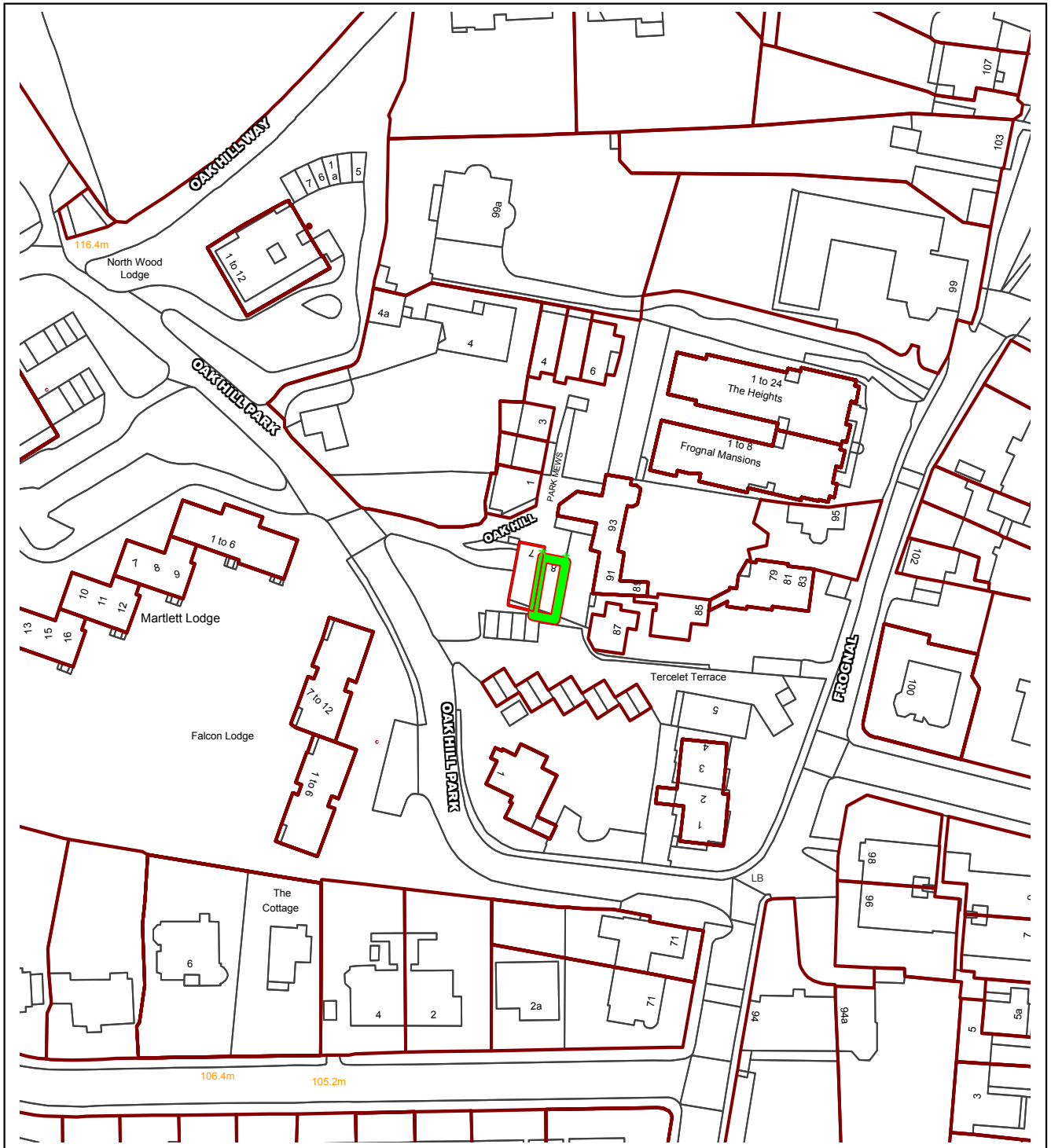


8 Oak Hill Park Mews - 2014/7160/P



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Members Briefing Report		Analysis sheet	Expiry Date:	19/01/2015
		N/A	Consultation Expiry Date:	08/01/2015
Officer			Application Number(s)	
Nanayaa Ampoma			2014/7160/P	
Application Address			Drawing Numbers	
8 Oak Hill Park Mews London NW3 7LH			See Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Creation of front and side extensions and associated alterations to building fenestration.				
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	10	No. of responses	03	No. of objections	02
			No. electronic	00	No of comments	03
					No of support	0
Summary of consultation responses:	<p>The application was publicised in the Ham and High newspaper between 04/12/2014 to the 25/12/2014 and a Site Notice was displayed at the site for a period of 21 days between 03/12/2014 to 24/12/2014.</p> <p>Neighbouring properties were also notified via direct letters. Neighbour objections have been were received from:</p> <ul style="list-style-type: none"> ▪ First floor flat at Baytree Lodge 93 Frognal NW3 6XX, ▪ Ground Floor Flat, 93 Baytree Lodge, Frognal, London NW3 6XX ▪ High Holborn House 52-54 High Holborn London WC1V 6RL <p>These comments can be summarised as follows:</p> <ul style="list-style-type: none"> ▪ The proposed development would introduce new windows at east elevation that would over look Falcon and Martlett Lodge and cause privacy concerns. ▪ Loss of light to ground floor patio area and building as a whole. ▪ Loss of privacy to flats at Baytree Lodge ▪ Enclosure to flats at Baytree Lodge ▪ No daylight study submitted ▪ Section plans are inadequate because they do not show the properties around the site. ▪ Building is currently overbearing as is. The proposal to infill the current one metre set-back would add to this. <p>Officer response:</p> <ul style="list-style-type: none"> • An application of this kind does not require a Daylight and Sunlight Assessment as it is relatively minor. In addition officers have worked with the applicant to introduce new screening at the proposed windows in order to combat any loss of privacy to neighbouring properties. • See section titled amenity for light and other neighbour considerations 					

