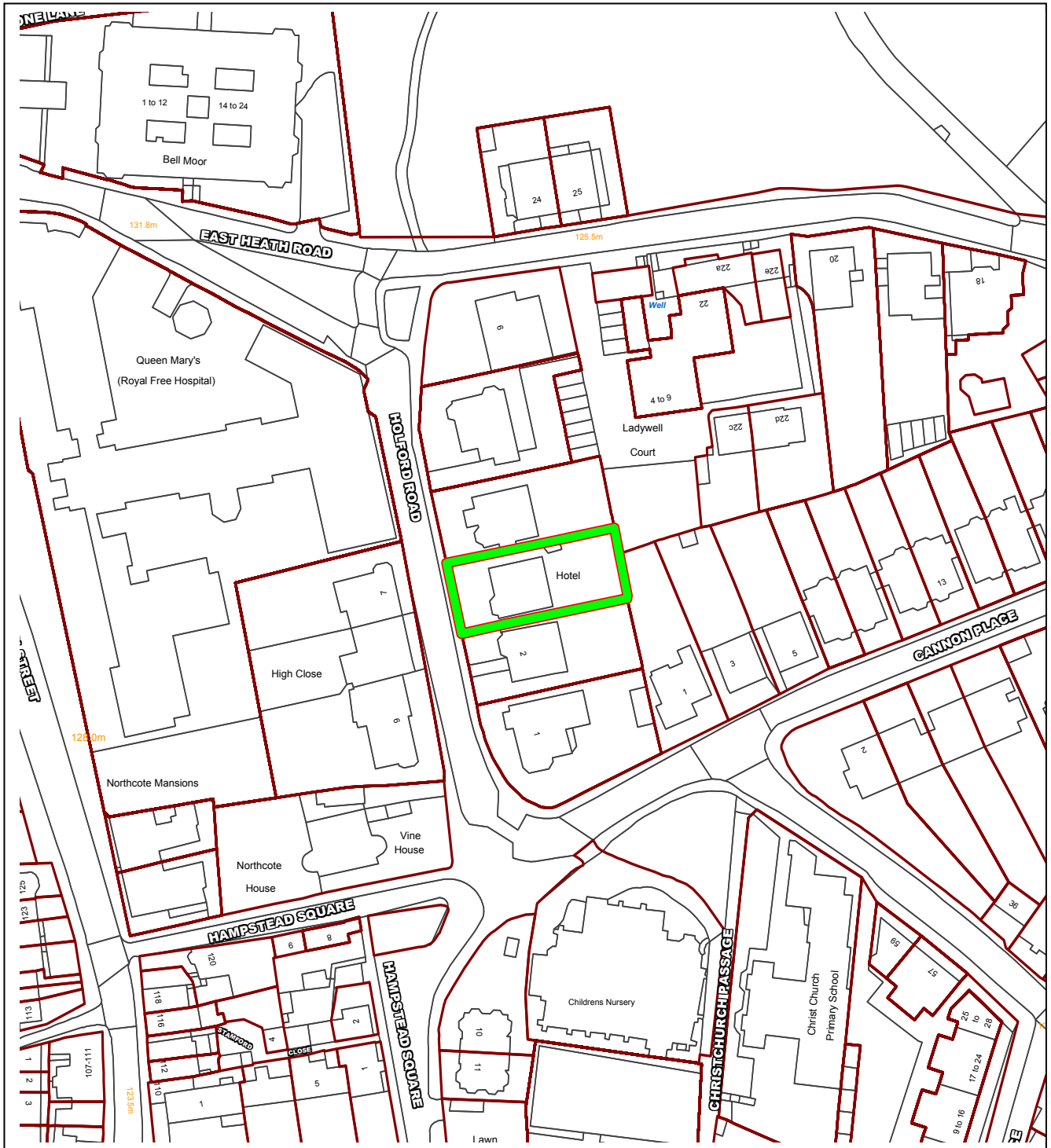


2015/2443/P – 3 Holford Road



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Photo 1: Front of property #1 – view from street



