

Delegated Report		Analysis sheet		Expiry Date:	04/06/2015
		N/A / attached		Consultation Expiry Date:	02/06/2015
Officer			Application Number(s)		
Laura Hazelton			2015/1716/P		
Application Address			Drawing Numbers		
Flat 2nd Floor, 18 Heath Drive London NW3 7SL			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement rear dormer with full length doors, roof terrace on 2 storey rear extension, and installation of 2 front rooflights (amended description).					
Recommendation(s):		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	16	No. of responses	1	No. of objections	1
			No. electronic	00		
Summary of consultation responses:	15 neighbouring properties and the Hampstead Conservation Area Advisory Committee (CAAC) were notified. The application was also notified in the local press on 16/04/2015 (expiring 07/05/2015) and a site notice was displayed between 15/04/2015 and 06/05/2015. Following amendments to the scheme, neighbours and the Hampstead CAAC were re-consulted on 12/05/2015.					
CAAC/Local groups* comments: *Please Specify	Hampstead Conservation Area Advisory Committee was notified of the application but did not provide a response. The Heath and Hampstead Society have objected to the proposal for the following reasons: <u>Amenity:</u> The roof terrace will result in overlooking, loss of neighbouring privacy, and noise pollution. Officer Response The proposed terrace is not considered to introduce unreasonable amenity impacts to adjoining neighbours, for reasons as discussed in detail within section 4 of this report. <u>Plans submitted with the application</u> The proposal is harmed by the absence of a rear elevation drawing showing the terrace; the feature is only indicated inadequately, by a side elevation. Officer Response A proposed rear elevation was submitted with the planning application (plan number 286/100/11) and was available to view online. Subsequent amendments were received (286/100/11 Revision B and Revision C), which were also uploaded online for viewing and comment.					

Site Description

The site is part of a row of 5 properties located on the western side of Heath Drive, north of the junction with Ferncroft Avenue and south of the junction with Reddington Road. The surrounding area is predominantly residential.

The application property is a large semi-detached 3-storey house on a generous plot with a large rear garden. It forms part of a pair of semi-detached dwellings with 19 Heath Drive. The house dates from the late 19th century and is mainly constructed in red brick. It is divided into 3 self-contained flats.

The site is located in the Redington/Frognaal Conservation Area. The building on the site is not listed. The Conservation Area Statement identifies the building as making a positive contribution to the Conservation Area.

Relevant History

Application Site

2014/4824/P - Alterations to side and rear elevations including the formation of new window openings, further excavation of basement level with excavation of lightwells at front and rear elevations. Planning permission granted 06/10/2014.

Surrounding properties

17 Heath Drive:

8400706 - Alterations to the ground floor flat including the formation of a single-storey front and rear extension with the formation of a roof terrace for the first floor flat. Planning permission granted 15/08/1984.

9500230 - Alteration of first floor flat including new windows and an extension to the existing rear roof terrace. Planning permission granted 05/05/1995

19 Heath Drive:

PW9702964R2 - Change of use from three self-contained flats to a single dwelling house, together with alterations at roof level. Planning permission granted 27/03/1998.

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)

Redington and Frognal Conservation Area Statement 2003

Assessment

1.0 Proposal

1.1 The proposal is similar to the pre-existing arrangement at the rear of the application property. However, following changes to the existing two storey rear elevation (approved under reference 2014/4824/P), permission is sought for the reinstatement of a rear roof terrace at second floor level, and the repositioning of the dormer to provide access onto the terrace.

1.2 The proposal involves the following:

- Rear roof terrace at second floor level. Planning permission was previously granted to demolish the pre-existing two storey rear extension and second floor roof terrace and construct a new two storey rear extension (reference 2014/4824/P). This application seeks permission for a new terrace to the roof of the approved extension at second floor level. The proposed roof terrace would be similar in design to the pre-existing terrace, with the same footprint of approximately 16sqm and black metal balustrading.
- New rear dormer and installation of two new full-length doors to provide access to roof terrace. Following the previous approval (2014/4824/P), the existing rear dormer will be out of line with the new extension. This proposal seeks to construct a new dormer which is set slightly further down the roof slope than the existing dormer, to provide access to the proposed roof terrace, and to ensure the dormer is symmetrical with the windows below. The dormer is set back 500mm from the rear wall, and set down approximately 5m from the main roof ridge. The dormer has not been set in from the side hipped roof edge, but this is an original characteristic of the property.
- Installation of 2 front rooflights.