CAAC/Local groups* comments:
*Please Specify

The local Hempstead CAAC were consulted. However no comments have been received from local groups.

Site Description

The application site relates to a 1960s block of flats. The sites unusual use of materials and finishes such as wood panelling and exposed brickwork give it a distinct character.

The property falls within the Hempstead Conservation Area and is also the subject of an Article 4 Directive (2010).

Relevant History

2012/4929/P: Erection of extensions at second floor level, erection of additional roof extension with roof terrace including balustrading all in connection with existing dwelling houses (Class C3). – **Refused at Appeal 05/11/2013**

2011/4671/P: Erection of extensions at second floor level to front and rear, erection of roof extension with rear roof terrace including balustrading all in connection with existing dwelling houses (Class C3). – **Refused 16/11/2011**

2004/3854/P: Erection of a single storey roof extension at 2nd floor level. – **Refused 02/12/2014**

Relevant policies

National Planning Policy Framework (2012)

The London Plan March 2015 consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategy (2010)

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage
CS19 Delivering and monitoring the Core Strategy

Development Policies (2010)

DP24 Securing High Quality Design
DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Policies

Camden Planning Guidance 1 Design (2014)
Camden Planning Guidance 6 Amenity (2011)

Hampstead Conservation Area Statement (2001)

Assessment

Proposal

- 1.1 The application proposes to erect extensions to the northeast and west elevation of the property and make associated alterations to the buildings fenestration at all other elevations. These changes include new windows to the south elevation, new bi-folding doors to east elevation and a Juliet balcony to the west elevation.
- 1.2 At present the edge of the north elevation is set back by a metre. This area is used as a small terrace. The application aims to infill this element with a 1 metre deep extension to bring it in line with the edge of the existing first and ground floor levels. The extension would be around 3metres high and 5 metres in width. Two large windows and two high level rectangle windows are proposed.

