

Delegated Report		Analysis sheet		Expiry Date:		18/11/2014	
		N/A / attached		Consultation Expiry Date:		13/11/2014	
Officer				Application Number(s)			
Jonathan McClue				2014/5918/P			
Application Address				Drawing Numbers			
28 South Hill Park London NW3 2SB				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations and enlargement to existing roof level extension of uppermost residential flat (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Advertised in the Ham & High on 23/10/2014 Site Notice Displayed from 17/10/2014					
CAAC/Local groups comments:		South Hill Park (CAAC) was consulted on 14/10/2014 and they did not submit any comments. The Heath & Hampstead Society commented on 29/10/2014 that the plans were not available online. Officers checked this and the plans were made available.					

Site Description

This application relates to a 4-storey mid-terrace building located on the west side of South Hill Park. The building is divided into a number of self-contained flats (Class C3). This application relates to the uppermost flat which occupies the top two stories. The existing building benefits from a poorly designed roof extension and the host flat has a roof terrace to the rear.

Although not listed, the property has been identified as making a positive contribution to the character and appearance of the South Hill Park Conservation Area in which it lies.

Relevant History

E8/2/20/33184(R1): Planning permission was granted for the conversion of the dwelling into 4 flats including a roof extension on 16/12/1981.

8703093: Planning permission was granted for alterations to the rear elevation; enlargement of first floor terrace; patio doors; enlargement of side windows and alterations to boundary walls on 25/02/1988.

2013/0655/P: Planning permission was granted for the enlargement of the main roof extension to the uppermost flat on 10/04/2013.

26 South Hill Park

9401632: Planning permission was granted for the erection of a roof extension to the existing dwelling on 09/03/1995. The permission has been implemented.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)
London Plan (2011)

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)

The South Hill Park Conservation Area Statement (2011)

Camden Planning Guidance: CPG1 Design; CPG6 Amenity.

Assessment

Proposal

Planning permission is sought for the removal of an existing roof extension, which detracts from the buildings appearance, a proposed mansard roof and a parapet (constructed of rendered masonry) on the party wall shared with the attached building at 30 South Hill Park. The existing roof terrace would be refurbished.

The roof extension would include conservation style rooflights to the front with the roof slope constructed out of grey roofing slates and the flat roof would be covered in a grey single-ply felt. The rear of the new extension would be formed by frameless glass, thin-framed sliding doors and fixed panels.

The proposal would result in a larger living and kitchen area to the top level of a self-contained flat.

Amendments

Revised plans were submitted on 14/11/2014 to make the mansard extend from the bottom of the parapet at an angle of 70 degrees in accordance with CPG1 (Design). It was also confirmed that the roof height would not exceed 2.3m which is another requirement of CPG1. The ceiling height of 2.7m has been gained by lowering the internal floor area to ensure that the proposal would not create an impact on the building externally.

Design and Impact on the South Hill Park Conservation Area

The buildings along the west side of South Hill Park display a variety of different plan forms and architectural details, due in large part to the transitional stage in the English development. As a result, Georgian houses sit aside Victorian and post war buildings of various appearances. The application property itself is set within a distinct group of four buildings, namely 24, 26, 28 and 30 South Hill Park. With the exception of 30, each building is topped by a roof extension of a differing design and scale, with the application property, by virtue of its height, featuring a particularly conspicuous and visible addition.

The proposal seeks to lower the height of the existing roof addition (and associated internal second floor level), whilst extending its footprint rearwards. In addition, its width would be increased to extend across the full width of the building which would be in keeping with the two adjacent mansards at 24 and 26 South Park Road. As a result, public viewpoints to the roof addition would be significantly reduced; however a higher party wall along the boundary with 30 would be introduced. In terms of viewpoints, the reduction in height of the existing roof addition would be welcomed, whilst the increased rearward projection and newly formed boundary wall would be the subject to limited viewpoints. Although the proposal would result in a roof addition with a greater footprint, given the scale and arrangement of the existing roof addition, the proposal is considered acceptable and would preserve and enhance the character and appearance of the wider conservation area.

In terms of detailed design, the proposed roof extension would be clad in slate, with two rooflights to the front pitch and glazing to the rear, opening onto a terrace. In respect of the size, scale and materials proposed, the roof extension is considered acceptable.

Overall, the new roof extension is considered to be acceptable in terms of design and appearance and a more favourable development than what exists at the site and the previous approval which had a deeper extension to the rear ref: 2013/0655/P.

Residential Amenity

It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, visual bulk or sense of enclosure. The enlarged roof extension would be set alongside the windowless flank wall of 26 South Hill Park and the valley roof of 30 South Hill Park. With regard to privacy, noise and disturbance, the footprint of the existing roof terrace to the rear would be reduced, making way for an enlarged roof extension. In this instance, the proposal would not result in a significant increase in overlooking associated noise and disturbance to the adverse harm of the adjacent properties.

Recommendation

On this basis, the proposal is considered to be an improvement over the existing development and it would enhance the character and appearance of the South Hill Park Conservation Area while ensuring the amenities of the neighbouring occupiers are not harmed.

It is noted that the standard of living accommodation would be improved for the upper floor flat and no additional habitable rooms would be created.