

Flat B, 12 Wedderburn Road - 2015/1067/P



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Image showing front façade of host building. Existing upper window (within gable) to be replaced as part of this application.



Rear elevation of host building, also showing side elevation of property at 10 Wedderburn Road (relevant to assessment of side window)



Image showing approved rear terrace at 8 Wedderburn Road (under construction at time of site inspection)



Image showing rear elevation of 14 Wedderburn Road



Image showing rear elevation of 16 Wedderburn Road



Image showing existing roof of subject and neighboring properties

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	07/05/2015
		N/A		Consultation Expiry Date:	09/04/2015
Officer			Application Number		
Simon Vivers			2015/1067/P		
Application Address			Drawing Numbers		
12 Wedderburn Road London NW3 5QG			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Erection of a rear roof terrace (with associated removal of chimney, installation of balustrade and sliding doors), replacement of window within front elevation at upper floor level, installation of window within eastern elevation at upper floor level, installation of five roof lights on side roof slopes and replacement of central roof light.					
Recommendation:		Grant planning permission subject to conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	35	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>35 Neighbouring properties were notified of the application. The application was also advertised in the local press on 20/03/2015 (expiring 08/04/2015) and a Site Notice was displayed between 20/03/2015 and 08/04/2015.</p> <p>One comment was received from an adjoining occupier at 24 Lyndhurst Road, notifying the Council that the proposed works forming part of this application had commenced.</p> <p>Officers Response: At the time of the officer’s site inspection, no works had commenced in relation to the application at hand, or the previously approved application. It is likely that the objector has viewed the terrace under construction at No.8 Wedderburn Road, which has recently been approved.</p>					
CAAC/Local groups comments:	<p>Fitzjohns/Netherhall Conservation Area Advisory Committee was notified of the application, but did not provide a response.</p> <p>The Heath and Hampstead Society have objected to the proposal for the following reasons:</p> <p><u>Design:</u></p> <ul style="list-style-type: none">• The proposal is out of character with the architecture of the host building;• The proposal will appear lop sided, and intrudes into the roof design and skyline; and• Similar terraces approved nearby are a poor and irrelevant precedent. <p>Officers Response: The proposed terrace is considered to be acceptable in both design and principle, as discussed in detail within Section 3 of this report. It is noted that the recent approval of nearby terraces does provide support for the application in terms of the principle; however the terrace is shown to be acceptable when assessed against all other relevant considerations.</p> <p><u>Amenity:</u></p> <ul style="list-style-type: none">• Overlooking/loss of privacy to the rear of properties located at Lyndhurst Road; and gardens of adjacent properties;• Usage of the terrace is likely to generate a noise nuisance. <p>Officers Response: The proposal is not considered to introduce unreasonable amenity impacts to adjoining neighbours, for reasons as discussed in detail within Section 4 of this report.</p> <p><u>Multiple Applications/Cumulative Impact:</u></p> <ul style="list-style-type: none">• The proposal is the third successive application to be lodged for the					

subject site. Each gradually increases the amount of development to an unreasonable level.

Officers Response:

It is noted that a previous approval has been granted on 14/11/2014 (Council reference 2015/5895/P) for a terrace (and associated works) which is smaller in size than that proposed by this application. The application has been assessed as a new application against relevant policies and supporting guidance, and is considered to be acceptable. For further justification, please see sections 3 and 4 of this report.

Site Description

This application relates to an upper floor flat located within a semi-detached building in the Fitzjohns/Netherhall Conservation Area. The buildings on this side (northern) of Wedderburn Road are of a similar design and share projecting front bay windows; gable fronted elements and a pitched roof with a flat section on the top. It is noted that the gabled elements to the front of these buildings vary in width; fenestration pattern and detailing (some with Tudor boarding, others with hanging tiles and some rendered etc.) and the rear of the buildings contain a variety of roof additions such as full width box dormers, pairs of dormers, large rooflights and balconies exist at 4 and 8 Wedderburn Road. In addition, many of the buildings have lost a small chimney located near the ridgeline and centre of the rear roof slopes.

