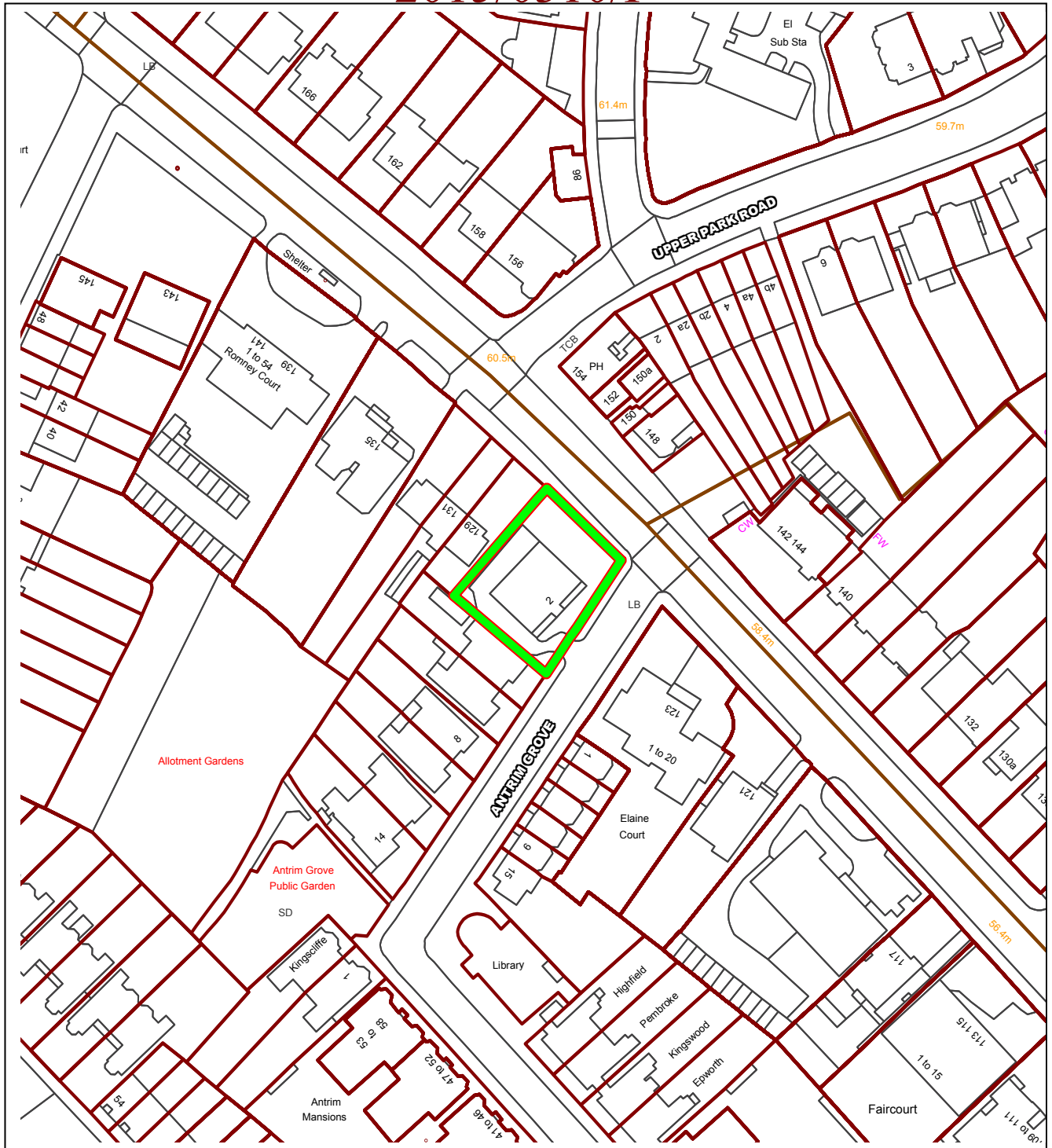


# 2 Atrium Grove, London, NW3 4XR

## 2015/0310/P



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## Site Photographs

### 1. Front elevation of existing property from Atrium Grove



### 2. Additional photo of front elevation of property from Atrium Grove.



**3. Existing Canopy to be replaced**



<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>03/04/2015</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Simon Vivers			2015/0310/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
2 Antrim Grove London NW3 4XR			Refer to draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Variation of condition 2 (approved drawings) of planning permission ref 2012/4100/P (dated 13/03/2013) for the erection of roof extension (following demolition of existing lift overrun) to provide new 1 x 2-bedroom flat (Class C3) with roof terrace enclosed by glass balustrade, replacement of glazing to stairwell on front elevation, namely for the addition of PV panels, increase of height of penthouse, and other amendments to the roof and elevations.					
<b>Recommendation(s):</b>		<b>Granted</b>			
<b>Application Type:</b>		<b>Variation or Removal of Condition(s)</b>			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	20	No. of responses	00	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	No individual objections were received.					
CAAC/Local groups* comments: *Please Specify	<p>Belsize Conservation Area Action Advisory objection:</p> <ul style="list-style-type: none"> <li>The additional height associated with the application will further worsen the grounds associated with the original objection, as follows:   <i>'This building is prominently sited and the proposed roof extension would be highly visible from three sides. The style and treatment of the extension is unsympathetic and the increase in height would spoil the proportion and result in the building becoming too dominant'</i> </li> </ul> <p>Officers Response: The increase in height by 300mm is considered minor and is not considered to cause excessive additional impact. Refer to section 2 for a full assessment of the requested changes.</p>					

## Site Description

The site comprises a 1970's 5-storey apartment block on the northern side of the Haverstock Hill / Antrim Grove junction and represents a prominent feature on the streetscape. The property is located in the Belsize Conservation Area and considered to make a negative contribution to the area. However, the three pairs of semi-detached properties along northern side of Antrim Grove are identified as positive contributors.

## Relevant History

### CTP/G9/8/4/10656

The erection at No. 2 Antrim Grove of a six storey block of ten flats with ground floor car parking accommodation – Granted 03/06/1971

### 2012/0728/P

Erection of roof extension (following demolition of existing lift overrun) to provide new 1 x 2-bedroom flat (Class C3) with roof terrace enclosed by glass balustrade, replacement of glazing to stairwell on front elevation, replacement of front entrance door and canopy and conversion of visitors parking space to resident bay – Refused for 2 reasons (*see below*) on 13/04/2012;

