

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/06/2014
		N/A / attached		Consultation Expiry Date:	28/05/2014
Officer			Application Number(s)		
Carlos Martin			2014/2774/P		
Application Address			Drawing Numbers		
75 Parliament Hill London NW3 2TH			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection roof extension with dormer and terrace at rear elevation and rooflight to front roof slope.					
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	14	No. of responses	05	No. of objections	04
			No. Electronic	05		
Summary of consultation responses:	Press notice published from 08/05/2014 to 29/05/2014. Site notice displayed from 07/05/2014 to 28/05/2014.					
	1 support comment and 4 objections based on the following grounds: <div><div>1.</div><div>The proposal would entirely change the visual character of the roof to the rear elevation of the building. The state of the roof is presently still fairly close to its original period state.</div></div> <div><div>2.</div><div>Historically, there were no roof terraces or structural changes on the roofs in the area at all. In order to preserve the period character of the conversation area, the dimension and location of roof terraces, and any further alterations to an existing roof, ought to be limited to what presently exists already. Any plans for further roof terraces in the area, enlargements of existing roof terraces or structural alterations of an existing roof must be rejected on the grounds of preserving the period character of the conservation area.</div></div> <div><div>3.</div><div>Details of proposed materials and colours will need to be submitted. It does make a huge difference whether the colours of the window frames on the roof terrace will harmoniously blend into the roof and brickwork or whether those colours stand out unsightly.</div></div> <div><div>4.</div><div>A recent project in the immediate neighbourhood, where a steel and glass structure at the rear extension of a South Hill Park building has been implemented. This structure is clearly visible from no. 73 Parliament Hill. One of the building's flat owners has called it a 'fish tank'. It certainly does not preserve the period character of the building. Special care must be taken not to repeat such mistakes.</div></div>					
	<u>Officer's comments:</u> <div><div>1.</div><div>The proposal has been substantially scaled down. The proposed alterations to the rear are now considered to be appropriate in terms of scale.</div></div> <div><div>2.</div><div>The creation of new terraces is not resisted by principle in the current policy framework. In this case, the site context presents extensive alterations at roof level and it is considered that the proposal as amended would blend in well with its surroundings.</div></div> <div><div>3.</div><div>A standard condition to use materials to match will be added to any permission.</div></div> <div><div>4.</div><div>The proposal does not involve the erection of glazed balustrades. Traditional black painted metal railings of a simple design are proposed for the terrace, which are considered to be more appropriate for the style and age of this building.</div></div>					

CAAC/Local groups* comments: *Please Specify	<p><u>South Hill Park CAAC:</u> Objects to terrace on top of the normal maximum roof extension, particularly to any enclosure that affects the correct prominence of the chimney stacks.</p> <p><u>Officer's comment:</u></p> <p>As amended, the proposed terrace would be located at the back and would not project above the top of the roof. A sliding rooflight would be installed on the flat section of the roof, thus preserving its shape.</p> <p><u>Heath & Hampstead Society:</u> Objects to the inclusion of a balcony/roof terrace at the rear of the house. Roof terraces are always potential sources of considerable public nuisance, leading to overlooking of neighbouring properties and gardens, consequential loss of privacy, and noise pollution. The terrace would give a widespread opportunity for overlooking, and diffusion of noise pollution. The existing presence of other terraces nearby should not be regarded as a justifiable precedent.</p> <p><u>Officer's comment:</u></p> <p>The proposed terrace would be of a small size and will not be able to accommodate a large number of people at any one time, thus its potential to result in noise nuisance is minimal. In terms of overlooking, the terrace has been set back to the chimney stacks and will not offer substantial additional views than the existing terrace at roof level.</p>

Site Description

The site is located on the east side of Parliament Hill, close to Hampstead Heath. It comprises a large detached property.

The site is not listed but forms part of the South Hill Park Conservation Area.

Relevant History

2008/2197/P: PP granted for the installation of timber sash window to the rear facing wall of the ground floor flat (Class C3).

2014/3294/P: Replacement of 2 x existing aluminium windows with timber framed windows to front elevation of second floor flat (Class C3). Currently being considered.

Relevant policies

NPPF 2012

The London Plan 2011

Local Development Framework 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 development on occupiers and neighbours

Camden Planning Guidance

CPG1 (Design) 2013

CPG6 (Amenity) 2011

South Hill Park Conservation Area Statement 2001

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the erection of a roof extension with dormer and terrace at rear elevation and rooflight to front roof slope.
- 1.2 The proposal involves adding a new storey within the roof of the property and partly replacing the rear part of the roof, where a small rear balcony would be installed to replace the existing roof terrace. The new balcony would be 2.1m deep by 2.7 m wide and its total area approx. 5.7 sq m.
- 1.3 The proposal has been amended at officers' request and substantially scaled down. The original proposal involved the erection of a full width dormer with full a width terrace above. The current proposal broadly complies with CPG1 in so far as it is set 0.5m below ridge line, the side lines of the roof and only slightly 0.5m from eaves.

2.0 Main planning considerations

- 2.1 The three key planning considerations: the impact of the development on the character and appearance of the host property; the impact of the development on the existing townscape and conservation area; and the impact of the development on neighbouring residential amenity.

3.0 Design and conservation

- 3.1 The site is located on a street of residential properties with small front gardens and larger gardens to the rear. The area is part of South Hill Park Conservation Area, and is made up of predominantly red brick semi-detached residences with steeply pitched slate roofs. They were built between 1879 to 1892 in the Victorian Gothic Style and are characterised by their two storey bays and tall windows.

3.2 Camden Planning Guidance advises that a roof alteration or addition is likely to be unacceptable in circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene. The property has had some alterations at roof level over time, with a small dormer, rooflight and terrace all present. The proposed extension is considered to be appropriate to the existing building in terms of scale and proportions and would not harm its character and appearance nor is it considered to be harmful to the character and appearance of this part of the conservation area given the extensive alterations that are present in neighbouring properties.

3.3 The sloping roof will remain unchanged at the front, except for the addition of a small rooflight window. The ridge height will be raised slightly, but because the roof is steeply pitched, this will be barely noticeable from the street. The proposal will use materials which will blend in with the existing building. New windows will be white painted and the dormer window itself will be slate finish to match the existing roof. Painted metal railings will surround the balcony and match those below.

4.0 Amenity

4.1 The proposals do not raise any amenity concerns in terms of loss of privacy, light or outlook. The proposed balcony would replace an existing roof terrace and so overlooking levels will remain as existing.

5.0 Recommendation

5.1 Grant planning permission subject to conditions.