Amendments

- 2.1 The original application has been amended in respect of neighbour amenity concerns regarding overlooking and loss of privacy. Additionally, the proposed extension at the west elevation has been reduced to respect the stepped design of the property.
- 2.2 The main areas of consideration are:
 - Design
 - Amenity

Design

- 3.1 Policy CS14 requires that all alterations in conservation areas respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, sitting, context, form and scale to the existing building and the general area.
- 3.2 At the north elevation, the application proposes to use finishing materials that match the existing property in terms of its unique character, it is these materials which has led to an Article 4 Directive being placed on the property. The proposed addition at second floor level would be within the footprint of the existing property because it would infill the existing set back. Bringing this element in line with the floors below. The proposed windows would be a replica of those existing at all other floors at this elevation.
- 3.3 To the west elevation, the new proposed Juliet balcony would not detract from the property's character as it would be built in line with the existing windows on the lower floors. Therefore the additions would form a connection to the existing property. As a result, the proposed extensions would be in keeping with the area and the unique character of the property and is supported on design grounds. Furthermore the proposed development would preserve the character and appearance of the conservation area.

Amenity

- 4.1 Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.
- 4.2 There have been strong objections received regarding the originally proposed window to the north elevation, on the grounds of amenity and loss of privacy. However these windows have since been revised so that they are predominantly obscure glazed at the lower levels. Therefore there are no longer privacy concerns from these proposed windows.
- 4.3 There have also been concerns expressed regarding the infill at this elevation. The occupants of No.93 Frognal have argued that the development would further enclose their property. The proposed extension at north elevation is unlikely to lead to any significant loss of light to neighbouring properties or create an unacceptable level of enclosure because the property is already enclosed at this elevation and already receives low levels of sunlight as it is full north of the application site. In addition, details submitted as part of the neighbour objections demonstrate that the nearest window is 8 metres away, which is considered acceptable in urban areas of this kind.
- 4.4 At the west of property, the proposed windows would not look directly towards any particular residential property.
- 4.5 Therefore the resulting impact on amenity of the proposed development is considered acceptable.

