

Delegated Report		Analysis sheet	Expiry Date:	01/09/2014
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nanayaa Ampoma			2014/4164/P 2014/4328/L	
Application Address			Drawing Numbers	
5 Sharpleshall Street London NW1 8YL			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
2014/4164/P: Alterations to roof level involving the installation of raised access hatch, timber decking to create a roof terrace and works to raise the rear parapet wall by 70mm.				
2014/4328/L: Listed building consent for the alterations at roof level involving the installation of raised access hatch and timber decking to create a roof terrace and works to raise the rear parapet wall.				
Recommendation(s):	Grant Planning Permission Grant Listed Building consent			
Application Type:	Full Planning Permission Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>The application was advertised by means of a Site and Press Notice which was displayed at the site for a period of 21 days.</p> <p>Adjoining neighbours were notified. Two responses were received from no.6 Sharpleshall Street and no.1 Sharpleshall Street. These comments can be summarised as follows:</p> <ul style="list-style-type: none"> - Development already started - No objection from no.6 to development, however proposed roof terrace should be set back so as not to be visible from the street level. - Objection from no1. on the grounds that there is existing subsidence and any additional element would create a greater issue - Development would destroy the integrity of the Conservation Area - Building works would create greater pressure on parking and highway issues on the road - Building works would be noisy. <p><i>Officer response: much of the proposed works have already been approved under applications 2013/7037/P and 2013/7086/L. The current proposal is a minor alteration specifically relating to the roof parapets.</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Comments have been received from the Primrose Hill CAAC. These comments can be summarised as follows:</p> <ul style="list-style-type: none"> - No objection. We do not see the alterations harming the special significance of the listed building or the character or appearance of the conservation area. 					

Site Description

The application site relates to a three storey residential dwelling on Sharpleshall Street. The property is part of a row of seven Terraces houses. It is believed that the property dates back to the 1800s. In the 1970s the property gained a Grade II Listed Building status. The site also falls within the Primrose Hill Conservation Area.

Relevant History

2013/7037/P: Alterations at roof level involving repositioning of roof access hatch, timber decking to create a roof terrace and alterations to fenestration. – **Grant 22-11-2013**

2013/7086/L: Alterations at roof level involving repositioning of roof access hatch, timber decking to create a roof terrace, alterations to fenestration and associated internal alterations. - **Grant 22-11-2013**

Relevant policies

London Plan (2011)

National Planning Policy Framework (2012)

Local Development Framework 2010

Core Strategy

CS5 : Managing the impact of growth and development

CS14: Promoting high quality places and conserving our Heritage

CS19 Delivering and monitoring the Core Strategy

Development Policies

DP24: Securing high quality design

DP25: Conserving Camden's Heritage

DP26: Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1: Design

CPG6: Amenity

English Heritage publication 'London terrace houses 1660-1860; A guide to alterations and extensions'. This sets out English Heritage's views on London terrace houses and is concerned largely with C18 & C19 examples. However similar principles can be applied to cellular domestic buildings of all periods, including many unlisted terraces and mews.

Primrose Hill Conservation Area Statement (2001)

Assessment

Context

The application follows a previous approved scheme under applications 2013/7037/P(Full) and 2013/7086/L(Listed Building Consent). These previous applications gave permission for alterations at roof level involving repositioning of roof access hatch, timber decking to create a roof terrace and alterations to fenestration and associated internal alterations. The current scheme proposes a slight amendment to the roof area in addition to the above permissions. The current application aims to create a:

- New opening onto roof terrace using a sliding structure
- Raise the side parapet walls by 70mm
- Attach lead to the top of the front parapet wall
- Associated internal works to the listed building already approved under permission 2013/7086/L.

The principle of development has already been established under the above referenced applications. The main issue is whether the proposed alterations to the originally approved scheme represent an unacceptable or harmful development.

Design

Policies CS14 of the Core Strategy and DP24 of the Development Policies states that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, form and scale to the existing building and the general area. Policies CS5 (Core Strategy) and DP25 (Development Policies) states that the Council will only give permission to developments in Conservation Areas and to listed buildings if they preserve or enhance the character and appearance of the area and property. The Primrose Conservation Area statement highlights that new development should be seen as an opportunity to enhance the Conservation Area.

The raising of the parapet wall would not be visible at street level as the additional height is proposed to the rear walls. It also represents a very minor alteration as it would add an additional 7cm to the height of the property. An objection to the development has been received. These objections centre on the 7cm increase. Concerns have been expressed that this addition would create greater weight on the property, alter its relationship with the rest of the terrace and add to the subsidence in the area.

Issues of subsidence are civil matters. However, Officers are not of the opinion that the additional 7cm would have a significant impact on the property or its relationship to the row of listed terrace houses. The front façade of the property will be protected as the main roof ridge would remain unchanged and no changes are proposed to the front elevation. Additionally, the proposed increase in the parapet wall would not be repeated all the way around the roof area, just at the rear wall. It would also be lower than the main side pillars. Therefore officers are of the opinion that the current proposal preserves the appearance of the conservation area, respects the listed building and its context and is therefore compliant with policy.

Amenity

Due to the minor nature of the works the development would have no impact on the amenity of adjoining neighbours.

RECOMMEND: GRANT PERMISSION AND LISTED BUILDING CONSENT

