

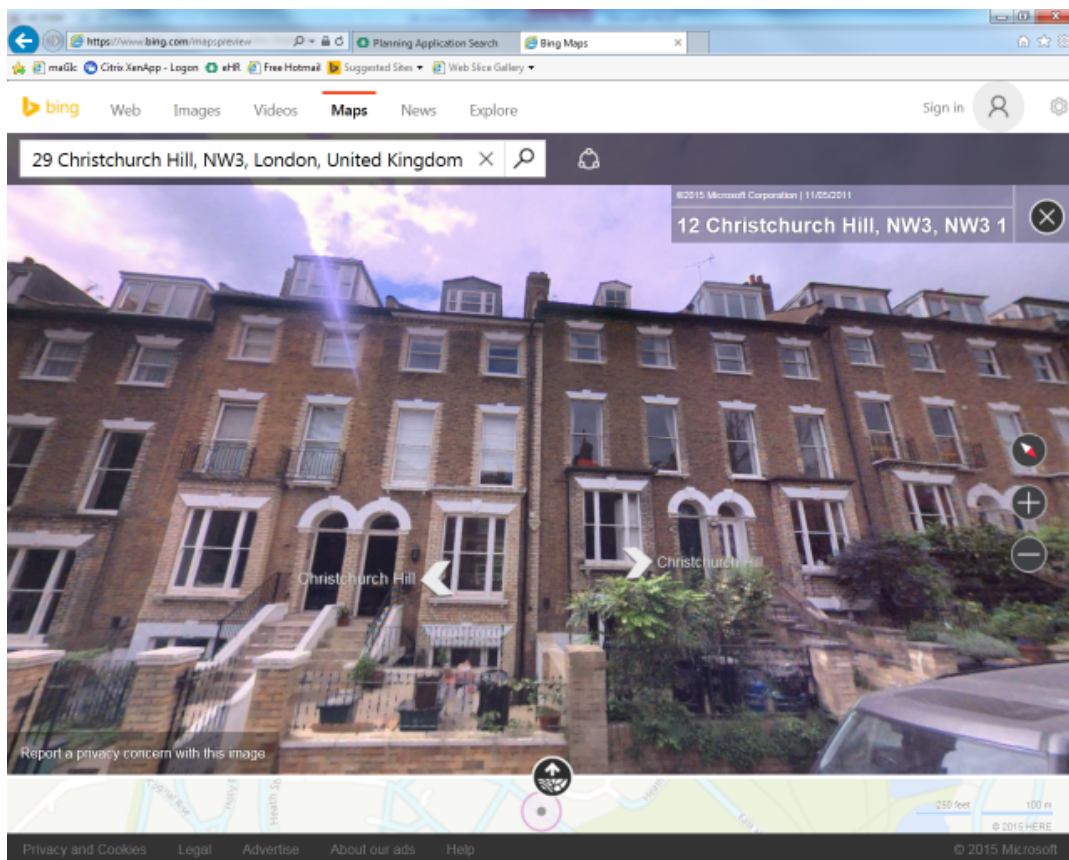
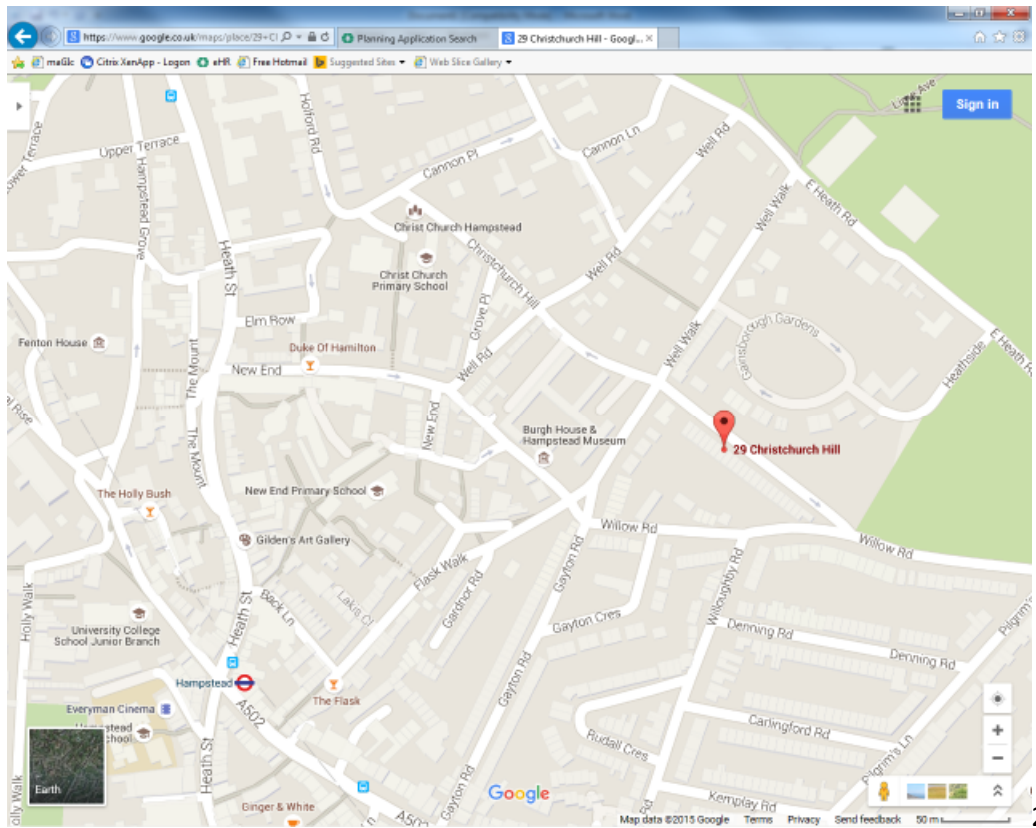
Planning application ref: 2015/3444/P – 29 Christchurch Hill. London. NW3 1LA.