Revision

1.3 The application originally included a large overhanging canopy to the rear dormer, which extended out from the roof of the rear dormer to provide cover to the rear terrace. The scheme was amended to remove this element of the proposal as it was considered to be an overly large, bulky addition which was contrary to CPG1.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Redington and Frognal conservation area); and
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 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 terrace at neighbouring property no. 17, and the fact that the proposal is for the replacement of an existing terrace at the application site, the proposal is considered acceptable in principle.

3.2 Paragraph 5.24 of CPG1 provides further guidance relating to roof terraces, with regards to design, materials, setbacks and overlooking. The proposed roof terrace would be in accordance with this guidance and is considered to provide a complementary addition to the rear elevation in terms of materials and design.

3.4 The rear terrace would be similar in design and size to the existing, with a similar black metal balustrade as that currently in position. The balustrade has been set back from the roof line by approximately 70cm which minimises visual impact from ground level. Overall, the proposed rear terrace is considered in keeping with the host building and due to the fact that the rear terrace is not visible from the public realm, is considered to preserve the character and appearance of the Redington and Frognaal conservation area.

3.5 The proposal includes the construction of a new rear dormer, approximately 65cm further down the roofslope than the existing dormer, when measured from the dormer roof pitch to the main roof ridge; and is of a very similar design to the existing dormer. Although the dormer roof has not been set in from the hipped side elevation of the main roof, this is an original characteristic of the host property, and by retaining this design element of the roofscape, is considered to preserve the character and appearance of the property.

3.6 Although the existing rear dormer is symmetrical in appearance to the adjoining neighbour no. 19 Heath Drive, there have been a number of rear extensions and alterations to the rear of both properties, as well as surrounding properties, and it is not considered that the slight repositioning of the rear dormer would harm the appearance of the host property or the wider area. Furthermore, the proposed dormer is similar to the existing dormer in terms of design and size, and by repositioning it lower on the roof slope, it would appear more symmetrical and harmonious with the proposed two storey rear extension below it (approved under reference 2014/4824/P). The rear dormer is therefore considered a subordinate and proportionate addition to the host property. The new full length doors would be timber-framed to match the existing and are considered a complementary addition.

3.7 The proposed front rooflights are conservation-grade and would sit flush with the roof slope. The rooflights would be set back behind the front dormer and projection and would therefore only be visible from limited views in the surrounding area. They are considered a subordinate addition to the roofslope, and combined with the fact that front rooflights are a characteristic feature of many properties on Heath Drive, they are not considered to harm the character or appearance of the host property or the wider Redington and Frognaal Conservation Area.

4.0 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 CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook. The property already benefits from a rear terrace and rear dormer at second floor level and it is not considered that the proposal would materially increase opportunities to overlook adjoining occupiers or result in a significant loss of privacy. Furthermore, the rear terrace meets the recommended good practice guidelines due to the fact that it does not directly overlook neighbouring habitable rooms. Whilst it is recognised that there may be some degree of overlooking of the neighbouring first floor rear terrace at no.17 (located approximately 9m away) the proposed metal balustrade has been set back further on the roof terrace than the existing balustrade, which would help to reduce the possibility of overlooking in comparison to the current arrangement.

4.3 With a floor area of approximately 16sqm, the same as the existing rear terrace, the terrace is unlikely to accommodate a greater number of people than the existing arrangement. It is not considered that noise levels are likely to increase, and the potential for noise disturbance is not considered sufficient enough to justify refusal on these grounds.

4.4 The repositioning of the existing rear dormer is not considered to harm the amenity of adjoining occupiers in terms of loss of sunlight or daylight or loss of privacy, as the proposal is very similar in design and position to the existing rear dormer.

4.5 The proposed front roof lights are not considered to cause any harm to neighbouring amenity. Due to the nature of rooflights (offering views of the sky only), it is not considered that they will introduce further opportunity to overlook neighbouring properties. The rooflights are therefore considered acceptable when assessed against CPG6.

Recommendation

5.1 Grant planning permission subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on 8th June 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'.