Photo 2: Front of property #2 – view from street



Photo 3: Rear of property #1 – view from neighbouring car park



Photo 4: Rear of property #2 – view from neighbouring car park (rear sloping part of roof)



Photo 5: Central flat roof area – air conditioning units and satellite dishes (brown roof behind)



Photo 6: Central flat roof area – air conditioning units and solar panel



Photo 7: Central flat roof area – rooflight and solar panel



Photo 8: Central flat roof area – rooflight & brown roof

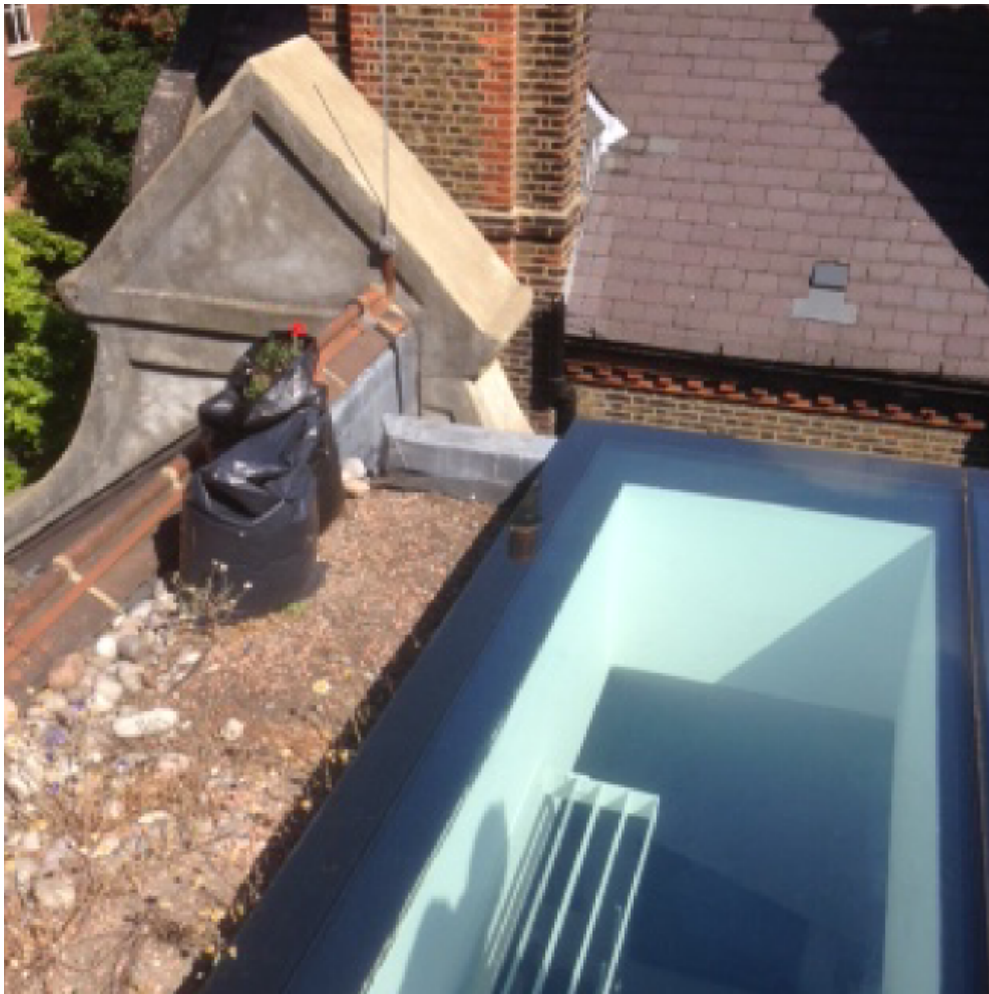


Photo 9: Central flat roof area – brown roof, rooflight and air conditioning unit