- 1) The proposed roof extension, by reason of its height, bulk and detailed design would appear as an unduly large and overly prominent addition to the host building and would therefore fail to preserve or enhance the character and appearance of the Belsize Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 2) The proposed development, in the absence of a legal agreement for car-free housing, would fail to encourage sustainable ways of travel and also likely result in increased parking stress and congestion in the surrounding area, to the detriment of highway and pedestrian safety, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

### 2012/4100/P

Erection of roof extension (following demolition of existing lift overrun) to provide new 1 x 2-bedroom flat (Class C3) with roof terrace enclosed by glass balustrade, replacement of glazing to stairwell on front elevation, replacement of front entrance door and canopy – Granted 13/03/2013.

## Relevant policies

### NPPF

#### The London Plan 2011

### LDF Core Strategy and Development Policies 2011

#### Core Strategy

CS5 Managing the impact of growth and development

CS6 Providing Quality Homes

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 2011/2013

CPG1 Design

CPG6 Amenity

## Belsize Park Conservation Area Statement (2002)

### Assessment

#### 1. Proposal

1.1 Planning permission was granted on 13/03/2013 for the erection of roof extension (following demolition of existing lift overrun) to provide new 1 x 2-bedroom flat (Class C3) with roof terrace enclosed by glass balustrade, replacement of glazing to stairwell on front elevation, replacement of front entrance door and canopy).

1.2 The applicant is now seeking planning permission to vary condition 2 (drawings/design changes) of 2012/4100/P, to amend the design of the approved scheme. The requested changes are summarised as follows:

##### Ground Floor:

Minor changes to glazed canopy at ground floor entrance.

##### Roof / Penthouse

Installation of flat mounted PV panels on south-west section of the roof; amendment to access hatch; removal of a rooflight; increased penthouse height through increase floor and roof depth (for mechanical and electrical installations); minor changes to glazing.

##### Lift

Height of lift overrun shaft increased.

##### Stairwell

Minor changes to glazing.

#### 2. Assessment

2.1 The principle considerations material to the determination of this application are:

- a) the impact of the proposal on the appearance of the building and on the character and appearance of the conservation area, and
- b) the impact on neighbour amenity.

##### Design

2.2 Policy DP25 of the LDF states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Paragraph 4.10 of CPG 1 (Design) requires extensions to be secondary to the building being extended and respect and preserve the original design and proportions of the building, including its architectural period and style. The Belsize Park Conservation Area Statement advises that roof extensions can have a harmful impact on the conservation area and are unlikely to be acceptable where they are detrimental to the form and character of the existing building, form part of a largely unimpaired group or terrace, upset a symmetrical composition or would be prominent, particularly in long views.

