

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>17/06/2014</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>22/05/2014</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Alex McDougall				2014/2219/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
156C Goldhurst Terrace London NW6 3HP				Refer to draft decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Use of rear flat roof area as terrace with timber balustrade including replacement of rear window with door at second floor level, installation of 1 front roof light and 2 rear roof lights and replacement windows to the front elevation							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>20</b>	No. of responses No. electronic	<b>02</b> <b>02</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses:</b>		Site Notice: 25/04/2014 – 16/05/2014. Press Notice: 01/05/2014 – 22/05/2014.  Objections were received from No. 26 Aberdare Gardens & Flat 2, 154 Goldhurst Terrace.  Objections are on the following grounds: <ul style="list-style-type: none"> <li><i>Design</i> – The proposed front roof lights are not in keeping with the character of the area (<b>Officer Comment: The Applicant submitted amended plans reducing the number of front roof lights from 3 to 1. The single roof light is considered to be acceptable. See assessment below for more information.</b></li> <li><i>Amenity</i> – The proposal will result in an unacceptable loss of privacy for adjoining and nearby properties (<b>Officer Comment: See assessment below for more information.</b></li> </ul>					
<b>Local group comments:</b>		N/A					

## Site Description

The site is occupied by a 3 storey mid-terrace building on the northern side of Goldhurst Terrace. The area is characterised by residential properties.

The site is located in the South Hampstead Conservation Area and, while not listed, the building on the site is identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.

Numerous adjoining and nearby properties have rear roof terrace extensions at second floor level.

## Relevant History

### 156 Goldhurst Terrace (the application site)

H5/13/26/13128: The conversion of No. 156 Goldhurst Terrace, Hampstead, into three self-contained flats. Granted 08/11/1957.

### 148 Goldhurst Terrace (nearby site)

2013/2826/P: Erection of single storey rear extension and single storey garden room, replacement of window with double doors at second floor level in connection with use of flat roof as terrace and erection of balustrade (Class C3). Granted 05/07/2013.

## Relevant policies

### **National Planning Policy Framework 2012**

### **London Plan 2011**

### **Camden LDF Core Strategy 2010**

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

### **Camden Development Policies 2010**

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

### **Camden Planning Guidance (updated 2013)**

CPG1 Design

CPG3 Sustainability

CPG6 Amenity

### **South Hampstead Conservation Area (Formerly Known As Swiss Cottage Conservation Area) Character Appraisal And Management Strategy February 2011**

## Assessment

### Detailed Description of Proposed Development

The proposal consists of the following elements:

- Use of the existing second floor rear flat roof area as a terrace.
- Conversion of existing rear dormer window to door to access terrace.
- Installation of timber balustrade around existing second floor rear flat roof.
- Installation of two planter box screens either side of the terrace.
- Installation of 1 front roof light and 2 rear roof lights.
- Replacement of windows to front second floor level with single glazed timber windows.

During the course of assessment the Applicant submitted amended plans which removed 2 front roof lights, 1 rear roof light, reduced the number of proposed opening on the second floor rear elevation, and changed the proposed rear balustrade from glazing to timber in response to concerns raised by Council Officers and Adjoining Occupiers.

### Principle of Development

Such alterations and additions are considered to be acceptable in principle subject to an assessment of their design and amenity impacts.

### Design

#### *Rear Terrace*

The proposed rear terrace and associated alterations and additions are considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the conservation area, for the following reasons:

- While such a terrace would not normally be considered acceptable to a positive contributor in a conservation area, as it would not be in keeping with the style of the building and is at a height visible from adjoining properties, the area has become characterised by such terraces. While some such terraces have not received planning permission they have been in situ for at least 4 years. The two attached buildings have similar terraces. As such sufficient precedent is considered to exist to render the proposal acceptable.
- The terrace is to be secured by a timber balustrade which is considered to be the most appropriate material given the design and era of the building and the materials used on similar terraces on adjoining properties.
- While the proposal requires the conversion of a dormer window into a dormer door, due to the level of the opening and the depth of the terrace, this alteration will not be readily visible from ground level.

#### *Roof lights*

The proposed roof lights are considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the conservation area, for the following reasons:

- The roof lights are considered to be of a reasonable size in keeping with the size of the roof slope.
- The roof lights are on the low pitched area of roof and as such will be of minimal visibility when viewed from ground level.
- The front roof light will be behind the front gable feature and as such will be less prominent from the street.
- The roof lights will be a conservation style roof lights and as such will be flush with the roof

face.

- Several of the adjoining and nearby properties have a front roof light and multiple rear roof lights.

### *Replacement Windows*

The original front windows at second floor level have been replaced by unsympathetic uPVC windows with non-original partitioning. The proposal would reinstate timber windows with more traditional proportions. Although the fine detailing in the headers would not be included, the replacement windows are considered to be an improvement on the existing windows and thus acceptable.

For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

### Residential Amenity

#### *Terrace*

The roof terrace is not considered to have an unacceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- The area, including the two immediately adjoining properties either side, are characterised by second floor rear roof terraces. As such there is already a degree of mutual overlooking of adjoining gardens. Notwithstanding, the terrace is at a high level and views tend to be out over the adjoining roof tops as opposed to down into the gardens of adjoining or nearby properties.
- The proposal includes two planter screens to either side of the terrace which are considered to be sufficient to ensure the privacy of the adjoining terraces. Notwithstanding, a condition will be included requiring that these be installed prior to use of the terrace.
- The proposal does not materially increase the bulk of the building and as such there will be no unacceptable impact on sense of enclosure, loss of outlook, daylight, sunlight or the like.
- While terraces can lead to noise and general disturbance there is already a degree of mutual impact from the existing terraces either side of the proposal.

#### *Roof lights*

The roof lights will not be at eye level for occupants of the building and as such will not result in a loss of privacy to any adjoining or nearby properties.

#### *Replacement windows*

The replacement windows do not increase the overlooking of any adjoining or nearby properties.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

### Recommendation

Grant planning permission