The host building is not mentioned within the Fitzjohns/Netherhall Conservation Area Statement.

Relevant History

Application Site

2014/5895/P – Planning permission granted on 14/11/2014 for installation of inset balcony within rear roofslope, alterations to windows on front gable, replacement roof light and two conservation style roof lights in the two side roof slopes.

No.8 Wedderburn

PW9802781R1: Planning permission was granted for extensions and a new rear dormer with roof slope on 01/02/1999.

2013/1997/P – Planning permission granted on 10/06/2013 for erection of single storey rear extension at ground floor level (following demolition of existing extension), alterations to roof including enlargement of existing third floor balcony within rear roof slope and installation of 6x roof lights, alterations to windows to east elevation, and replacement of rear bay windows to dwelling house (Class C3).

2013/7641/P: Planning permission was granted for a variations of condition 3 (approved plans) of 2013/1997/P to increase the width of the third floor balcony.

2014/5212/P: Planning permission was granted for a variations of condition 3 (approved plans) of 2013/1997/P to increase the width and height of the third floor balcony and to provide black metal railings to the rear.

No.14 Wedderburn

9100887 – Planning permission granted on 07/05/1992 for erection of a roof terrace with railings at the rear.

No.16 Wedderburn

8501116 – Planning permission granted on 21/11/1985 for alterations to the roof to provide an additional self-contained flat including the formation of dormers and roof terraces

No.20 Wedderburn

PW9702921R1 – Planning permission granted on 28/05/1998 for erection of a rear conservatory extension, 2 dormer windows at the rear and one dormer at the side, balustrading around the rear flat roof area; installation of rooftop glazing and 4 rooflights; excavation of front lightwells and basement area to provide additional habitable accommodation.

2013/7515/P – Planning permission granted on 07/03/2014 for formation of rear roof terrace with metal balustrade and replacement of existing rear window with double doors to provide access.

Relevant policies

National Planning Policy Framework 2012

London Plan 2015, consolidated with amendments since 2011

LDF Core Strategy and Development Policies

Core Strategy

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)

Fitzjohns/Netherhall Conservation Area Statement 2001

Assessment

1.0 Proposal

1.1 The application is for the following:

- Formation of a rear roof terrace, with associated aluminium framed doors (providing access from terrace to the existing loft), metal balustrade and removal of an existing chimney;
- Replacement of existing UPVC windows within from roof gable with timber framed windows;
- Installation of 5 roof lights (3 within western roof slope, 2 within eastern roof slope) and replacement rooflight within centre of roof; and
- Installation of a window to the eastern elevation at 2nd floor level.

1.2 The application originally proposed the replacement of the front window and a new side window using aluminium frames. The application has been no now include timber framed windows.

1.3 The proposal is similar to the existing approval (ref. 2014/5895/P), however, proposes the following changes:

- Greater terrace footprint (the previously approved terrace was inset, and did not extend to the flat roof area); and
- Like for like window replacement (the original application sought to reinstate a more traditional and subordinate window design; however the application is limited to replacement of the existing UPVC windows within the gable with timber alternative).

2. Assessment

2.1 The main planning considerations material in the determination are:

- Design (the impact that the proposal has on the character and appearance of the host property and the Fitzjohns/Netherhall conservation area); and
- Amenity (the impact that the proposal has on the amenity of adjoining occupiers)