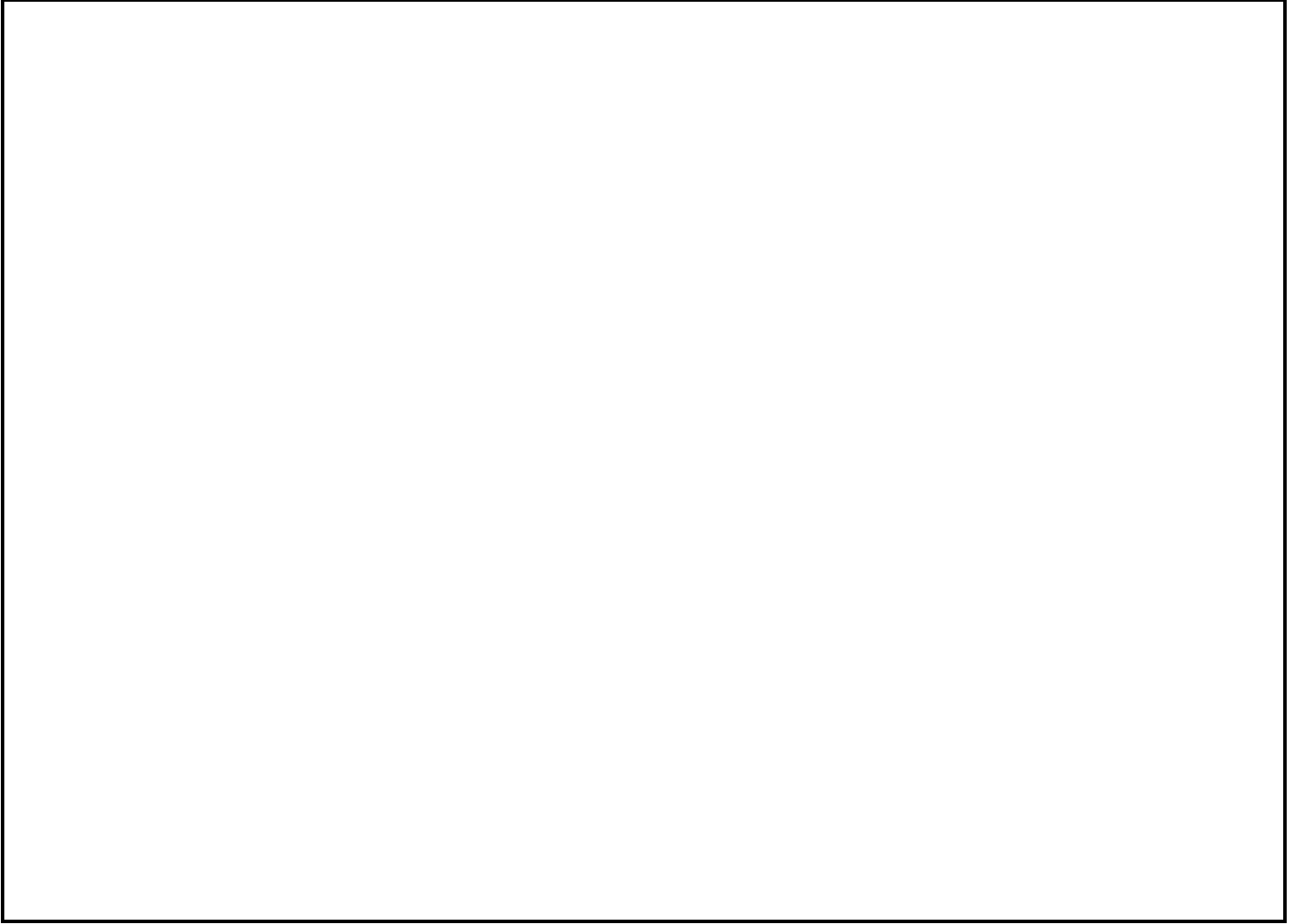
Conclusion

- 5.1 In light of the above, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with policies 7.4 and 7.6 of the London Plan (2011) and paragraph 61 and 66 of the National Planning Policy Framework (2012).

Recommendation – Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th May 2015. For further information please click [here](#)



Mr. Brian Kavanagh
Nicholas Taylor and Associates
31 Windmill Street
London
W1T 2JN

Application Ref: **2014/7160/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 2188

4 May 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Oak Hill Park Mews
London
NW3 7LH

DECISION

Proposal:
Creation of front and side extensions and associated alterations to building fenestration.

Drawing Nos: LOCATION PLAN - 1080.01.01(A); EXISTING SECOND FLOOR PLAN - 1080.01.06(B); EXISTING SECTION BB - 1080.02.02(-); EXISTING SECTION DD - 1080.02.04(-); EXISTING SECTION GG - 1080.02.07(-); EXISTING NORTH ELEVATION - 1080.03.01(-); EXISTING WEST ELEVATION - 1080.03.04(-); EXISTING EAST ELEVATION - 1080.03.03(-); EXISTING SOUTH ELEVATION - 1080.03.02(-); EXISTING ROOF PLAN - 1080.01.07(A) ;EXISTING NORTH - ELEVATION 1080.03.01(-); PROPOSED SECOND FLOOR PLAN -1080.01.15(Q); PROPOSED SECTION BB - 1080.02.12(A); PROPOSED SECTION DD - 1080.02.14(-); PROPOSED SECTION GG - 1080.02.17(A); PROPOSED NORTH ELEVATION - 1080.03.11(P); PROPOSED WEST ELEVATION - 1080.03.14(O); PROPOSED EAST ELEVATION - 1080.03.13(P); PROPOSED SOUTH ELEVATION - 1080.03.12(R); Design and Access Statement; Planning Statement.



