

62 Parliament Hill



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Photo 1- Aerial view showing double valley roof



Photo 2: Front elevation



Photo 3: View from rear window of application site



Photo 4: Rear elevation



Photo 5: Side elevation

Delegated Report		Analysis sheet	Expiry Date:	23/01/2015
		N/A	Consultation Expiry Date:	
Officer			Application Number(s)	
Mandeep Chagger			2014/7198/P	
Application Address			Drawing Numbers	
62 Parliament Hill London NW3 2TJ			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Roof extension to infill existing roof valley creation of rear roof terrace, replacement of rear windows at side and rear 1st & 2nd floor levels, new internal staircase, and installation of rooflights.				
Recommendation(s):		Grant conditional permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	03	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 05/12/2014 (expiring on 26/12/2014) and a public notice was published in the Ham & High from 11/12/2014 (expiring on 26/12/2014).</p> <p>Three objections have been received and are summarised below:</p> <ul style="list-style-type: none"> • No.64 bedroom window would be next door to the proposed terrace and would be affected by any activity in the evenings on this terrace. • Loss of privacy to rear garden. • Smoking on the terrace. • New windows and skylights would detract from the conservation area. • The windows would not match the other windows in the same building. • We have no objection to a terrace and extra living space being created in the loft area of the house, providing the loft area/terrace is kept below the ridge line of the roof and is situated so that the terrace does not directly overlook the garden and take away privacy. • The new rear staircase from the first to the second floor would have altered the first floor flat and would have been positioned above a current bedroom in use. We understand that this plan has been favourably changed. • In the proposed plan approximately 145cm of the first floor landing would become part of a new private lobby for the buyers top floor flat and would also involve moving the current position of the entrance door to the first floor flat. An original Victorian arch could also be lost in the process. No changes to the common parts will be acceptable to the freeholder or to the other leaseholders. • There is no cycle storage. • Relocation of entry door and proposed layout of flat as sewage pipes would run over bedroom. <p>Officer response:</p> <ul style="list-style-type: none"> • The proposal to form a roof terrace at roof level would not cause any significant additional harm to residential occupiers privacy or cause overlooking from the host building because of the acute angle of view and position of the proposed terrace as the terrace would be set back behind the existing chimney stack with the neighbouring properties. • The windows to the side of the property match the design and size of the existing windows on this elevation and would therefore not detract from the character and appearance of the conservation area. • Plans were revised to overcome the concerns raised regarding the size of the windows on the rear elevation and would now remain 					

	<p>unchanged.</p> <ul style="list-style-type: none">• Plans were revised and now there would be no alterations to internal entrance doors.• Cycle storage is not a planning consideration as part of this proposal as the residential units are not increasing.• Concerns regarding sewage pipes and smoking on the terrace is not a material planning consideration.
CAAC/Local groups comments:	N/A

Site Description

The application site is a four storey building with a double pitched roof located to the corner of Parliament Hill and Tanza Road. It is a large, red bricked, semi-detached house which has been converted into flats approximately 50 years ago. The application refers to the top floor flat. The property is not listed but lies within the South Hill Conservation Area.

Relevant History

No relevant planning history

Relevant policies

NPPF (2012)

LDF Core Strategy and Development Policies (2011)

LDF Core Strategy (2010)

CS1 - Distribution of Growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG1: Design

CPG6: Amenity

South Hill Park Estate Conservation Area Appraisal and Management Strategy 2001

Assessment

1. Proposal

1.1 Planning permission is sought for a roof extension including the creation of a rear roof terrace, the installation of rooflights and windows to the side of the property on first and second floor. The terrace would be set back behind the roof terrace, 3.4m² and measure 3.4m wide and 1m deep. The roof extension is to infill the valley area between the two pitches.

1.2 Revisions

The application has been revised following comments from neighbours. The proposal would not increase the windows on the rear elevation and the internal entrance would remain unchanged on the first floor.

1.3 The principal considerations material to the determination of this application are summarised as follows:

- Design and conservation
- Neighbour amenity

2. Design and conservation

2.1 Roof extension

2.2 The proposed roof extension would be located within the existing roof valley and set in from the front elevation by 2.3m and rear elevation by 3.2m. edge. Due to the siting and scale of the proposed extension, within the valley roof, set back from the front and rear elevations the proposed extension would not be readily visible when viewed in long views. Furthermore given the scale of the parent building the proposed roof extension would not be visible from street level and would not significantly alter the roof profile. In addition, the height of the roof extension is level with the existing flat roof and ridge, thereby respecting the integrity of the existing form and ensuring that it would not appear bulky or dominant from wider views from Hampstead Heath.