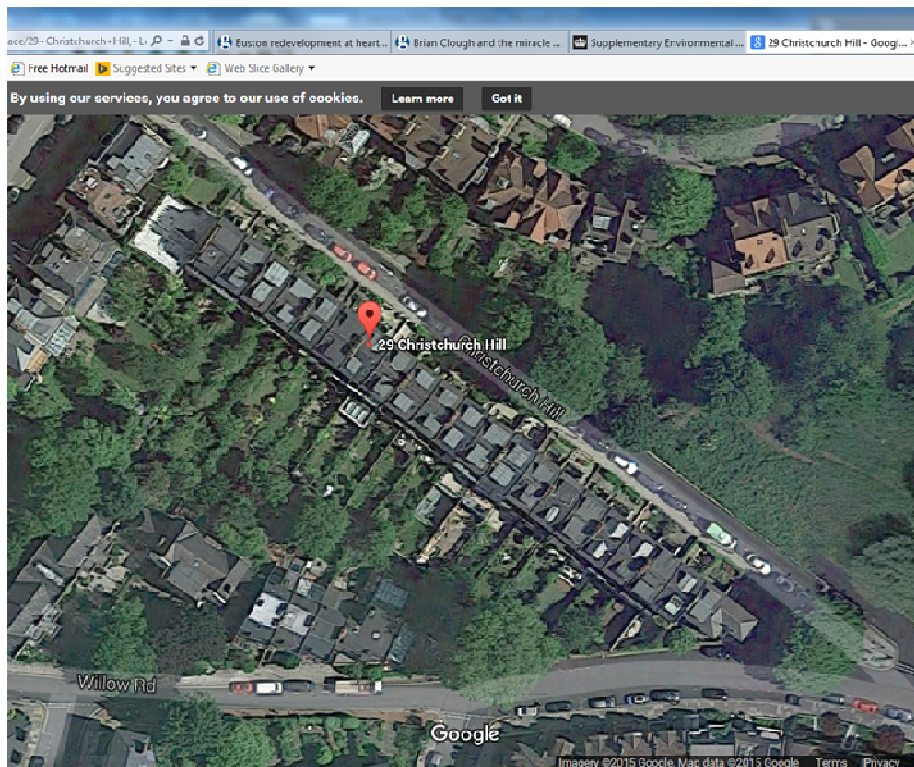
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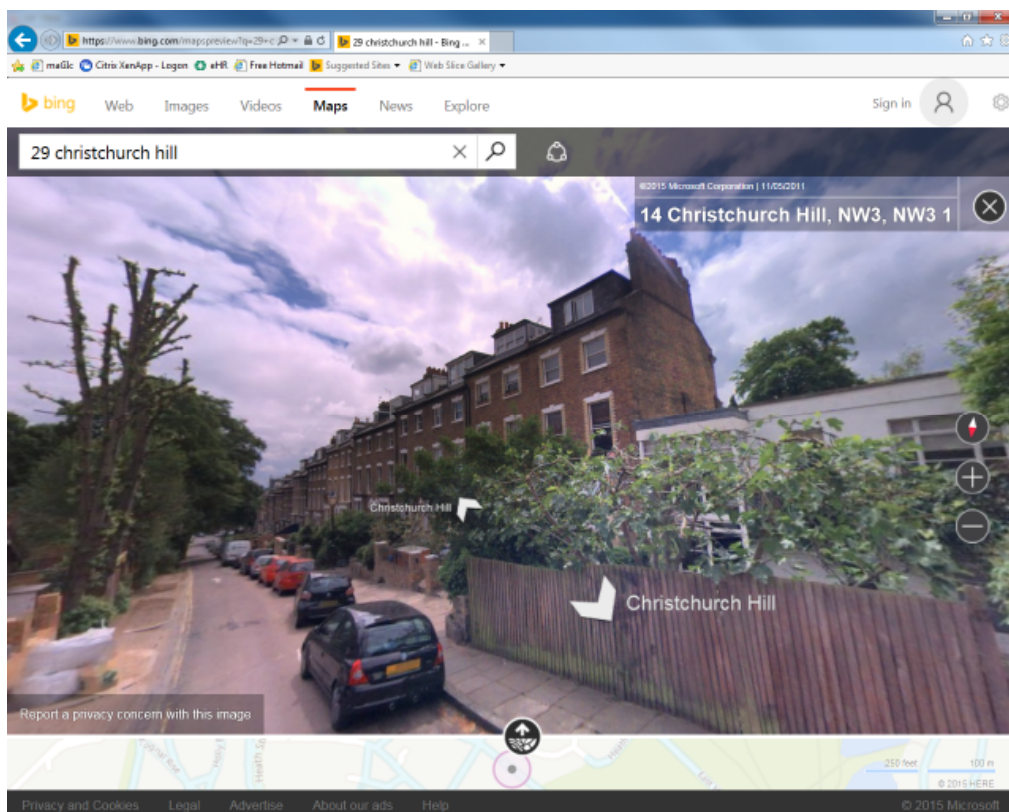




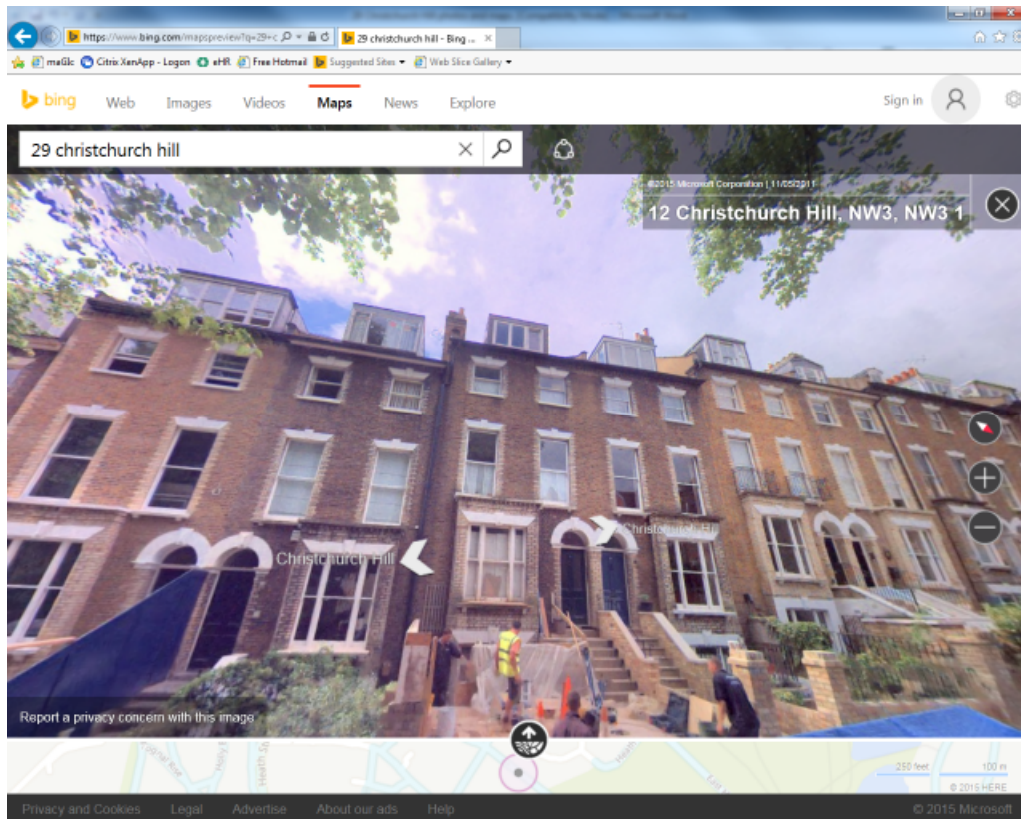


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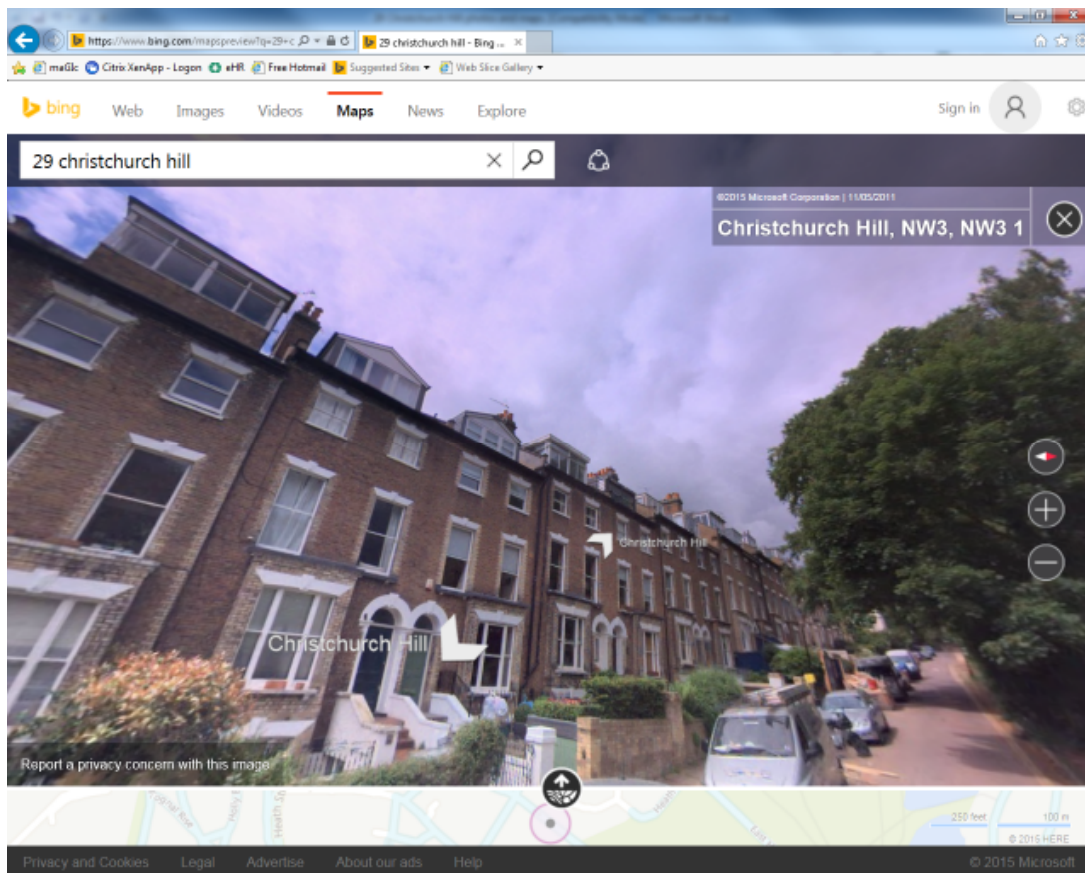
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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	24/08/2015
		N/A / attached		Consultation Expiry Date:	13/08/2015
Officer			Application Number(s)		
Matthew Dempsey			2015/3444/P		
Application Address			Drawing Numbers		
29 Christchurch Hill London NW3 1LA			001, 002, 101, 102		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Enlargement of front and rear dormers. Alteration to rear first floor terrace balustrade. Enlargement of existing rear balcony. 3 x new doors to rear elevation.					
Recommendation(s):		Granted			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	3	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Letters were sent to adjoining occupiers, no responses were received from neighbours. A site notice was erected outside the property from 22/07/2015 – 12/08/2015 and a press notice was published in the newspaper from 23/07/2015 – 13/08/2015. Internal consultation with a conservation officer – 03/09/2015, comment received, please see paragraph 7 within assessment below.					
CAAC/Local groups* comments: *Please Specify	<p>The Hampstead Conservation Area Advisory Committee was consulted, but did not provide a response.</p> <p>1 x objection was received from the Heath and Hampstead Society:</p> <p>The dormer proposed for the street elevation is far too large, much larger than that which already exists and even larger than the large nearby- dormers.</p> <p>Excessively large and varied dormers have spoilt many pleasant terraces of houses in the Hampstead Conservation Area – and this is no exception.</p> <p>The large size of this proposed dormer is totally out of scale with the pleasant street elevation under. It spoils the elevation and the terrace.</p> <p>Officer comment: Please see paragraphs 2 to 8 within the assessment below.</p>					

Site Description

The property is a 3 x storey terrace house with basement and loft extension. The site lies within the Hampstead Conservation Area facing North-East towards the rear of properties on Gainsborough Gardens. No 29 has existing front and rear dormers along with the majority of other properties along the parade (Nos 1 – 43 Christchurch Hill). There are 2 x existing rear roof-lights. There are existing rear balconies at 1st and upper ground floor levels.

Relevant History

2010/3059/P – 19 Christchurch Hill (Granted) - Excavation of front basement extension and new stairs to front entrance within front garden, erection of rear basement level extension incorporating terrace at upper ground floor level, replacement and enlargement of windows to rear elevation, refurbishment of existing glazed first floor rear terrace enclosure, enlargement of existing rear roof dormer, and replacement of windows in existing front roof dormer, all in association with the conversion of two existing flats to a single dwelling house (Class C3).,

2010/6738/P – 53 Christchurch Hill (Granted) Renewal of planning permission granted on 14/05/08 (ref 2008/1402/P) for additions and alterations to dwelling house including single storey rear ground floor extension and two dormer windows on south-east elevation.,

2011/1800/P – 10 Christchurch Hill (Granted) Extension and alterations including rear extension at basement level with patio, inset pavement rooflight and raised glazed roof lantern structure above, replacement of window on rear elevation at ground floor level with french door and replacement rear dormer window with french door with inset Juliette balcony, installation of rear rooflight and the retention of bin store in front garden.,

2011/3617/P – 9 Christchurch Hill (Granted) Replacement of 2x doors with 4x panel folding sliding door to basement level rear elevation of existing house (Class C3)., 2011/5004/P – 31 Christchurch Hill (Granted) Enlargement of dormer windows to front and rear roof slopes and installation of additional rooflight to rear roof slope of existing flat (Class C3).,

2012/4839/P – 23 Christchurch Hill (Granted) Installation of 3 X rooflights to front garden area, the raising of the front wall height, and changes to the planter as a retrospective amendment to planning permission reference 2008/0692/P, dated 7th May 2008 (for extensions and alternations to the existing dwelling) as amended by planning permission reference 2008/0692/P, dated 8th January 2009.,

2015/1230/P – 3 Christchurch Hill (Granted) Enlargement of front dormer roof extension and enlargement of rear ground floor level window..

