level, and minor alterations to the rear elevation, as a revision to the planning permission granted 26/5/06 (ref: 2006/1600/P) for change of use from two houses into a single-family dwellinghouse, including additions and alterations to front and rear.							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
Summary of consultation responses:		Note that the occupiers of no. 5, who were very concerned about the previously approved scheme, have been visited on site, and had the changes explained to them. They were worried that there would be a rooflight in the attic of 5a overlooking them, but it was explained that this roofspace was not being used. They confirmed verbally that they had no objection, but no written response has been received from them.					
CAAC comments:		Fitzjohns/Netherhall CAAC – consider that they are unable to comment unless they can compare the drawings for this application with the original approval. Response: The submitted drawings enable the nature and extent of the development to be clearly understood. The drawings for the previously approved scheme were submitted with this application, and can also be seen on the website.					
Site Description							
The application site is located adjacent to a PO sorting office at the end of a short cul-de-sac off Rosslyn Hill and lies in the Fitzjohns/Netherhall CA at the southern end of Hampstead village. Nos. 4a, 5, 5a are contained in a large barn-like building with high pitched tiled roof and brick walls, converted over the years into three single family dwellinghouses.							

Relevant History

2006/1600/P: PP granted for the change of use from two houses into a single-family dwelling including additions and alterations to front and rear.

2005/4158/P: PP granted but not implemented for the change of use from two houses into a single-family dwelling including additions and alterations to front and rear.

Note that the applicant voluntarily entered into a S.106 Legal Agreement not to implement this permission, and to resubmit the application, because of consultation inadequacies in the process. This was done as 2006/1600/P.

PWX0103196: PP granted for erection of additional floors over ground and first floors of southern end of house, change of use of extended property into a self-contained maisonette and a single dwellinghouse, together with elevational alterations and the provision of 1 car parking space for the dwellinghouse.

PW9802752R1: PP granted for erection of a front porch to the entrance of no. 5A.

PW9802197: PP granted for conversion of house into two separate dwelling houses and installation of velux rooflight in front roofslope.

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.

Replacement UDP 2006

S1, S2 strategic policies

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation Areas

Hampstead Conservation Area Statement SPG

Assessment

Proposal:

The previous application sought to merge two separate dwellings into one and to create additional living accommodation by extending the existing basement, replacing the rear extension and extending and altering the ground floor front elevation to create one entrance. The current application seeks to create a new basement under the smaller building to provide an additional bedroom and a bathroom, the laying out of a patio at lower ground floor level and some minor alteration to the rear façade [an increase in width of the patio doors], as an amendment to this scheme.

These are minor changes that will not be visible from the public domain. They do not have an adverse impact on the appearance of the building or on the character and appearance of the conservation area. They also do not raise any amenity issues for neighbours.

Recommendation: Grant permission

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