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: LOCATION PLAN - 1080.01.01(A); EXISTING SECOND FLOOR PLAN - 1080.01.06(B); EXISTING SECTION BB - 1080.02.02(-); EXISTING SECTION DD - 1080.02.04(-); EXISTING SECTION GG - 1080.02.07(-); EXISTING NORTH ELEVATION - 1080.03.01(-); EXISTING WEST ELEVATION - 1080.03.04(-); EXISTING EAST ELEVATION - 1080.03.03(-); EXISTING SOUTH ELEVATION - 1080.03.02(-); EXISTING ROOF PLAN - 1080.01.07(A); EXISTING NORTH - ELEVATION 1080.03.01(-); PROPOSED SECOND FLOOR PLAN - 1080.01.15(Q); PROPOSED SECTION BB - 1080.02.12(A); PROPOSED SECTION DD - 1080.02.14(-); PROPOSED SECTION GG - 1080.02.17(A); PROPOSED NORTH ELEVATION - 1080.03.11(P); PROPOSED WEST ELEVATION - 1080.03.14(O); PROPOSED EAST ELEVATION - 1080.03.13(P); PROPOSED SOUTH ELEVATION - 1080.03.12(R); Design and Access Statement; Planning statement.

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

Informative(s):

- 1 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.

- 2 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).

