

Delegated Report		Analysis sheet		Expiry Date:		24/07/2014	
		N/A		Consultation Expiry Date:		15/08/2014	
Officer				Application Number(s)			
Obote Hope				2014/3971P			
Application Address				Drawing Numbers			
Second Floor Flat 146 Goldhurst Terrace London NW6 3HP				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 3 x rooflights to the front and 5 rooflights to the rear elevation level all associated with the existing upper ground floor flat.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notice displayed from 27/06/2014 until 18/07/2014. Advertised in the Ham and High Newspaper 03/07/2014 to 24/07/2014.					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The application site comprises a two storey, plus attic, mid-terrace building divided into flats. The property is located on the northern side of Goldhurst Terrace. It is located within the South Hampstead Conservation Area which is covered by an Article 4 Direction. This application relates to the upper floor flat.

Relevant History

2013/3990/P: Alteration to rear side return to include installation of window, roof light and alteration to window on front elevation of ground floor residential flat (Class C3). **Granted 17/09/2013.**

2011/2668/P: Excavation of basement including creation of front and side lightwells enclosed by grilles and rear lightwell enclosed by glass balustrading with staircase to garden and bridge link over to create additional residential floorspace to existing ground floor flat (Class C3). **Granted 09/02/2012.**

2006/5746/P: Erection of a rear single storey conservatory extension plus minor alterations to the rear elevation of the existing ground floor flat. **Granted 13/03/2007.**

Other relevant sites.

126 Goldhurst Terrace:

2012/3131/P - Certificate of lawfulness was granted on 15/08/2012 for the retention of the existing two dormer windows, one with inset roof terrace, on rear roofslope, to existing second floor flat (Class C3).

122 Goldhurst Terrace:

2013/7950/P - Erection of dormer and inset roof terrace to rear roofslope; addition of rooflights to front and side roofscopes and skylights to rooftop and replacement of existing windows of second floor flat. **Granted 13/02/2014**

Flat C 95 Goldhurst Terrace:

2013/4866/P - Erection of rear dormer, 2 x rooflights to front roof slope, creation of roof terrace at second floor level to include installation of single door and balustrades to residential flat (Class C3). **Granted 30/10/2013**

128 Goldhurst Terrace:

2011/2709/P – Planning permission was granted on 14/09/2011 for the change of use from 3-bedroom flat to 1 x 2-bedroom and 1 x 3-bedroom on upper floors (Class C3) including installation of dormer window and inset roof terrace on rear roofslope and rooflights on front roofslope.

130 Goldhurst Terrace:

2004/4480/P – Planning permission was granted on 06/12/2004 for the loft conversion to provide additional floorspace to upper floor flat, including installation of dormer window and separate inset roof terrace at rear, and installation of 3 roof lights to front and side.

Relevant policies

LDF Core Strategy and Development Policies (2010)

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 the development on occupiers and neighbours

Updated Camden Planning Guidance (2013)

CPG1 – Design

CPG2 – Housing

South Hampstead Conservation Area Character Appraisal and Management Strategy, February 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for the installation of 3 x rooflights to the front elevation, 5 x rooflights to the rear and internal alteration for the erection of a mezzanine floor.

1.2 The main consideration are:

- The design of the rooflights and impact on the conservation area
- Impact on amenities

2.0 Design

2.1 This application seeks permission for the installation of three rooflights on the front, five rooflights to the rear roofslope and internal alterations for the erection of a new mezzanine floor in the existing loft space in connection with the top floor flat.

2.2 The proposed mezzanine floor would measure approximately 7.7m in depth, 3.2m in width and 3.0m in height for the provision of a new kitchen/dining room to create an additional 25.41sqm of internal floor space. As the works are predominantly internal and there is no proposal to change the use, the internal configuration for the proposed mezzanine floor is considered to be ancillary works to the proposed residential flat. And as such, the proposed works do not requiring planning consent.

2.3 The proposed eight rooflights would be conservation style and would be flushed within the existing roofslope; the rooflights to the rear would only be visible within the oblique views. However, the 2 x rooflights within the eaves would be more visible within the private views to the rear elevation. The rear elevation within the existing terrace consists of various alterations, such as full width dormer windows and various forms of rooflights. Therefore, there it is not considered that the proposed rooflights to the rear would upset/unbalance uniformity to the rear elevation. Therefore, it's considered that the proposed rooflights would not detract from the host property nor the wider South Hampstead Conservation Area.

2.4 The proposed rooflights would measure approximately 1100 by 600mm and would be timber framed to match the aesthetics of the host building. The proposals for the installation of the rooflights are not considered to alter the overall roof form and would not harm the appearance of the existing building. The rooflights would be approximately 10cm deep and therefore appear flush with the roof profile. The rooflights would be located above the eaves line by 500mm and would not be visible from the public realm and would be barely visible from properties to the rear.

3.0 Amenities

2.5 There are no amenity concerns as a result of this proposal in terms of loss of privacy or loss of light.

4.0 Conclusion:

4.0.1 The proposals are acceptable in design and amenity terms and it is recommended that the application is approved.

5.0 Recommendation

5.1 Grant Planning Permission