Delegated Report		Analysis sheet	Expiry Date:	02/07/2015
(Members' Briefing)		N/A	Consultation Expiry Date:	11/06/2015
Officer			Application Number(s)	
Tony Young			2015/2443/P	
Application Address			Drawing Numbers	
3 Holford Road London NW3 1AD			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of steel railings around part of the main roof area and installation of galvanized steel grille over the existing rooflight for safety and maintenance purposes all in connection with single family dwelling house (C3 use).				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	8	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>No. Electronic 00</p> <p>Press notice published from 21/05/2015 to 11/06/2015</p> <p>Site notice displayed from 15/05/2015 to 05/06/2015</p> <p>1 objection received by the occupiers of Flat 3, 2 Holford Road based on the following grounds:</p> <ol style="list-style-type: none"> 1. Not aware of a flat roof. Is this application for a balcony with balustrade that I objected to before? The balcony is now surrounded by a glass balustrade. <p><u>Officer's comments</u></p> <ol style="list-style-type: none"> 1. This application does not relate to a previous application for a balustrade around a balcony at upper ground floor level that was granted planning permission in March 2012 (2012/0074/P) (see relevant planning history section below). 					
CAAC/Local groups* comments: *Please Specify	<p><u>Hampstead CAAC</u>: No response</p> <p><u>The Heath & Hampstead Society</u> objected as follows:</p> <ol style="list-style-type: none"> 1. The items of air-conditioning plant leave a substantial open flat roof area which could/would be used as a roof terrace. The roof would have an open view of Hampstead Heath and lead to overlooking and noise pollution. 2. The enclosed area should be reduced to the minimum necessary for plant access. <p><u>Officer's comments</u></p> <ol style="list-style-type: none"> 1. The railings will enclose only a small part of the roof space measuring approximately 6.2m (length) by 4.7m (width). This area is currently occupied in its' entirety by x4 air conditioning units, x1 flat solar panel, satellite dishes, and a large rooflight. There is very limited space between these other items of equipment and the space that does exist between them is occupied by an existing and maintained brown roof. As such, it is considered that it would not be possible to use the roof space as a terrace and is unlikely to be used as such. A condition will be attached to the decision restricting the use of the roof as a roof terrace. to ensure that there is no potential for overlooking or noise pollution. 2. The railings will surround the central flat roof part of the existing roof only which is the minimum amount of space necessary to provide safe access to maintain existing plant and satellite dishes, a solar panel, two rooflights (one in the rear roofslope), and the brown roof. 					

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Site Description

The site comprises a five-storey detached single family dwelling house located on the east side of Holford Road, between the junctions with East Heath Road (to the north) and Cannon Place/Hampstead Square (to the south).

The application site is located within Hampstead Conservation Area. The building is not listed, but is identified as making a positive contribution to the special character and appearance of the area.

Relevant History

2012/0074/P - Retention of a glazed balustrade at upper ground floor level on the rear extension to create a roof terrace in connection with use as a dwelling house (Class C3). Granted 05/03/2012

2009/4699/P - Excavation to create a rear basement floor level with associated rooflights within rear garden, and installation of car lift within front garden for single family dwellinghouse (Class C3). Granted 04/06/2010

2009/4225/P - Replacement of existing single storey rear extension with new glazed conservatory, installation of windows in north and south elevation at lower ground, ground and first floor floor levels and replacement of windows in rear elevation at ground floor level to residential dwelling (Class C3). Granted 04/11/2009

2009/3400/P - Replacement of existing stone balustrade with glass balustrade on the rear roof terrace at first floor level and replacement of rear rooflight to single dwelling house (Class C3). Granted 30/09/2009

PWX0002013 - Change of use from class C1 (hotel) to Class (3) (dwellinghouses). Granted 02/03/2000

PW9702161R1 - Alterations at roof level including new and enlarged dormer windows and rooflights, and infilling valley roof on north elevation. Granted 16/07/1997

