

# 62 Parliament Hill 2015/0965/P



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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

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>01/05/2015</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	14/04/2015
<b>Officer</b>			<b>Application Number(s)</b>		
Mandeep Chaggar			2015/0965/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
62 Parliament Hill London NW3 2TJ			Please 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>					
Erection of infill roof extension with inset side roof terrace and rear dormer window					
<b>Recommendation(s):</b>		Grant permission			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					

## Consultations

Adjoining Occupiers:	No. notified	09	No. of responses	04	No. of objections	04
Summary of consultation responses:			No. Electronic	00		
	<p>A site notice was displayed from 16/03/2015 (expiring on 06/04/2015) and a public notice was published in the Ham &amp; High from 12/03/2015 (expiring on 02/04/2015).</p> <p>Three neighbour responses were received, with the following objections:</p> <ul style="list-style-type: none"> <li>No.58 Parliament Hill's bathroom, kitchen/living room, bedroom and garden would be directly overlooked by the proposed roof terrace.</li> <li>Overlook the house and front garden of No.22 Tanza Road, which is diagonally opposite the side of the property.</li> <li>Overdevelopment of site.</li> <li>Out of keeping with conservation area.</li> <li>Noise from the roof terrace.</li> <li>Two roof terraces to be excessive.</li> </ul> <p><b>Officer response:</b></p> <ul style="list-style-type: none"> <li>Concerns raised regarding overlooking from the roof terrace are addressed in paragraph 3.2.</li> <li>Given the mix of roof extensions including roof terraces and dormer windows, the proposal would not be out of keeping with the surrounding area.</li> <li>Noise impact is addressed in paragraph 3.3.</li> <li>The approved and proposed terrace combined would not be as large as other examples of roof terraces in the street.</li> </ul> <p><b>Revision</b></p> <p>The application was <u>revised by changing the rear terrace to a dormer window</u>. Neighbours were <u>reconsulted</u> on 31/03.2015. Four objections have been received and are summarised below:</p> <ul style="list-style-type: none"> <li>Dormer window is even more visible from the street/surrounding areas and detract from conservation area.</li> <li>This property stands at the top of the hill on the corner of Tanza Road and Parliament Hill and the rear and side aspects, in this application, face down Tanza Road. Any development of the roof will be clearly visible from Tanza Road and the Heath.</li> <li>As this building is at the top of a steep hill (Tanza Road), these developments will overlook my and other properties in Tanza Road.</li> <li>The dormer window has windows in the side elevations which overlook.</li> </ul> <p><b>Officer response:</b></p> <ul style="list-style-type: none"> <li>The dormer window would be visible from wider views from Hampstead Heath; however, the width of the dormer window has since been reduced to 3m, set in from the roof margins and ridge; it would be viewed in the context of many other roof extensions and it is not considered that the extension would appear incongruous.</li> </ul>					

	<ul style="list-style-type: none"> <li>• The proposal to form a rear dormer window and side roof terrace at roof level would not cause any significant additional harm to residential occupiers' privacy because of the acute angle of view and position of the proposed dormer window set in from the roof margins.</li> <li>• Plans were revised to overcome the concerns raised by removing the side windows in the dormer and reducing the width of the dormer window.</li> </ul>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p><b>The Heath and Hampstead Society</b> commented on 21/04/2015, summarised below:</p> <ul style="list-style-type: none"> <li>• The roof of this house, being on a high corner is extremely prominent.</li> <li>• If natural light is needed in the attic room then roof lights should be proposed or a smaller dormer window. The proposed dormer window should be on the same centre-line as the sash windows on the floors below.</li> <li>• Overlooking of adjacent properties from roof terraces is impossible to avoid, and is likely here.</li> <li>• The terrace would be accessed from the same room as the permitted one, and would add little to the environment of the flat.</li> </ul> <p><b>Officer comment:</b></p> <ul style="list-style-type: none"> <li>• Concerns raised regarding overlooking have been addressed in paragraph 3.2.</li> <li>• The dormer window has been since reduced in width and lined up with the windows below.</li> </ul> <p>The application was <u>revised</u> by changing the rear terrace to a dormer window. The <b>Heath and Hampstead Society</b> were <u>reconsulted</u> on 31/03/2015, summarised below:</p> <ul style="list-style-type: none"> <li>• A second roof terrace, at the side of the house, is too greedy, and would be unnecessarily obtrusive, overloading the roof level of this prominently situated house visually. Its location, between existing gables would be awkward and, despite the applicant's statement, would be seen from the street.</li> <li>• The roof of this house, being on a high corner is extremely prominent.</li> <li>• If natural light is needed in the attic room then roof lights should be proposed or a smaller dormer window. The proposed dormer window should be on the same centre-line as the sash windows on the floors below.</li> </ul> <p><b>Officer comment:</b> The dormer window would be visible from wider views from Hampstead Heath; however the width of the dormer window has been reduced and given the acceptable size of the dormer set in from the roof margins and ridge, it would be viewed in the context of many other roof extensions, and it is not considered that the extension would appear incongruous.</p>

## **Site Description**

The application site is a four storey building with a double pitched roof located on the corner of Parliament Hill and Tanza Road. It is a large, red bricked, semi-detached house which was 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 where there are many examples of roof extensions.

