

Delegated Report		Analysis sheet		Expiry Date:		10/09/2014	
		N/A		Consultation Expiry Date:		21/08/2014	
Officer				Application Number(s)			
Gideon Whittingham				2014/4310/P			
Application Address				Drawing Numbers			
Ground Floor Flat 39 Rosslyn Hill London NW3 5UJ				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The erection of a ground floor side extension and associated alteration to existing terrace.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	23	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses have been received thus far					
CAAC/Local groups comments:		No responses have been received thus far					

Site Description

This application relates to a 3-storey semi-detached building located on the south side of Rosslyn Hill, south of the junction with Thurlow Road and east of Eldon Grove. The building is divided into a number of self-contained flats, lower and upper ground. The application concerns the upper ground floor flat. The building is within the Fitzjohn/ Netherhall Gardens Conservation Area, but is not listed. Nos.13-63 Rosslyn Hill are unlisted buildings which make a positive contribution to the special character and appearance of the area.

Relevant History

2011/5684/P - Erection of a single storey rear and side extension as replacement for three separate single-storey rear extensions at lower ground floor level; associated rear garden excavation with new patio and access steps to garden level; enlarged roof terrace including installation of new refurbished iron balustrade on new rear extension, all to existing self-contained lower and upper ground floor flats (Class C3). Granted 10/01/2012

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)
London Plan (2011)

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP28 (Noise and vibration)

Fitzjohns and Netherhall conservation area statement (2001)

Camden Planning Guidance 2011:

CPG 1- Design: Chapters 1, 2, 3, 4 & 5
CPG 6- Amenity: Chapters 1, 4, 6, 7 & 9

Assessment

1. Proposal

1.1 The application, proposes:

- The erection of a brick built side extension (5.3m long x 2.3m wide x 3.8m high) comprising a timber framed window to the flank and rear elevation. Associated alterations include the enlargement of an existing terrace at rear ground floor level (the roof of the existing ground floor extension).

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Amenity

2. Design

2.1 The host building forms one of a pair (37 & 39) of semi-detached buildings located on the south side of Rosslyn Hill. The paired building of No.37 features a recessed side extension, brick built up to eaves height (3 storeys). The windows within this extension, in terms of design and materials also relate to those of the main building.

2.2 In terms of detailed design, the proposed extension would be set back 6.3m from the main elevation, comprising a flat roof and provide approximately 10sqm of additional residential accommodation. The facing materials would match those of the host building and the existing lower ground floor level extension, which this extension would be built on top of.

2.3 As per CPG1, side extensions should be no taller than the porch; and set back from the main building. In addition, significant views or gaps should not be compromised or blocked.

2.4 Contrary to such guidance, Nos.37, 35 and 33 feature side extensions which are either 3 storeys in height (up to main eaves) or align with the front elevation of the main building and therefore unbalance the form of the main buildings.

2.5 The Fitzjohns and Netherhall conservation area statement addresses this point identifying that the conservation area is characterized by significant and well-preserved gaps between buildings providing views through to the rear mature gardens. Normally the infilling of gaps will be refused where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.

2.6 The proposal would set back from the main building, of a subordinate scale and size, representing a sympathetic and appropriate form of development, similar in character and appearance to the host building, its pair and the surrounding conservation area. Due to its resulting height at 1 storey, the proposal would not unbalance its relationship with the pairing.

2.7 The associated enlargement of the rear roof terrace would maintain the same metal railings, considered appropriate to the character and appearance of the main building.

3. Residential Amenity

3.1 With regard to overlooking, the proposal would essentially bring forward an existing window in the flank elevation 2.2m towards the flank wall of No.41 Rosslyn Hill. This elevation also features facing windows however none would be in direct alignment, but rather oblique and would not therefore result in significant harm.

3.2 The enlargement of the roof terrace area is limited and would not allow greater views to any windows or gardens areas to No.41 Rosslyn Hill and the lower level flat of No.39 Rosslyn Hill.

3.3 The extension, by virtue of its size, terminating height and proximity to adjacent windows would

not exert a materially harmful impact on the amenities of adjoining occupiers, in terms of access to sunlight, daylight, visual bulk, or sense of enclosure.

Recommendation: Grant Planning Permission