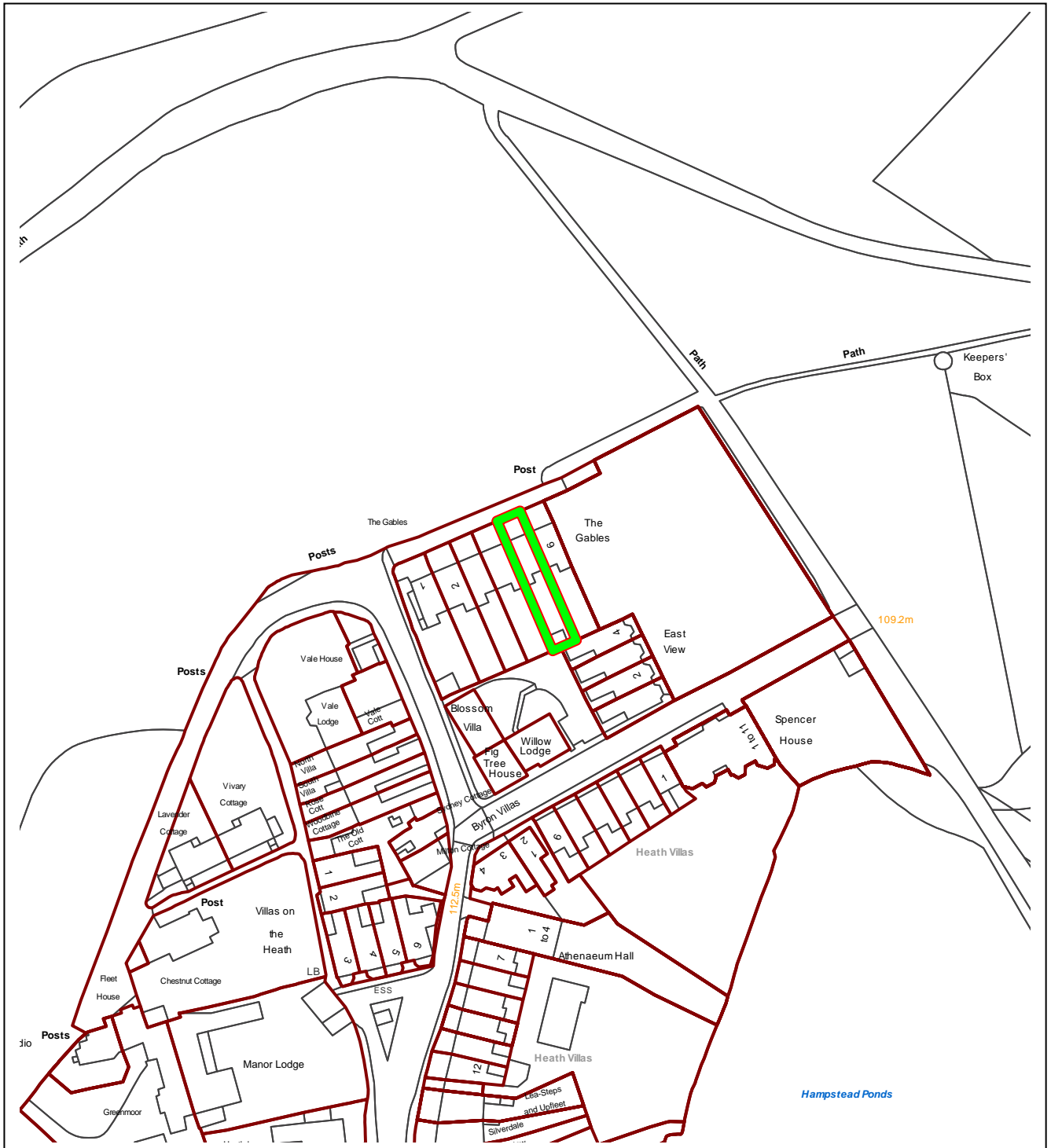


5 The Gables, Vale of Health – 2014/3700/P



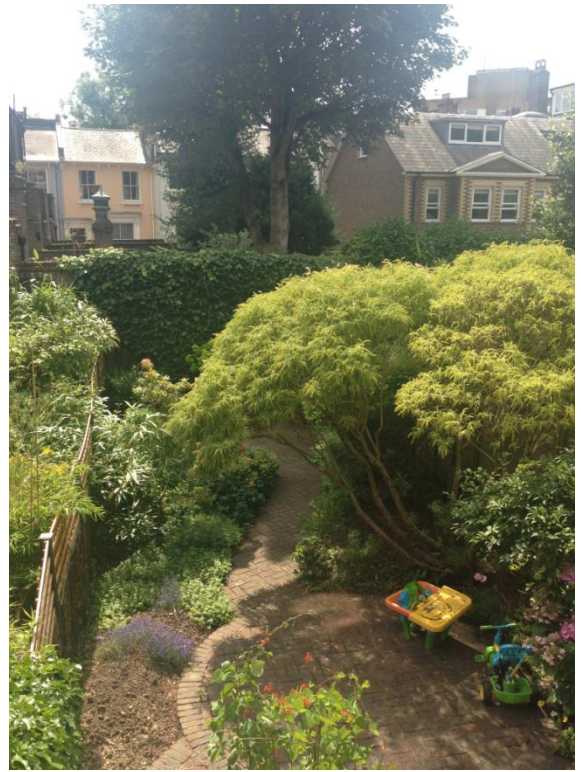


Front elevation (no change)

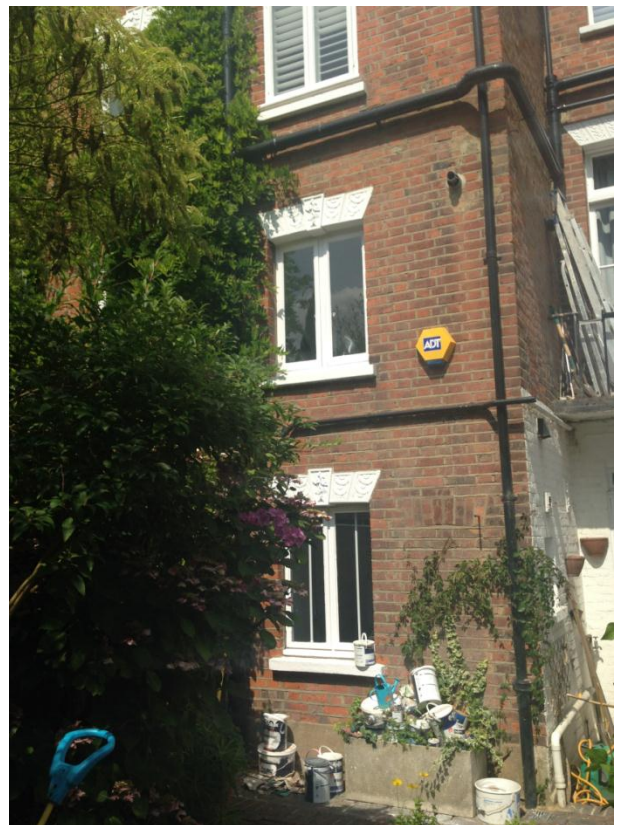


Rear elevation as existing

Rear garden ground



Boundary treatment to the west



Rear elevation



Delegated Report		Analysis sheet	Expiry Date:	30/07/2014
(Members Briefing)		N/A / attached	Consultation Expiry Date:	10/07/2014
Officer			Application Number(s)	
Katrine Dean			2014/3700/P	
Application Address			Drawing Numbers	
5 The Gables Vale of Health London NW3 1AY			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear infill extension at lower ground floor level and formation of balcony and railings at upper ground floor level; installation of replacement window at lower ground floor and replacement patio door at upper ground floor level at the rear.				
Recommendation(s):		Grant subject to Conditions		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	N/A					
Hampstead CAAC and the Heath and Hampstead Society	<p>Objections from both organisations were received on the following grounds:</p> <ul style="list-style-type: none"> • The proposal detracts from the form and character of the terrace; • The enclosure of the small open space adjacent the house is not welcome; • The proposed glass cube is unnecessary and out of character with the terrace; • The extension at number 4 is not shown on the plan and it is unclear whether it has consent; • We object to the terrace overlooking neighbouring gardens; • The proposed screen would do little to mitigate the overlooking of neighbouring properties. 					
Officer Comments	<ul style="list-style-type: none"> • Although a modern design is introduced to the rear elevation, it is not considered that this would detract from the form and the character of the terrace because it would be located at lower ground floor level. Precedent has been set for development at lower ground floor level along this terrace, as a similar extension has been recently approved at number 3 the Gables. • Only a minor extension covering 5.4m² is proposed. This would not impact negatively on the amount of amenity space at the rear; • See comments on design in paragraph 2 of the Assessment; • The approved extension at number 3 sets a precedent for extensions at this level (2013/7830/P and 2014/2001/P). • It is not considered that there would be unacceptable overlooking from the terrace, given that there is an existing terrace at this level at number 6. 					

Site Description

The application site is located at Vale of Health and relates to a row of three storey, plus basement, terraces which are finished in red stock brick and white lintels and cornicing around the windows. The Gables terrace is identified as making a positive contribution to the Conservation Area, within the Hampstead Conservation Area Statement. The works relate to one of the mid-terraces, number 5. The rear garden ground is of a reasonable size and is bounded by a wall and shrubbery to the eastern and western sides. A rear stairway accesses the rear garden from the upper ground floor level.

Relevant History

8700872 - Erection of a rear extension at second floor level. Granted 01/07/1987.

2012/1935/P - Installation of new windows on rear elevation and replacement of roof lights and windows of first floor level terrace to front elevation of dwelling flat (Class C3). Granted 22/06/2012.

2012/3550/P - Erection of a single storey extension to rear at second floor level of existing dwellinghouse (Class C3). Granted 17/08/2012.

2014/2001/P - Rear basement level extension at **3 The Gables**. Granted 29/04/2014.

2013/7830/P - Erection of rear infill extension at basement level at **3 The Gables** (following demolition of external staircase and balcony and part basement level rear wall). Granted 21/02/2014.

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)

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

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

Hampstead Conservation Area Statement (October 2001)

Assessment

1. Proposal

1.1 This application seeks planning permission for the erection of a single storey rear extension which would infill the space between the existing single storey rear projection and the eastern boundary wall. The extension would measure 2m width by 2.7m length by 2.8m height and cover 5.4m². It would have a 'walk-on' glass roof and balustrade around it, forming a balcony, which would be accessed from the ground floor. The extension itself would have fully glazed patio doors on the basement level and the existing window at the utility room would be changed to match the modern style of the patio doors. The patio doors on the upper ground floor level would be replaced with similar traditional patio windows.

2. Design

2.1 The proposed extension complies with the general advice on rear extensions set out in CPG1, in that it would be subordinate to the host building and respect and preserve the original design and proportions of the building. The relatively small glass infill extension at basement/ground floor level would have a minor impact on the rear elevation. The use of full length glazing to the patio doors and roof is also acceptable at this level. Although of a different architectural style, the development would add variety to the rear elevation, without detracting from the host building or the Conservation Area.

2.2 In terms of the Hampstead Conservation Area statement, the proposed extension would constitute appropriate development and would contribute positively to the host building and the Conservation Area.

2.3 Precedent for this type of development has been set at the terrace and planning permission had been granted for a similar development at 3 The Gables (2014/2001/P).

3. Amenity

3.1 It is not considered in this instance, that there would be an unacceptable amount of overlooking caused by the extended balcony as there is an existing rear porch at this level, which provides access to the garden via the steps. In effect the existing balcony would only be extended by 2m from the rear elevation, bringing it in line with the neighbouring (number 6 the Gables) rear terrace at this level. The property to the east has an existing raised terrace at ground floor level, which is positioned marginally below the property to which the works relate. It is proposed to increase the height of the mutual party wall and also increase the height of the trellis. This would adequately prevent any unacceptable overlooking between the two properties.

3.2 The proposed extension would only cover 5.4m² of the garden ground, allowing for the majority of the amenity space to remain at the rear. The proposal would not cause any further issues with amenity (overshadowing/daylight/outlook) and it therefore complies with CPG6.

4. Recommendation

4.1 Having given consideration to the above assessment, it is considered that the development complies with the relevant policies and guidance of the Council. It is therefore recommended that planning permission should be granted subject to conditions.

Mr R Thompson
Thompson & Baroni Architects
25 Lexington Street
London
W1F 9AG

Application Ref: **2014/3700/P**
Please ask for: **Katrine Dean**
Telephone: 020 7974 **3844**

20 August 2014

DRAFT

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**5 The Gables
Vale of Health
London
NW3 1AY**

DECISION

Proposal:

Erection of a single storey rear infill extension at lower ground floor level and formation of balcony and railings at upper ground floor level; installation of replacement window at lower ground floor and replacement patio door at upper ground floor level at the rear.

Drawing Nos:

Location plan - 001; Site plan as existing - 100; Lower ground floor as existing - 101; Ground floor plan as existing - 102; Section B-B as existing - 103; Section B-B as existing - 104; Rear elevation as existing - 105; Site plan as proposed - 200; Lower ground floor plan as proposed - 201; Section B-B as proposed - 203; Section B-B as proposed - 204; Rear elevation as proposed - 205 Rev A; and Ground floor plan as proposed - 202 Rev A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans - Location plan - 001; Site plan as existing - 100; Lower ground floor as existing - 101; Ground floor plan as existing - 102; Section B-B as existing - 103; Section B-B as existing - 104; Rear elevation as existing - 105; Site plan as proposed - 200; Lower ground floor plan as proposed - 201; Section B-B as proposed - 203; Section B-B as proposed - 204; Rear elevation as proposed - 205 Rev A; and Ground floor plan as proposed - 202 Rev A.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard
Director of Culture & Environment

DRAFT

DECISION