## **Relevant History**

2014/7198/P - Erection of roof extension to infill existing roof valley, creation of rear inset roof terrace, replacement of windows, and installation of rooflights. Approved.

## **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, inset in the valley between the 2 ridges, and the creation of a rear roof dormer window, installation of a rooflight and new roof terrace to the side of the property. The terrace would infill the valley area between the two pitches, set back 1.6m from the side elevation of the property. The terrace would have dark grey metal railings and handrail. The rear dormer window measures 3m wide, 1.20m high with a flat roof and 1.6m deep and set in a minimum 0.50m from the ridge and roof margins.

#### 1.2 Revisions

The application has been revised by adding a rear dormer window to the proposal and neighbours were reconsulted. Following comments from neighbours, the windows on the side elevations of the dormer window have been removed and the width of the dormer window has been reduced to 3m, centred with the dormer with the window below and the windows are higher to fit the entire dormer.

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 terrace

2.2 The proposed roof terrace would be located within the existing roof valley facing Tanza Rd and set in from the side elevation by 1.6m. Due to the siting and scale of the proposed terrace, within the valley roof and set back from the front and rear elevations, the proposed glazing and railings for the extension and terrace here would not be readily visible in long views. Given the scale of the parent building, the proposed roof extension itself would not be visible from street level and would not significantly alter the roof profile. In addition, the height of the roof extension is below 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 Rear dormer window

2.4 It is proposed for a rear dormer window to be located within the rear roofslope. The dimensions of the roof are sufficient to accommodate a wide dormer window 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 proposed dormer window is set in a minimum 0.50m from the roof margins, ridge and eaves, and has been further reduced in width from 3.5m to 3m so that it only has 3 windows and centred in line with windows below. Furthermore the design has been improved so that the rear dormer facade is fully glazed giving better proportions to the structure. The reduced width and location of the dormer window now appears modest in scale, in compliance with CPG guidance. Given the large width of the property, numerous other rear roof extensions and terraces in the street where a wide variety of roof forms exist, and the previous permission for a rear terrace which disrupts the roof line, it is considered that the dormer as revised will not harm the appearance of the property or the streetscene nor its setting of adjoining properties

and it will not set a damaging precedent for this short row of 4 unaltered rear roofslopes.

2.6 The rear dormer window would be visible from wider views from Hampstead Heath; however, given the scale and siting of the dormer window it would not appear incongruous with the existing property or the conservation area.

2.7 Taking into consideration the size of the rear dormer window, the oblique views of the building from ground level (especially in Tanza Rd which steeply slopes downhill) and the existence of other roof extensions and terraces in the surrounding streets, it is considered that the extensions and alterations will preserve the character and appearance of the conservation area.

### **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 proposed roof terrace at roof level would not cause any significant additional harm to residential occupiers' privacy at 22 Tanza Rd because of the acute angle of view and position of the proposed inset terrace. The proposed terrace would be set in and positioned between a dual pitched roof and face towards Tanza Road. No 58 Parliament Hill has its flank wall directly opposite the side elevation of the application site and has bedroom, kitchen/living room and bathroom windows in the flank wall. These are secondary windows or non-habitable rooms so no serious loss of privacy would occur, especially given the acute angles mostly involved. Furthermore their distance of over 13m away is no different from any other situation of buildings on opposite sides of the road. It would not create a loss of privacy to the nearby similarly located roof terrace at No.58 Parliament Hill across the road which itself overlooks the host property. The dormer is over 18m away from the flank wall windows of 39 Tanza Rd to the south, so no harm from overlooking would occur.

3.3 There are many examples in the street of properties with large terraces and dormer windows; 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 Tuesday 5 May 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

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

Application Ref: **2015/0965/P**  
Please ask for: **Mandeep Chaggar**  
Telephone: 020 7974 **6057**

28 April 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:  
Erection of infill roof extension with inset side roof terrace and rear dormer window

Drawing Nos: Design and access statement Rev A, PAR-PL-EX-01A, PAR-PL-EX-02B, PAR-PL-EX-03A, PAR-PL-EX-04A, PAR-PL-EX-05A, PAR-PL-EX-06A, PAR-PL-EX-07A, PAR-PL-EX-08A, PAR-PL-EX-09A, PAR-PL-GA-02D, PAR-PL-GA-03E, PAR-PL-GA-04G, PAR-PL-GA-05F, PAR-PL-GA-06B, PAR-PL-GA-07F, PAR-PL-GA-08F, PAR-PL-GA-09E, PAR-PL-GA-10F.

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 Rev A, PAR-PL-EX-01A, PAR-PL-EX-02B, PAR-PL-EX-03A, PAR-PL-EX-04A, PAR-PL-EX-05A, PAR-PL-EX-06A, PAR-PL-EX-07A, PAR-PL-EX-08A, PAR-PL-EX-09A, PAR-PL-GA-02D, PAR-PL-GA-03E, PAR-PL-GA-04G, PAR-PL-GA-05F, PAR-PL-GA-06B, PAR-PL-GA-07F, PAR-PL-GA-08F, PAR-PL-GA-09E, PAR-PL-GA-10F.

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**