Relevant policies

National Planning Policy Framework 2012

Paragraphs 14, 17, 56 -67, 126 -141

London Plan March 2015, consolidated with alterations since 2011

Policies 7.4, 7.6 and 7.8

LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Hampstead Conservation Area Statement, October 2011

Camden Planning Guidance 2013

CPG1 (Design) 2014

CPG6 (Amenity) 2011

Assessment

Proposal

1. Planning permission is sought for installation of steel railings around the perimeter of an existing flat roof area and a galvanized steel grille over an existing rooflight in order to provide safe access to the roof area for maintenance purposes only. The railings would measure 1m in height and would enclose an area of the roof measuring approximately 6.2m (length) by 4.7m (width). They would be painted charcoal grey. The open grille over the rooflight would measure approximately 1.7m (length) by 0.7m (width).

Main planning considerations

2. The main planning considerations are considered to be:-
 - i) the impact of the proposal on the character of the building and the conservation area; and
 - ii) the impact of the proposal on the amenity of neighbouring properties;

Design and conservation

3. The proposed railings would be simple design mild-steel railings, 1m in height, and would enclose a small part of the roof space currently occupied in its' entirety by air conditioning units, a large solar panel, satellite dishes, a large rooflight and brown roof surface. The railings will surround the central flat roof part of the existing roof only and will therefore be set-back from the sloping parts of the roof at both the front and rear (set-back approximately 4.4m at the front and 2.6m at the rear). As such, they would not be visually prominent in either long or short views at the front of the building as viewed from the surrounding streets and area. At the rear, the railings will be visible from certain public vantage points, for instance from the car-park in Ladywell Court, however, these rear views are limited by virtue of the existing line of mature trees that occupy the rear gardens of many of the neighbouring properties.
4. Further, the visual prominence of the railings is lessened at the rear as only the top part of the railings will be most visible given the backdrop of existing air conditioning units that sit behind and whose uppermost parts can already be seen. It is also noted that there are other properties in close proximity that also have some form of roof clutter, including a glass balustrade (no. 7) and roof-top conservatory (no. 5). Therefore, due to the nature of the proposed structure (railings), it is considered that they would not be visually harmful to the character and appearance of the building nor from longer views from within the wider conservation area
5. The proposed galvanized steel grille will be positioned horizontally directly over an existing rooflight in order to provide safe access across it (acting like a bridge) and to minimise any potential health and safety risks from placing weight on it. The grille will not be visible from either long or short views of the host building or the surrounding conservation area.
6. Overall, the proposed railings and grille are considered to be sympathetic in design, scale and materials to the host building and wider area, and as such, would not have any detrimental effect on the character or special appearance of the building or the wider conservation area.

Amenity

7. There are no amenity concerns as a result of this proposal in terms of loss of privacy or loss of light. Concern has been raised by the Heath and Hampstead Society that the enclosed roof could be used as a roof terrace. Due to the size of the enclosed area and the fact that there are a number of structures on the roof it would not be possible to use the roof as an outside terrace. A condition would be attached to the planning permission restricting the use of the roof as a roof terrace to ensure there would be no overlooking or noise pollution to neighbouring occupiers.

Recommendation

8. Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 6th July 2015. For

further information please click [here](#)

Mr Piers Ford
Piers Ford Architects
Avenida de Andalucia 111
Ayamonte Huelva 21400
Spain

Application Ref: **2015/2443/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

DRAFT

1 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**3 Holford Road
London
NW3 1AD**

DECISION

Proposal:

Installation of steel railings around part of the main roof area and installation of galvanized steel grille over the existing rooflight for safety and maintenance purposes all in connection with single family dwelling house (C3 use).

Drawing Nos: (177-) 01 to 14 (inclusive); Railing specification document dated 18/03/2015; supporting statement dated 21/04/2015 (ref. job 177).

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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: (177-) 01 to 14 (inclusive); Railing specification document dated 18/03/2015; supporting statement dated 21/04/2015 (ref. job 177).

Reason:

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

- 4 The hereby approved enclosed roof area shall not be used as a roof terrace and shall only be accessed for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

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