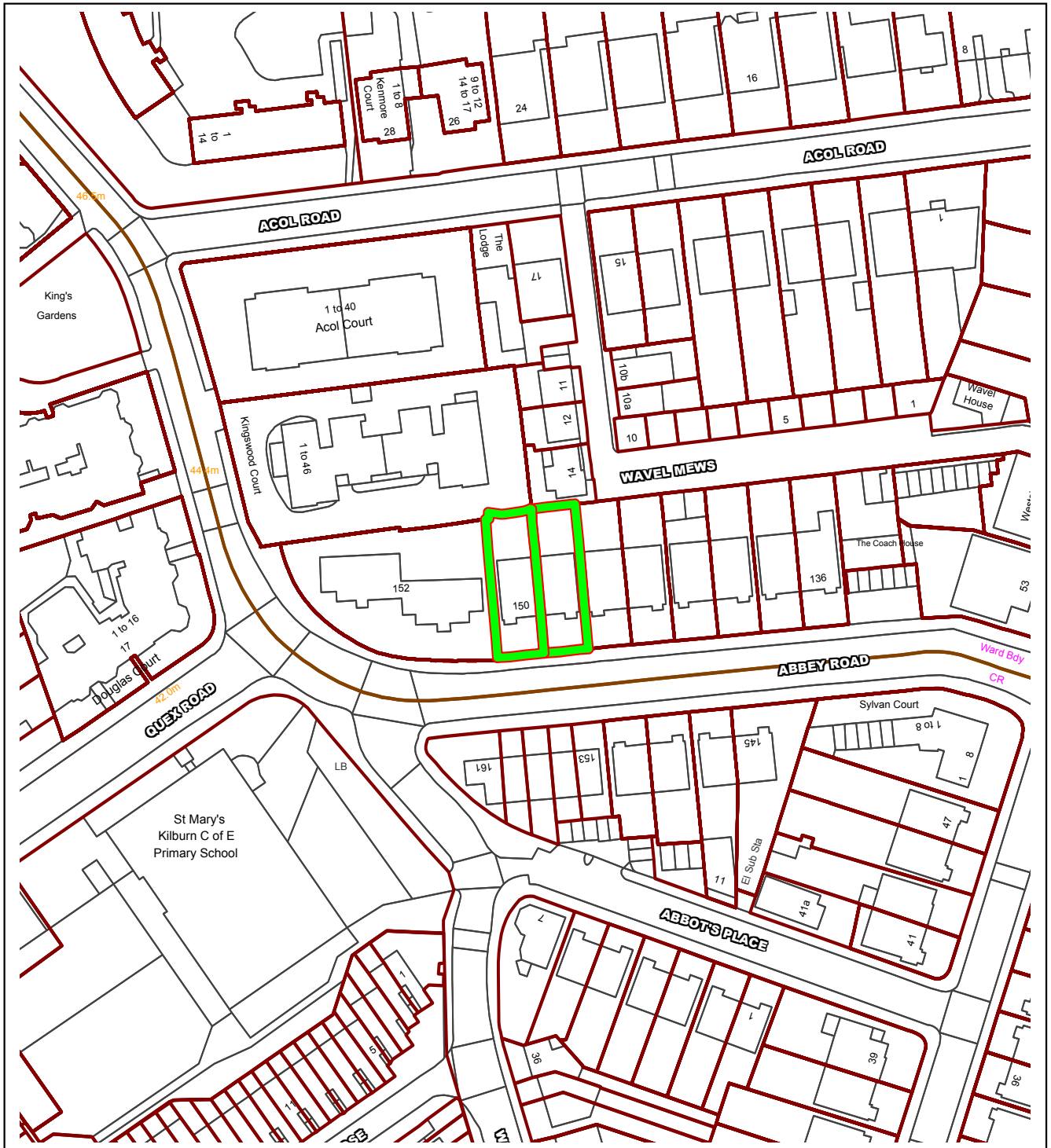


148 – 150 Abbey Road 2015/5893/P



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Photo 1: The application site. No.148 (to the right) and no.150 (to the left) Abbey Road



Photo 2: View towards no.150 from Quex Road (looking north east).



Photo 3: View towards no.150 from Quex Road



Photo 4: View towards the application site (looking north west).