2.3 Terrace

2.4 It is proposed for an inset terrace to be located within the rear roof slope. It would appear that the dimensions of the roof are sufficient to accommodate a terrace without adversely affecting the appearance of the roof as there would be no alteration to the roof pitch and the adjacent roof area would remain unbroken.

2.5 The width of the terrace appears modest in scale and as it would form an integral element in the existing roof slope; this would reduce the impact on the existing elevation.

2.6 The terrace would be visible from wider views from Hampstead Heath however, given the scale and siting of the terrace it would not appear incongruous.

2.7 Window alterations

2.8 CPG1 (Design) specifies that alterations to windows should complement the existing building, and new windows particularly in conservation areas, should match those of the original property in terms of opening, shape, materials, finishes, and overall size of the window openings.

2.9 The windows to the side of the property match the design and size of the existing windows on this elevation and would therefore not detract from the character and appearance of the conservation area. As such the proposed alterations to the fenestration are considered acceptable.

3. Neighbour amenity

3.1 The nearest residential properties are the attached semi, No. 64 to the east and No. 39 Tanza Road to the rear of the property, approximately 20m to the south.

3.2 The proposal to form a roof terrace at roof level would not cause any significant additional harm to residential occupiers privacy or cause overlooking from the host building because of the acute angle of view and position of the proposed terrace as the terrace would be set back behind the existing chimney stack with the neighbouring properties.

3.3 The majority of properties within the terrace have large dormers with terraces to the rear, the proposed terrace itself would not be excessively large and would be used in a domestic context. Therefore, it is not expected that this would be create excessive noise.

4. Recommendation

4.1 Grant conditional permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 2 February 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Martin Evans
Martin Evans Architects
18 Charlotte Road
London
EC2A 3PB

Application Ref: **2014/7198/P**
Please ask for: **Mandeep Chagger**
Telephone: 020 7974 **6057**

27 January 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
62 Parliament Hill
London
NW3 2TJ

DECISION

Proposal:
Roof extension to infill existing roof valley creation of rear roof terrace, replacement of rear windows at side and rear 1st & 2nd floor levels, new internal staircase, and installation of rooflights.

Drawing Nos: Design and Access Statement, PAR-PL-GA-03C, PAR-PL-GA-07B, PAR-PL-GA-04C, PAR-PL-GA-02C, PAR-PL-GA-05C, PAR-PL-GA-08C, PAR-PL-GA-09C, PAR-PL-GA-10C, PAR-PL-GA-02C, PAR-PL-GA-03C, PAR-PL-GA-04C, PAR-PL-GA-05C, PAR-PL-GA-06, PAR-PL-GA-07B, PAR-PL-GA-08C, PAR-PL-GA-09C, PAR-PL-GA-10C, PAR-CON-DEM-01, PAR-CON-DEM-02, PAR-CON-DEM-03, PAR-CON-DEM-04, PAR-CON-DEM-05, PAR-CON-DEM-06, PAR-CON-DEM-07, PAR-CON-DEM-08, PAR-CON-GA-02, PAR-CON-GA-03, PAR-CON-GA-04, PAR-CON-GA-05, PAR-CON-GA-06, PAR-CON-GA-07, PAR-CON-GA-08, PAR-CON-GA-09, PAR-CON-GA-10, PAR-CON-EL-01, PAR-CON-STR-01.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

Design and Access Statement, PAR-PL-GA-03C, PAR-PL-GA-07B, PAR-PL-GA-04C, PAR-PL-GA-02C, PAR-PL-GA-05C, PAR-PL-GA-08C, PAR-PL-GA-09C, PAR-PL-GA-10C, PAR-PL-GA-02C, PAR-PL-GA-03C, PAR-PL-GA-04C, PAR-PL-GA-05C, PAR-PL-GA-06, PAR-PL-GA-07B, PAR-PL-GA-08C, PAR-PL-GA-09C, PAR-PL-GA-10C, PAR-CON-DEM-01, PAR-CON-DEM-02, PAR-CON-DEM-03, PAR-CON-DEM-04, PAR-CON-DEM-05, PAR-CON-DEM-06, PAR-CON-DEM-07, PAR-CON-DEM-08, PAR-CON-GA-02, PAR-CON-GA-03, PAR-CON-GA-04, PAR-CON-GA-05, PAR-CON-GA-06, PAR-CON-GA-07, PAR-CON-GA-08, PAR-CON-GA-09, PAR-CON-GA-10, PAR-CON-EL-01, PAR-CON-STR-01.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel.

No. 020 7974 4444 or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION