

Delegated Report		Analysis sheet	Expiry Date:	27/02/2014
		N/A / attached	Consultation Expiry Date:	04/02/2014
Officer			Application Number(s)	
Hugh Miller			2013/7936/P	
Application Address			Drawing Numbers	
28 New End London NW3 1JA			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Infill roof extension between (double pitches of 'M' shape) valley roof including alterations to front and rear dormers; and installation of Sedum roof as replacement of existing felt flat roof to closet wing of dwellinghouse Class C3.				
Recommendation(s):		Grant planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Advertised Ham & High 23/01/2014, expires 13/02/2014</p> <p>Site Notice displayed 17/01/2014, expires</p> <p><u>30 New End</u> – Objection</p> <ul style="list-style-type: none"> • Concern about infill roof extension; particularly as the Council objected to roof extension at no.30. • Concern about French windows access to sedum roof of closet wing & the roof could be used as a terrace • Concern about overlooking / loss of privacy from sedum roof. <p>Officer Comment: a] At no.30 the pre-application advice of November 2012 were related to a proposed mansard roof extension plus dormers as replacement for an 'M' shaped/ valley roof form.</p> <p>b] No alterations are proposed at the 1st floor rear; i.e. no French windows are proposed to access Sedum roof. Neither will the Sedum roof be used as roof terrace.</p> <p><u>32 New End / Flat 6 New End House</u> – Objection</p> <ul style="list-style-type: none"> • Concern that proposed roof will harm outlook of occupiers at New End House, • Concern about loss of amenity • Concern about alterations to front & rear elevations • Concern about subsidence. <p>Officer comment: a] There is a large gap between the proposed roof extension and New End House approximately 5m. The oblique angle of view would not cause harm to occupiers' amenity. b] Except for the refurbished dormers no other alterations are proposed at the front or rear elevations. c] The roof extension is unlikely to cause subsidence.</p>					
CAAC/Local groups* comments: *Please Specify	<u>Hampstead CAAC:</u> No Objection					

Site Description

The application relates to a basement, 2-storey plus attic terraced dwellinghouse plus 2-storey closet wing located on the west side of New End, south of the junction with Well Road and north of the junction with Streatley Place. The buildings numbers 16-28 are identified as making a positive contribution to the character and appearance of the Hampstead Conservation Area. The building is not listed but is in the Hampstead Conservation Area.

Relevant History

November 2000 – PP Granted - Erection of replacement rear extension, rear roof dormer, installation of new front ground floor and basement windows, creation of basement lightwell with railings, and other alterations in connection with the conversion of the property into a single dwelling house; ref. PWX0003023.

Relevant policies

The Relevant Policies are: LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas.

DP22 – (Promoting sustainable design and construction)

DP23 – (Water)

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011/2013:

(CPG1: Section – 1 Introduction; 2 Design excellences; 3 Heritage; 4 Extensions, alterations and conservatories.

Hampstead Conservation Area Statement 2001

National Planning Policy Framework 2012

Assessment

Proposal

- Infill roof extension between (double pitches of 'M' shape) valley roof including alterations to front and rear dormers to enlarge bedroom and installation of Sedum roof as replacement of existing felt flat roof to closet wing of dwellinghouse Class C3.

Design

The terrace of houses Nos. 20-30 New End have a variety of roof form (pitched, flat and valley shaped). The host building no.28 and no. 26 form a pair and they both have 'valley' shaped roof plus single dormer window within the front and rear roof slopes.

The proposed infill roof extension would not be full-width but would set back from the boundary walls and existing chimney stacks and set below the roof apex. The infill would increase the internal headroom height of the existing bedroom at this level. It would have a flat roof and would be either tile hung finish to match the main roof or some yet to be determine material to minimise its impact on the roof and on the appearance of host building. The extension's set back, together with its use of materials, (glazed sides lead-grey Sarnafil roof finish) height and overall size, would ensure it is subordinate within the roofscape, and not having any impact on the character or the appearance of the Conservation Area.

The proposed infill extension is considered acceptable here because of its overall scale and proportions, being largely discernable in its alteration to the roof form. It would not be visible from the front, and at the rear, it is largely screened both in long and short views from the public realm, particularly in Streatley Place. Similarly, the replacement front and rear dormers would be of identical scale and proportions, timber framed and painted double-glazed finish matching the existing. Based on the above, the proposal is considered acceptable to LDF policies DP24 and DP25.

Green (Sedum) roof

The flat roof of the closet wing has felt covering. The proposed installation of Sedum (green) roof as replacement for the existing felt is considered an improvement on the appearance of the host building and is acceptable.

Amenity

Roof extension: No windows are shown in the proposed roof extension, if however windows are required they are likely to above head height level and there would be no overlooking owing to limited views to the top of the neighbouring roofs rather than into habitable rooms.

Given the location of the proposed extension there would be no impact on day/sunlight or views of the adjoining occupiers and the proposed roof extension would be acceptable.

Green roof: A green roof would not be in use as an amenity space and therefore it would not have any impact on the adjoining neighbours' amenities and is therefore acceptable.

The proposal would be compliant with LDF policy DP26.

Recommendation: Grant planning permission