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

8 Oak Hill Park Mews

2014/7160/P

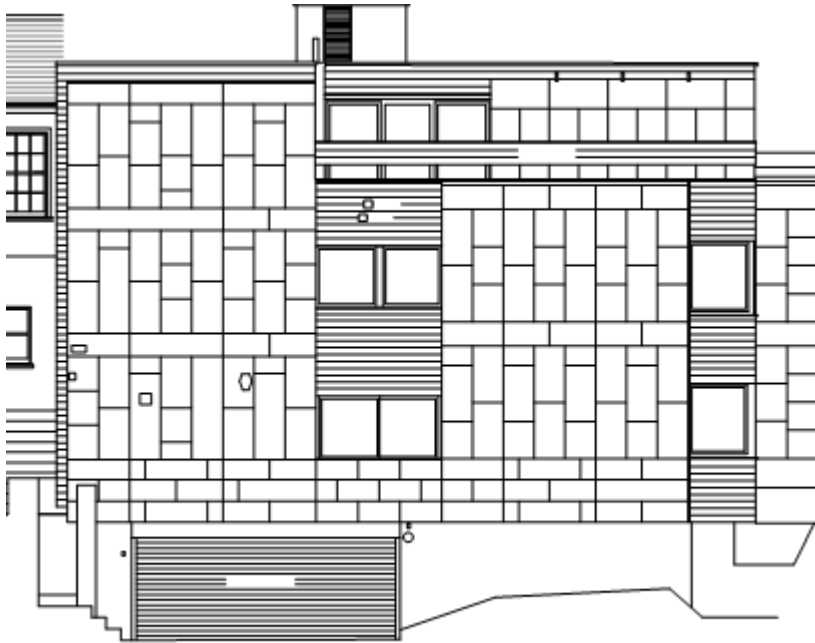
North Elevation



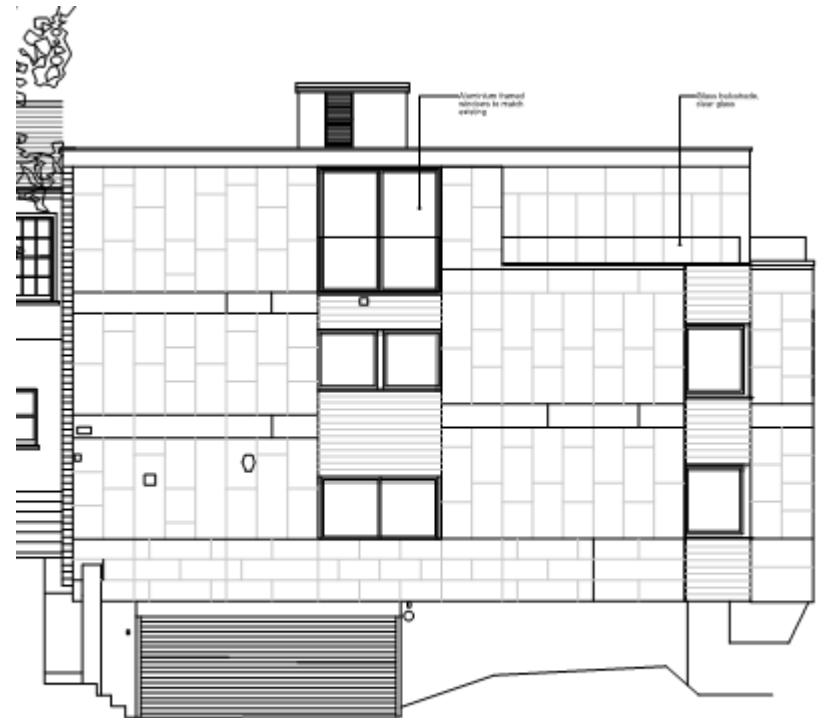
South Elevation



West Elevation



Existing



Proposed