3. Design

- 3.1 CPG1 (Design) states in paragraph 5.7 that roof alterations are likely to be acceptable where there is an established form of roof addition within a terrace or group of similar buildings. Given the existing developments at Nos.4 and 8 Wedderburn Road, with the revised enlarged balcony with railings at No.8 having been given permission recently (ref: 2014/5212/P), and the nature of the surrounding development, the proposal is considered acceptable in principle.
- 3.2 Paragraph 5.24 of CPG1 provides further guidance for a terrace, with regards to design, materials, setbacks and overlooking. The proposal would be in accordance with this guidance and is considered to complement the existing elevation in terms of materials and design, particularly as the flat roofed area is conducive to the development, and does not require any significant alterations of the host building to allow for the proposal.
- 3.3 Black railings are proposed similar to those recently approved at 8 Wedderburn Road and these are considered to be in keeping with the host building and the surrounding development. Overall, the proposed development would preserve the character and appearance of the Fitzjohns/ Netherhall Conservation Area.
- 3.4 The rear chimney intersects with the roof slope and is not visible within the public realm. The majority of the other buildings have already lost this chimney and it is considered that the loss here would not be significantly detrimental to the character or appearance of the building or the Conservation Area. It is noted that the prominent side chimneys are to remain.
- 3.5 The original approval sought to replace the existing UPVC windows within the front gable with smaller and better proportioned timber windows. The previously approved scheme improved the appearance of the property. The subject application seeks for a mostly like for like replacement in terms of design, however the windows will be timber framed. Timber is a preferred window material to be used within a conservation area; and is therefore considered to constitute an improvement over the existing material (and therefore assists to preserve and enhance the conservation area). It is noted that aluminium doors will give access to the terrace, however they will be inset and not highly visible, and are therefore considered a suitable material in their intended location.
- 3.6 The proposed roof lights are to be located on the eastern and western roof slope, and also the central flat roofed area. The roof lights are considered to be subordinate in size and number, and are not considered to raise any excessive visual impact, particularly as they are not located on prominent elevations and are reasonably spread out. The roof lights would be conservation style (i.e. flush with the roof slope).
- 3.7 The proposed side window at the upper floor level within the eastern wall would be subordinate in scale and not be visible from the public realm. Overall, the proposed development is considered to be acceptable in terms of design, and therefore considered to be in line with policy DP25 which seeks to ensure developments preserve and enhance conservation areas.

4. Amenity

- 4.1 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. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

4.2 CPG 6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook. The upper floor flat already benefits from second floor rear windows which serve habitable rooms. It is not considered that the proposal would materially increase opportunities to overlook adjoining occupiers or result in a significant loss of privacy. Additionally, the terrace meets the recommended good practice guidelines, given the terrace does not introduce direct views to the habitable rooms or existing terraces of nearby properties situated less than 18m away. Given the amount of overlooking is considered acceptable (and generally unchanged from existing overlooking opportunities), the terrace does not require the inclusion of privacy screening.

4.3 The proposed side window is situated a suitable distance from the windows of the neighbouring building, is subordinate in size, and will use obscured /frosted glass. Due to the nature of rooflights (i.e. within the roof slope so offering views of the sky only) it is not considered that further opportunities to overlook neighbouring properties would be introduced. The window and roof light are therefore considered acceptable when assessed against CPG6, given they will not introduce impacts in terms of privacy, overlooking or light spill.

4.4 The total area of the proposed terrace would be approximately 23sq m. Whilst it is acknowledged that it would be possible to accommodate a few people at any one time, its potential for noise disturbance on neighbouring properties is not considered such to justify a refusal on these grounds. In particular, the proposal does not change the residential use of the land and the terrace is sensitively sited so as not to be in close proximity to other terraces or the windows of adjacent properties.

4.5 As such, the proposal would be in accordance with Policies CS5 and DP26 and CPG6.

5. Recommendation

5.1 Grant planning permission subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on 1st June 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Mr Ben Breheny
Wilkinson King Architects
Unit H
Spectrum House 32-34
Gordon House Road
London
NW5 1LP

Application Ref: **2015/1067/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 4206

27 May 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**12 Wedderburn Road
London
NW3 5QG**

DECISION

Proposal:

Erection of a rear roof terrace (with associated removal of chimney, installation of balustrade and sliding doors), replacement of window within front elevation at upper floor level, installation of window within eastern elevation at upper floor level, installation of five roof lights on side roof slopes, replacement of central roof light.

Drawing Nos: S02, S03, S04, S05, WSKS-150129-11A, WSKS-150129-12A, WSKS-150129-13, WSKS-150129-14A, WSKS-150129-15A, WSKS-150129-16

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 policies 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:

S02, S03, S04, S05, WSKS-150129-11A, WSKS-150129-12A, WSKS-150129-13, WSKS-150129-14A, WSKS-150129-15A, WSKS-150129-16

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