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

CPG1 (Design) 2013

CPG6 (Amenity) 2015

Redington and Frognal Conservation Area Statement, 2003

Assessment

Proposal

1. The proposal seeks to enlarge the existing front and rear dormers to provide more light to the loft room. The existing rear balcony at upper ground floor level will be extended with a new stair case to replace the existing stairs which are in a poor state of repair. A replacement balcony shall be provided at rear first floor level with materials and style to match that at the upper ground level. Associated alterations include the provision of new doors at rear lower ground floor to access the garden and installation of new doors to access the new balconies above.

Design

2. The initial design for the front dormer was not appropriate for the style of the house or the setting within the conservation area. An objection was received from the Heath and Hampstead Society in relation to the scale of the front dormer. The objector felt that original design was very large and overly dominant to the existing front elevation. This would have had a negative impact on the conservation area setting. The scheme was revised as a result to reduce the size of the dormer.
3. The terrace of houses along Christchurch Hill (Nos. 1-41) are noted as making a positive contribution to the conservation area within the conservation area appraisal statement. This document also singles out Nos. 5 & 11 Christchurch Hill for having dormers which are considered to detract from the character of the area and would benefit from enhancement. These dormers are indeed quite large and over dominant.
4. "In an area of such variety the roofscape changes from street to street. Great care therefore has to be taken to note the appropriate context for proposals as insensitive alterations can harm the character of the roofscape with poor materials, intrusive dormers, inappropriate windows..." (Conservation area appraisal pg61).
5. Revised drawings were produced to take account of the objection and to be more in keeping with the conservation area. The revised drawings included a pitched roof in a more traditional style similar to the existing dormer and timber frame sash windows for both front and rear to match the rest of the existing windows on the house. The modified dormer design incorporates lead chequered sides and the front dormer is centred above the 1st floor windows on the roof slope.
6. The revised proposal for a front dormer at No 29 is far more subordinate to the existing house than the original proposal, or; The dormers at No 5 & 11 highlighted in the conservation area appraisal statement. The style of windows and attention to detail of material choice is far more appropriate for this setting and would enhance the character of the conservation area.
7. "The prevailing character of the roofscape at this point is one of substantial front dormers. Following officer advice, the applicant has reduced in scale and redesigned his proposed dormer such that it no longer can be said to detract from the character and appearance of the Hampstead Conservation Area." (Senior Conservation Officer, full comment within case file).
8. The distance of the front dormer from the party wall 577mm from left & 599mm from the right. This was not quite centred due to the chimney stack on the right hand side as you face the house in order to give a better balance. The proposed dormer is 500mm from the eaves and 600mm from the roof ridge.

Amenity

9. With regards to the proposed works to the rear; because there is an existing terrace and balcony to the first and upper ground floors, There will not be a negative impact in terms of overlooking or creation of new views, and because of the choice of design and materials and the extensions and improvements carried out by neighbouring properties there will be no negative visual impact.
10. The proposed doors at lower ground floor are well hidden under the new balcony and therefore will have a minimal impact on the local amenity and would not harm daylight/ sunlight levels.
11. I have written to the objector to explain my recommendation and a copy of my e-mail to them is within the case file. This includes an aerial photograph which shows the roof scape along Christchurch Hill, highlighting the proliferation of existing dormers there.

DISCLAIMER

Decision route to be decided by nominated members on *Monday 30th November*. For further information please go to www.camden.gov.uk and search for 'members briefing'

Miss Sophie Starkie
OPEN London
Mermaid House 2 Puddle Dock
Blackfriars
London
EC4V 3DB

Application Ref: **2015/3444/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

22 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

29 Christchurch Hill London NW3 1LA

Proposal:

Enlargement of front and rear dormers. Alteration to rear first floor terrace balustrade.
Enlargement of existing rear balcony. 3 x new doors to rear elevation.
Drawing Nos: 001, 002, 101, 102.

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: 001, 002, 101, 102.

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