

Delegated Report		Analysis sheet		Expiry Date:		08/09/2014	
		N/A / attached		Consultation Expiry Date:		07/08/2014	
Officer				Application Number(s)			
Katrine Dean				2014/4224/P			
Application Address				Drawing Numbers			
Flat 1st Floor 78 Greencroft Gardens London NW6 3JQ							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Formation of balcony at first floor level and installation of doorway access and balustrade.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	25	No. of responses	00	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		Two objections have been submitted from the surrounding neighbours on the grounds of overlooking and the proposed glazed finish of the balustrade. There are no other balconies in the immediate vicinity and it may give rise to increased noise levels.					
Officer Comments		The proposal has been amended to include metal railings rather than a glazed balustrade. The issue of overlooking is discussed in the Assessment part of this report.					
CAAC/Local groups* comments: *Please Specify		No response.					

Site Description

The application site is located at Greencroft Gardens in the South Hampstead Conservation Area. The works relate to a first floor flat, within a three storey period building, which has been divided into flats. The building is identified as a positive contributor to the South Hampstead Conservation Area. It is finished in red London stock brick. The windows at the front and the rear are timber sashes painted white.

Relevant History

2003/2049/P - Alterations at roof level including the erection of two dormers and a 'cockpit' terrace at the rear and the installation of 4 roof lights on the front slope of the roof (Flat 3). Granted 15/12/2003.

2003/2050/P - The enlargement of an existing rear extension and the erection of a conservatory at rear ground floor level. Granted 22/12/2003.

2004/1637/P - Demolition of existing ground floor rear extension and erection of replacement full width rear extension, plus erection of rear garden outbuilding (Flat 1). Refused 13/07/2004.

2004/1772/P - The installation of a roof light in the front roof slope, the erection of 2x dormer windows in the rear roof slope and a cockpit dormer with a terrace, and the slight raising of the roof, as a variation to planning permission reference 2003/2049/P, dated 15/12/2003 for roof alterations, to provide additional habitable accommodation for the top floor flat (Flat 3). Granted 04/10/2004.

2004/3951/P - Demolition of existing ground floor rear extension and erection of replacement full width rear extension, plus erection of rear garden outbuilding (Ground floor flat). Granted 19/11/2004.

2014/2979/P - Enlargement of existing basement and creation of lightwells to the front elevation of flats. Granted subject to S106 on 17/07/2014.

2014/3046/PRE - Creation of a roof terrace at rear first floor level in connection with existing flat. Pre-application advice issued discouraging the application on the grounds of design. The previously proposed loss of a sash window was deemed unacceptable.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

South Hampstead Conservation Area Character Appraisal and Management Strategy (February 2011)

Assessment

Proposal

This proposal seeks planning consent for the formation of a balcony the base of which would be the flat part of the extension roof of the flatted property below. A doorway would be formed in the side projection, providing access onto the balcony. Originally, the applicant submitted a proposal for a glass balustrade to secure the balcony; however, amended drawings were submitted, following negotiations showing metal railings instead.

Design

There would be no loss of any original sashes and instead an additional timber framed door would be formed, which would have a limited impact on the host building or the rear elevation in terms of design. The installation of a railing over the existing flat roofed element of the extension would make a feature of this part of the roof, thereby complementing the rear elevation. The use of railings, rather than a glazed balustrade is also preferable and would tie in better with the rear elevation. The balcony would not extend the full width of the roof and would be set back considerably from the roof edge. A condition is attached requiring planting to be implemented, which would soften the appearance of the balcony on the western elevation. Although there are no other balconies in the vicinity, the proposal is acceptable in terms of Design and CPG1. Due to the high quality design and execution of the proposal, it also complies with the South Hampstead Conservation Area Character Appraisal and Management Strategy.

Amenity

The balcony would be fairly narrow and would provide the flat with some external amenity space, without an unacceptable impact on the residential amenity of the surrounding neighbours. The rear amenity space of ground floor flats at 78 and 80 Greencroft Gardens are currently overlooked from the windows on the rear elevation. The proposed balcony would only marginally increase the level of overlooking, which would not in this case be significant enough to justify a refusal of an otherwise acceptable proposal. The planting on the western side of the balcony, which is required by condition, would reduce the impact of overlooking on the garden ground at number 80. In terms of number 78, there is a sufficient set-back between the rear elevation and the garden ground, attributed to the rear extension. This would mitigate any unacceptable over-looking of the amenity space of the downstairs neighbour. There may be a marginal increase in noise levels associated with the formation of the balcony; however, this again would not be significant enough to have an unacceptable impact on residential amenity of the surrounding neighbouring properties. As such the proposal generally complies with CPG6.

Recommendation

Having given consideration to the above assessment, the development is found to be acceptable and is therefore recommended for approval.