

Delegated Report		Analysis sheet		Expiry Date:		24/11/2014	
		N/A / attached		Consultation Expiry Date:		30/10/2014	
Officer				Application Number(s)			
Jonathan McClue				2014/5895/P			
Application Address				Drawing Numbers			
12b Wedderburn Road London NW3 5QG				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of inset balcony within rear roofslope, alterations to windows on front gable, replacement roof light and two conservation style roof lights in the two side roofscopes.							
Recommendation(s):		Grant Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>Advertised in Ham & High on 09/10/2014 Site Notice displayed on 03/10/2014</p> <p>It is noted that an objection was received in relation to 8 Wedderburn Road. This has been removed from public view and is not included as an objection above.</p>					
CAAC/Local groups* comments: *Please Specify		Fitzjohns/Netherhall CAAC consulted on 30/09/20114 and no response received.					

Site Description

This application relates to an upper floor flat located within a semi-detached building in the Fitzjohns/Netherhall Conservation Area. The buildings on this side (northern) of Wedderburn Road are of a similar design and share projecting front bay windows; gable fronted elements and a pitched roof with a flat section on the top. It is noted that the gabled elements to the front of these buildings vary in width; fenestration pattern and detailing (some with Tudor boarding, others with hanging tiles and some rendered etc.) and the rear of the buildings contain a variety of roof additions such as full width box dormers, pairs of dormers, large rooflights and inset balconies exist at 4 and 8 Wedderburn Road. In addition, many of the buildings have lost a small chimney located near the ridgeline and centre of the rear roof slopes.

The host building is not mentioned within the Fitzjohns/Netherhall Conservation Area Statement.

Relevant History

12 Wedderburn Road:

2014/0225/PRE: Pre-application advice was sought regarding an inset balcony within the rear roof slope, new and replacement rooflights and changes to the front windows. The response considered that the inset balcony would be acceptable along with the replacement timber windows to the front. In regards to the rooflights, the replacement and new side rooflights were considered acceptable but the ones to the front were considered to be harmful to the Conservation Area.

8 Wedderburn Road:

PW9802781R1: Planning permission was granted for extensions and a new rear dormer with roof slope on 01/02/1999.

2013/1997/P: Planning permission was granted for extensions including the enlargement of the third floor balcony within the rear roof slope on 12/06/2013.

2013/7641/P: Planning permission was granted for a variations of condition 3 (approved plans) of 2013/1997/P to increase the width of the third floor balcony.

2014/5212/P: Planning permission was granted for a variations of condition 3 (approved plans) of 2013/1997/P to increase the width and height of the third floor balcony and to provide black metal railings to the rear. The approved inset balcony is similar to what is being proposed here and the proposed black painted metal railings were considered to be sympathetic to the style and age of the building and would not have any detrimental effect on the character or appearance of the building or the conservation area being set at the rear of the property.

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

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

CPG1 (Design)

CPG6 (Amenity)

London Plan 2011

NPPF

[Fitzjohns/Netherhall Conservation Area Statement](#)

Assessment

Proposal

Planning permission is sought for the creation of an inset balcony in the rear roof slope; the removal of a rear chimney; a replacement rooflight on the top of the roof; 4 new roof lights on the sides and alterations to the front gable including new windows and hanging tiles.

Rear Balcony

The rear balcony would be inset into the rear roof slope to reduce its visual impact. It would be located centrally within the roof plane and similar in size and design to existing balconies at 4 and 8 Wedderburn Road.

CPG1 (Design) states in paragraph 5.7 that roof alterations are likely to be acceptable where there is an established form of roof addition within a terrace or group of similar buildings. Given the existing development at 4 and 8 Wedderburn Road, with the revised enlarged balcony with railings at 8 been given permission recently (ref: 2014/5212/P), and the nature of the surrounding development, the proposal is considered acceptable in principle. Due to the proposal being inset and to the rear, it would not be widely visible from within the Conservation Area with the mature tree cover behind it limiting its view from adjoining properties.

Black railings are proposed similar to those recently approved at 8 Wedderburn Road and these are considered to be in keeping with the host building and the surrounding development. Overall, the proposed development would preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area.

As the balcony is inset, it is considered to have a similar amount of overlooking opportunities as a Juliet balcony or window. The upper floor flat already benefits from second floor rear windows which serve habitable rooms. It is not considered that the proposal would materially increase opportunities to overlook adjoining occupiers or result in a significant loss of privacy.

Loss of Chimney

The rear chimney intersects with the roof slope and is not visible within the public realm. The majority of the other buildings have already lost this chimney and it is considered that the loss here would not be significantly detrimental to the character or appearance of the building or the Conservation Area.

Rooflights

An existing rooflight would be replaced on the flat top section of the main roof and 4 new rooflights would be installed with 2 each on the side roof profiles. All of the rooflights would be conservation style (i.e. flush with the roof), not visible within the Conservation Area and the majority of the surrounding buildings have similar forms of development.

Due to the nature of rooflights (i.e. within the roof slope so offering views of the sky only) it is not considered that further opportunities to overlook neighbouring properties would be introduced.

Alterations to Front Gable

The appearance of the front gable would be enhanced by replacing the existing UPVC with smaller, better proportioned timber windows; hanging tiles would be introduced above the windows to be in keeping with the majority of the surrounding buildings and the render and Tudor boarding elements would be renovated. Overall, the proposed works would enhance the character and appearance of the host building and the Fitzjohns/Netherhall Conservation Area.

Conclusion

On balance, the rear balcony would be acceptable given the nature of the surrounding development

and given that it is inset and not visually prominent within the Conservation Area. The rooflights would be conservation style and acceptable in their context. The improvements to the front gable would dramatically improve the façade of the building and enhance the appearance of this group of building. Permission is therefore recommended.