2.3 The height of the development is sought to be increased from 18.9m to 19.5m. The applicant has largely justified the increase to meet building regulations and mechanical and electrical installation requirements, which were not adequately considered in the original plans.

2.4 The height increase is attributable to two aspects: to accommodate the increased height of the lift overrun, and increased floor and ceiling depths for the approved extension. The increase in height of

the lift overrun is not considered to be significant in relation to the scale of the existing and approved development. Given the central positioning and setback from the building edges, the increase associated with the lift overrun would not be highly noticeable from the public realm or adjoining properties.

- 2.5 The more noticeable change to height would be created by the additional 300mm increase through roof and floor depth changes, lifting the upper building line from 18.7m to 19.0m. Due to the scale of the existing development, and substantial setback of the extension, raising of this building line would not be highly noticeable from the public realm or adjoin properties. It is further noted that the revisions sought maintain the setback of the approved extension from the footprint of the 5 storey building below, which was a key consideration for granting approval of application 2012/4100/P (and refusal of the initial extension application 2012/0728/P).
- 2.6 The fixture of two PV panels and amendment to roof lights and access hatch details are not considered to cause any conflict with the original design, and are considered acceptable changes. In particular, design and amenity concerns arising from glare and appearance of PV panels are alleviated by the height and minor slope of the roof. The panels would not be visible from the public realm, and not noticeable from adjoining properties.
- 2.7 Changes to the windows/glazing of the additional storey are considered minor. The windows will have a slightly reduced height and will taper in further from the building edges. This change is considered negligible to the approved development.
- 2.8 Changes to the canopy and upper glazing of the front curtain wall (enclosing the stairwell) are not considered significant, and will maintain the existing architectural style. The additional glass of the canopy would serve the same purpose as the existing awning, which is dated in appearance and proposed to be removed. The class canopy will further improve the appearance of the building.

### Amenity

- 2.9 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.
- 2.10 As the development increases height of the approved scheme, the issue surrounding overshadowing requires revisiting. The original assessment identified that the addition of one floor to the main building would not result in a significant increase in overshadowing to the neighbouring properties. The only neighbours to be affected by potential overshadowing are those north of the application site, at No. 129 and 131 Haverstock Hill. Although some additional early morning overshadowing may occur, it was not considered in the previously approved scheme that this would be at a level which would be unacceptably harmful the amenity of these properties. It is not considered that the further 300m in height of the extension and minor further projections from the lift over run would result in any further unreasonable overshadowing impact.

## **3. Recommendation**

- 3.1 The proposed changes to the approved scheme are considered to be acceptable, as they will not result in a substantially different development. It is recommended to grant approval for the variation of Condition 2 of Planning Permission 2012/4100/P for the reasons outlined in this assessment.

### **DISCLAIMER**

**Decision route to be decided by nominated members on 7 April 2015. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**



Ms Jo Townshend  
Jo Townshend Architect Ltd  
1 Cresswell Park  
London  
SE3 9RD

Application Ref: **2015/0310/P**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 4206

1 April 2015

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**2 Antrim Grove**  
**London**  
**NW3 4XR**

**DECISION**

#### **Proposal:**

Variation of condition 2 (approved drawings) of planning permission ref 2012/4100/P (dated 13/03/2013) for the erection of roof extension (following demolition of existing lift overrun) to provide new 1 x 2-bedroom flat (Class C3) with roof terrace enclosed by glass balustrade, replacement of glazing to stairwell on front elevation, namely for the addition of PV panels, increase of height of penthouse, and other amendments to the roof and elevations.

Drawing Nos: 103/P/202b, 103/P/102, 103/P/203, 103/P/100, 103/P/201b, 103/P/101, 103/P/105, 103/P/205b, 103/P/109, 103/P/209b, 103/P/108, 103/P/208b, 103/P/107, 103/P/207b, 103/P/106, 206b, 103/P/204.

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

#### **Condition(s) and Reason(s):**

- 1 For the purposes of this decision condition 2 of planning permission granted on 13/03/2013 under reference number 2012/4100/P shall be replaced by the



following condition:

**REPLACEMENT CONDITION 2**

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

103/P/202b, 103/P/102, 103/P/203, 103/P/100, 103/P/201b, 103/P/101, 103/P/105, 103/P/205b, 103/P/109, 103/P/209b, 103/P/108, 103/P/208b, 103/P/107, 103/P/207b, 103/P/106, 206b, 103/P/204.

Superseded Plans: 103/P/202a, 103/P/201a, 103/P/205a, 103/P/209a, 103/P/207a, 206a

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

Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 13/03/2013 under reference number 2012/4100/P and is bound by all the conditions attached to that permission.

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