

Delegated Report		Analysis sheet		Expiry Date:	06/10/2014
		N/A		Consultation Expiry Date:	02/10/2014
Officer			Application Number(s)		
Jonathan McClue			2014/4547/P		
Application Address			Drawing Numbers		
Rear of 2 Willoughby Road and 70 & 80 Rosslyn Hill London NW3 1SB			1058.P.501; 502; 503; 510; 511; 512; 513; 520 and 530.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of first floor side extension to house.					
Recommendation(s):		Grant permission with Conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p><i>Landlord at 70 Rosslyn Hill:</i></p> <ul style="list-style-type: none">- Insufficient amenity space provided for the development (see response to objections below)- Loss of light to first floor bathroom and hallway windows (see residential amenity below)- Loss of property value (see response to objections below) <p><i>Joint owner at 70 Rosslyn Hill:</i></p> <ul style="list-style-type: none">-Insufficient amenity space provided for the development (see response to objections below)- Loss of light to second floor kitchen and bathroom windows (see residential amenity below)					
CAAC/Local groups comments:	None					

Site Description

This application relates to a detached dwelling which has been substantially constructed under 2013/5824/P. The site comprises of land to the rear of 70 and 80 Rosslyn Hill and lies to the side of 2 Willoughby Road. It was previously used as the access to the Chapel Hall which is itself part of a wider place of worship associated with Rosslyn Hill Chapel.

The property is located within the Hampstead Conservation Area and the Hampstead and Highgate Ridge Area of Special Character. The properties on Rosslyn Hill comprise of ground floor commercial units with upper level flats with the Willoughby Road buildings being exclusively residential.

Relevant History

2004/2435/P:

Planning permission was approved on 30/07/2004 for the erection of a 3-storey plus basement detached single dwelling house. This permission expired in July 2009.

2009/2061/P:

Planning permission was refused on 09/07/2009 for the erection of a 3-storey detached single dwelling house (Class C3) with basement. The application was refused by reason of its detailed design, form and fenestration pattern being detrimental to the appearance of the street scene and failing to either preserve or enhance the character and appearance of this part of the Hampstead Conservation Area.

2009/5607/P:

Planning permission was approved on 28/05/2010 for the erection of a 3-storey plus basement detached single dwelling house (Class C3). Works commenced on this scheme in March 2013.

2013/5824/P:

Planning permission approved on 11/07/2014 for amendments to 2009/5607/P. The amendments included a single storey side extension, an increase to the width on the second floor and alterations to the fenestration on the front, side and rear elevations. The dwelling has been substantially constructed as per these approved plans.

2014/1523/P:

Planning permission granted on 20/03/2014 for details as required by condition 2 (brickwork panel) of 2009/5607/P.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces & encouraging biodiversity

CS19 Developing and monitoring the Core Strategy

DP6 Lifetime homes and wheelchair homes

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Hampstead Conservation Area Appraisal and Management Strategy

Camden Planning Guidance 2013

CPG 1 Design

CPG 2 Housing

CPG 6 Amenity

CPG 8 Planning Obligations

Assessment

Proposal

Planning permission is sought for a first floor side extension to an existing dwelling to create additional space to a first floor bedroom. The proposal would have a width of 1.9m; a depth of 3.7m and a flat roof with a height of 5m above ground level. The first floor side element would have a setback of 4.6m from the front elevation of the dwelling and 7.5m from Willoughby Road.

The proposed development would extend over the existing footprint of the dwelling, on an element given permission under 2013/5824/P. It would be constructed over land immediately adjacent to a ground floor office 70 Rosslyn Hill.

Design and Effect on the Hampstead Conservation Area

The first floor side extension would have a flat roof with a footprint to match the ground floor element underneath. The proposed materials would match those as approved under a discharge of conditions application (2014/1523/P) and used in the existing building. A flat roofed extension is generally considered to be in keeping with the approved structure which has a three storey flat roofed element visible on the front elevation and part single part two storey rear projections with flat roofs.

The proposal would be located behind a ground floor rear projection at 80 Rosslyn Hill which includes a parapet wall, timber screening and an external staircase. While the additional elements of that building are outside of the application site and cannot be guaranteed to remain in perpetuity, the built form itself would provide a significant level of screening for the proposed extension. Furthermore, due to the significant setback of the proposal from the front wall of the dwelling and the street (detailed above), it would only be partially visible from a small section of Willoughby Road due to the location of the built form of the remainder of the host dwelling and the 3 storey terrace on Rosslyn Hill.

Based on the above considerations, it is considered that the proposal would be of a compatible design with the host and surrounding buildings and that it would not result in a significant harm to the character or appearance of the Hampstead Conservation Area or the visual amenity of the area in general.

Residential Amenity

The first floor element would be located adjacent to an upper floor flat at 70 Rosslyn Hill at the same height as the two storey rear projection it would be attached to. The only first floor level window of this building that would front the proposed extension serves a stairwell. In relation to the residential accommodation at 80 Rosslyn Hill, the only first floor window on this rear elevation is obscurely glazed and does not serve a habitable room. It is therefore considered that a material loss of light or outlook would not result for the adjacent occupiers.

A condition would be attached to ensure that the roof of the additional first floor element cannot be used as a terrace to prevent the further introduction of overlooking or loss of privacy issues.

Response to Objections

The proposed extension would not add any further habitable rooms to the dwelling or result in the loss of any existing amenity space (i.e. only an existing bedroom would be made larger). It is therefore considered that the proposal would not result in an insufficient amount of amenity space in comparison to the approved dwelling.

The loss of property value is not a material planning consideration.



Above: Existing front elevation of the host dwelling