North Elevation

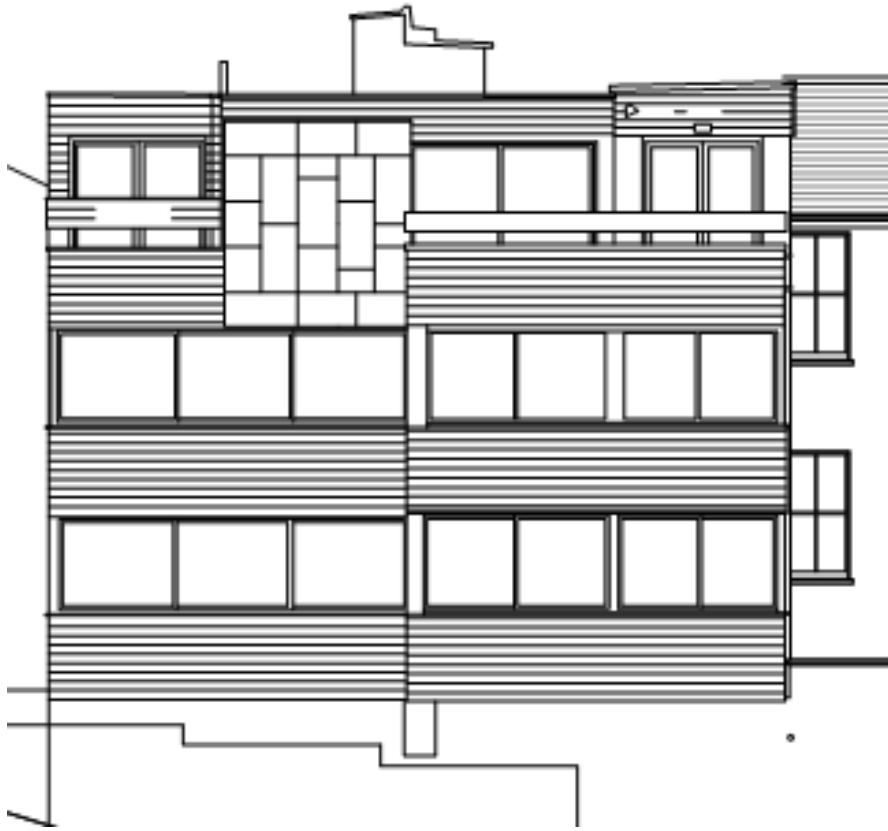


Existing

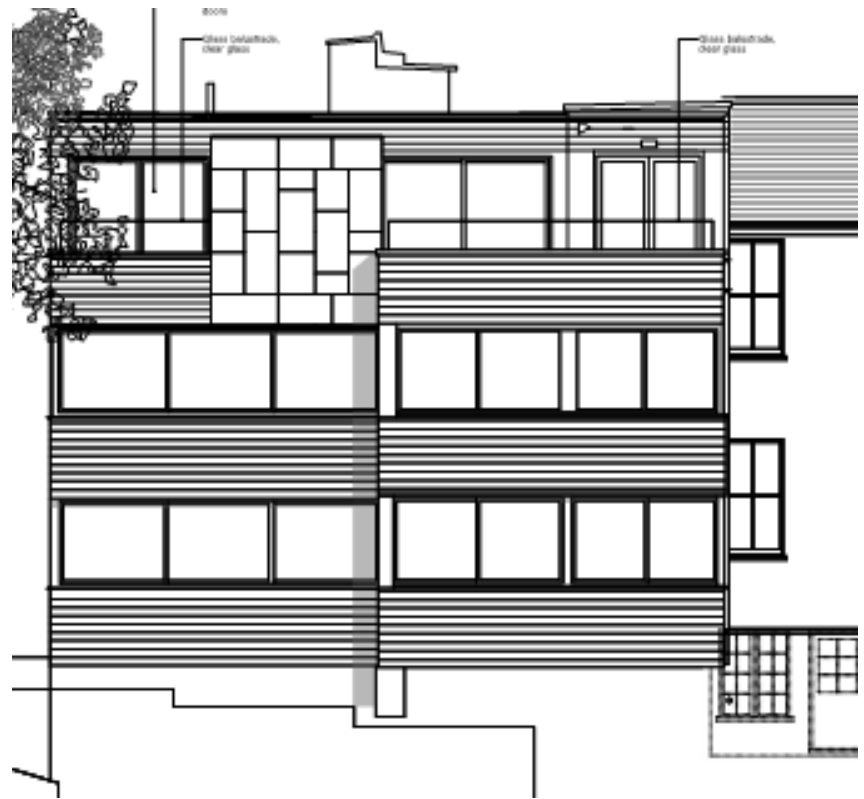


Proposed

South Elevation

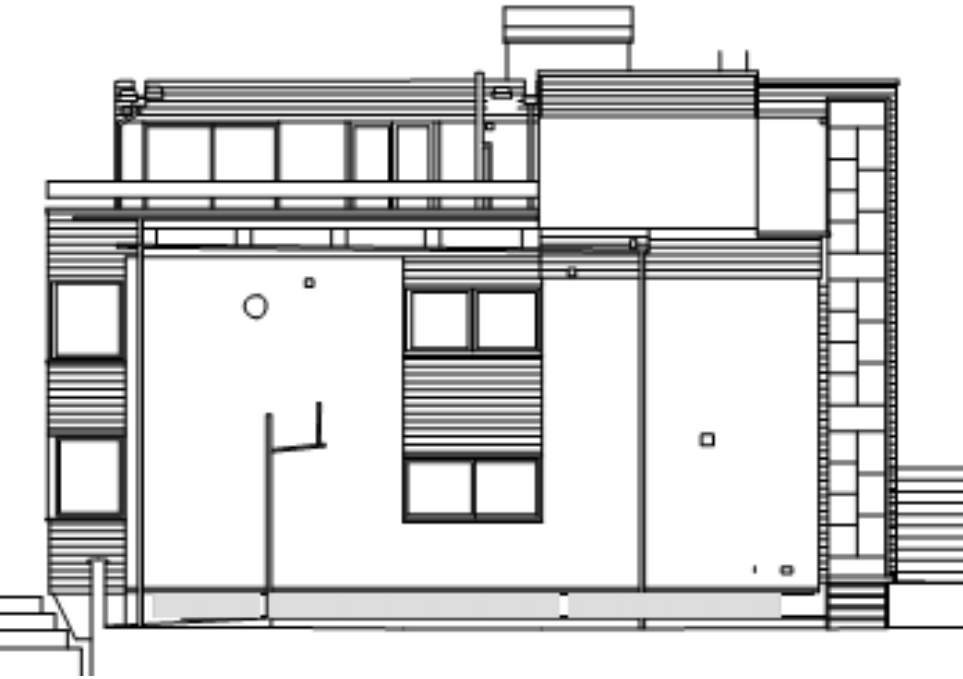


Existing



Proposed

East Elevation



Existing



Proposed