Delegated Report		Analysis sheet	Expiry Date:	15/12/2015
(Members Briefing)		N/A	Consultation Expiry Date:	03/12/2015
Officer			Application Number(s)	
Laura Hazelton			2015/5893/P	
Application Address			Drawing Numbers	
148-150 Abbey Road London NW6 4SR			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Loft conversion and installation of 6 x rooflights to front, side and rear roofslope at nos. 148 and 150 Abbey Road.				
Recommendation(s):		Grant planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	38	No. of responses	08	No. of objections	07
Summary of consultation responses:	<p>The application was advertised in the local press on 12/11/2015 (expiring 03/12/2015) and a site notice was displayed between 11/11/2015 to 02/12/2015.</p> <p>N.B. The application was made invalid on 02/12/2015 after it was established that all relevant freeholders/leaseholders with 7 years or more remaining on their lease had not been notified of the application prior to its submission. The correct parties were notified on 08/12/2015, certificate B completed, and the application was made valid on the 30th December.</p> <p>7 objections were received from the owners/occupiers of flats at the application site, and 1 comment was received from a neighbouring resident at Kingswood Court. The objections were on the following grounds:</p> <ul style="list-style-type: none"> • Noise/disturbance/harm to privacy of residents • The proposals would have to comply with building regulations. • May create an additional fire hazard as there are no external fire escapes. • Need access to the water tank in the loft. • Design – despite a precedent of rooflights, they still potentially degrade the style of these houses in this conservation area. Would harm the character of the house. • May adversely affect property value/raise rents for existing residents. • High cost of the development at the leaseholders' expense. • The managing agents and occupiers were not notified. • The application has been turned down previously. • No access for disabled people as there is no lift. • The existing elevation is wrong – it doesn't show the existing velux rooflight at the rear of no.150. Should not approve two rooflights to the rear as it would harm the privacy of residents of Kingswood Court. <p>Officer Response</p> <ul style="list-style-type: none"> • Works to convert the existing loft space into a habitable room are classed as permitted development and are therefore not under consideration as part of this application. The works would be subject to Building Regulations, and an informative would be included on the decision notice to highlight this. • Therefore, the design and amenity impact of the proposed rooflights are under consideration only as part of this application, and are assessed in more detail in sections 3 and 4. • The impact on property value is not a material consideration in the determination of this application. • A previous application was submitted for a loft conversion and dormer roof extension (reference PWX0002773, refused 21/11/2000). This element has been removed from the current proposal and is therefore not a material consideration in the determination of this application. • After it was established that the correct freeholders/leaseholders were not notified prior to the submission of the application, the application was made invalid to allow for notices to be served and a 21 day notification period. • The existing plans have been amended to show the small rooflight to the rear roof slope of no.150. The proposal includes the infill of this window which is reflected on 					

	the proposed plans.
CAAC/Local groups* comments: *Please Specify	There is no Priory Road CAAC.

Site Description

The application site comprises a 4-storey semi-detached pair of residential flats. Each building has been converted into 8 separate flats. The application site is located on the northern side of Abbey Road, north east of the junction between West End Lane, Abbey Road and Quex Road. The surrounding area is predominantly residential.

The application site is located within the Priory Road Conservation Area. The buildings are not Listed, but are described as making a positive contribution to the special character and appearance of the area in the Priory Road Conservation Area Statement.

Relevant History

TP64101/4173 - The conversion of Nos. 148 and 150, Abbey Road, Hampstead, each into eight self-contained flatlets. Granted 26/07/1957.

PWX0002773 - Installation of one dormer window to the rear roof slope of each house and one rooflight to the side roof slope of each house. Refused 21/11/2000.

No.146

2010/4662/P - Alterations to roof of top floor flat (Class C3) including installation of two rooflights on front roofslope, two rooflights on rear roofslope and one roof light on side roof slope. Granted 22/10/2010.

No.144

2014/4053/P - Loft Conversion and installation of 6 rooflights to the front, rear and side roof slope of existing top floor Flat. Granted 14/08/2014.

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)

Supplementary Planning Guidance

CPG1 (Design) 2015

CPG (Amenity) 2011

Priory Road Conservation Area Statement (2000).

Assessment

Proposal:

Planning permission is sought for a loft conversion including the installation of two rooflights to the front elevation, two rooflights to the side elevation and two rooflights to the rear elevation (one rooflight on each roof slope of each building).

The rooflights would measure 0.94m x 1.48m and would be flush with the roof slope and positioned close to the ridge line.

Design:

CPG1 at paragraph 5.21 states that rooflights should be flush with the roof profile and not be an incompatible introduction to an otherwise uncluttered roofscape. Paragraph 5.22 states that rooflights should be proportioned to be significantly subordinate both in size and number to the roof slope. The current proposal would satisfy both of these criteria. The rooflights to be inserted are conservation style rooflights which would be flush to the roof slope and are not considered to harm the appearance of the conservation area and have no negative design impacts.

The introduction of rooflights in the front, side and rear roof slope is considered acceptable and in accordance with policies DP24, DP25 and CPG1. The rooflights would respect the hierarchy of the fenestration pattern within the existing building. The proposed rooflights would not result in a prominent form of development. Due to the shallow roof pitch and the location of the rooflights, the majority of the rooflights would not be visible from street level. There would be minimal views of the rooflight to the side of no.150 from the higher level of West End Lane. The development is therefore considered to preserve the character and appearance of the host property and wider conservation area.

Amenity:

The proposals are not considered to have any detrimental impact on the access to sunlight, daylight or outlook of any neighbouring occupiers. There will be no loss of light or overlooking. The rooflights will be flush with the roof slope, face upwards and therefore have no overbearing impact on the privacy of neighbouring properties.

Recommendation:

Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th January 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Raymond Crosby
Aubrey Technical Services
The Loft, 61A Belswains Lane
Hemel Hempstead
Hertfordshire
HP3 9PP

Application Ref: **2015/5893/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

6 January 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
148-150 Abbey Road
London
NW6 4SR

DECISION

Proposal:
Loft conversion and installation of 6 x rooflights to front, side and rear roofslope at nos. 148 and 150 Abbey Road.

Drawing Nos: L1116/01 Rev.A, L1116/02 Rev.B, L1116/03, L1116/04 and planning statement dated October 2015

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: L1116/01 Rev.A, L1116/02 Rev.B, L1116/03, L1116/04 and planning statement dated October 2015.

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