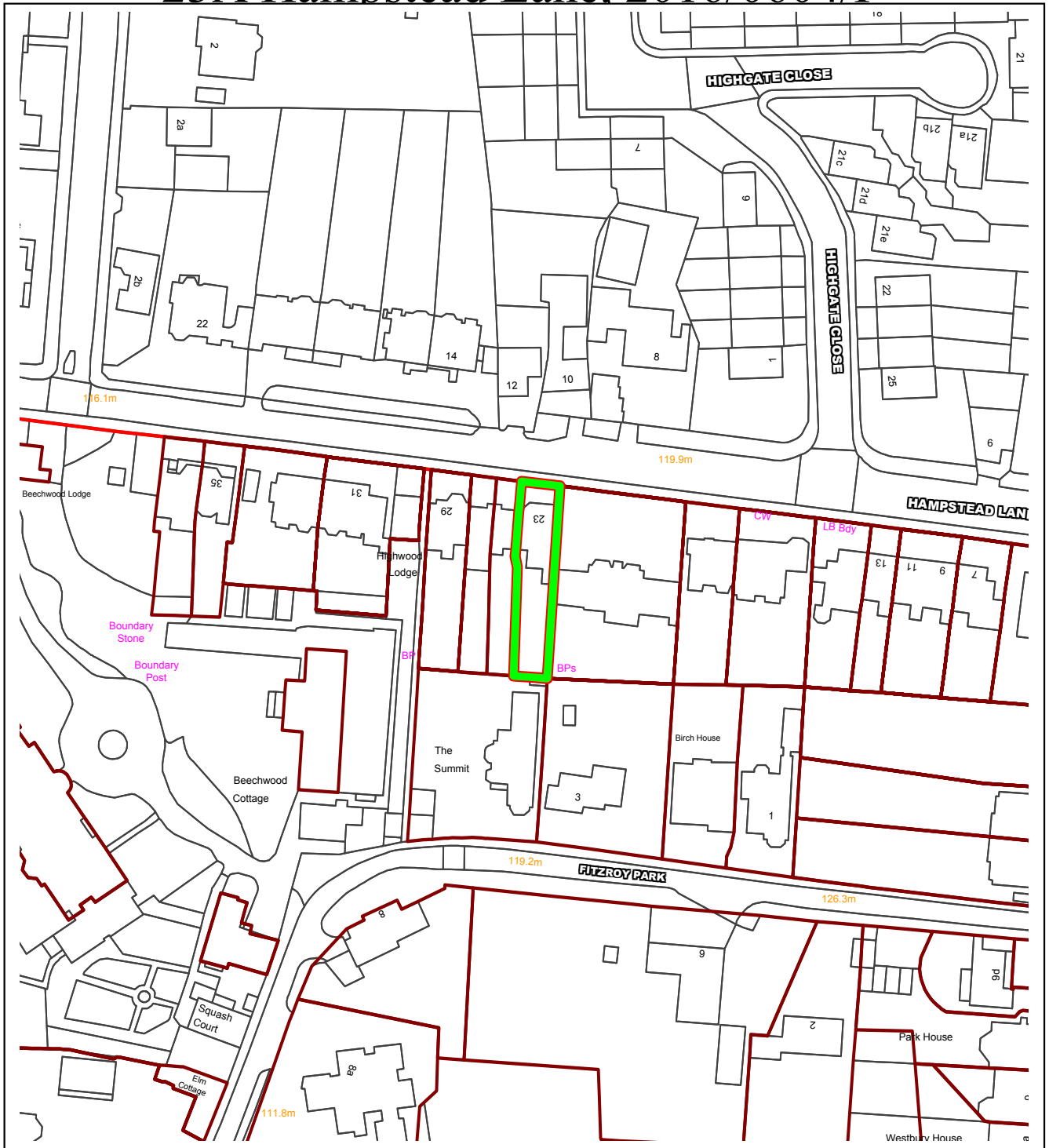


Site Plan

23A Hampstead Lane, 2016/0604/P



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1. Rear Elevation



2. Rear elevation and rear elevation of No. 25 Hampstead Lane



3. View from 23B Hampstead Lane



4. View from 23B Hampstead Lane



6. Rear Elevation



7. Basement Patio Area/ Original Projection



Delegated Report		Analysis sheet	Expiry Date:	15/03/2016
(Member's Briefing)		N/A	Consultation Expiry Date:	21/02/2016
Officer			Application Numbers	
Samir Benmbarek			2016/0064/P	
Application Address			Drawing Numbers	
23A Hampstead Lane London N6 4RT			L-01 (Location Plan); 15-53-01; 15-53-02; 15-53-03; Design and Access Statement	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Single storey rear extension to include green roof, 4x roof lights and light well with associated landscaping at rear garden to lower ground floor flat.				
Recommendation:	Grant Conditional Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	04	No. of objections	03
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 01/02/2016 (expiring on 22/02/2016) and a public notice was displayed in the local press (Ham & High) from 28/01/2016 (expiring 18/02/2016).</p> <p>To date, three objections have been received. They have been received from the owner/occupier at :</p> <ul style="list-style-type: none"> • 21 Hampstead Lane • 23B Hampstead Lane • 23D Hampstead Lane <p>The comments raised are summarised below:</p> <ol style="list-style-type: none"> 1. No Design and Access Statement has been submitted 2. The submitted plans are inaccurate 3. The height of the proposed rear extension is excessive 4. Concerns over the sedum roof and subsequent management 5. Light pollution due to the number and size of roof lights 6. Light pollution and overlooking due to the proposed light well 7. Internal layout of the applicant property 8. Sense of enclosure to the flats above due to the proposal 9. Impact to outlook amenity <p>Officer's Comments</p> <ol style="list-style-type: none"> 1. A Design and Access Statement was not submitted initially with the application but was submitted during the application as per the requirements. 2. The proposed drawings have been confirmed as accurate by the agent in a statement in response to the objections. The height of the rear extension will be 3.4m. 3. The height of the rear extension as 3.4m is not considered as excessive in scale in relation to the lower ground floor flat or host building as whole. The height of the extension is less than the boundary wall between No.23 and No.25 Hampstead Lane and its visual impact will not be experienced by any adjoining occupiers on the same ground level. 4. The sedum roof is encouraged within extensions as it promotes sustainable development as established within Council guidance contained within CPG1 (Design) and CPG3 (Sustainability). Further details on the roof and maintenance will be secured by a condition upon approval. 5. The quantity and size of the roof lights are considered acceptable and are not considered to cause any harmful impacts upon neighbouring amenity 6. Upon review of the submitted plans, it is not considered there would 					

	<p>be greater levels of overlooking than existing due to the location of the light well. Furthermore; it is not considered the light well will cause greater levels of light pollution in comparison to the rear facing windows.</p> <ol style="list-style-type: none"> 7. The internal layout of the property is not a planning consideration although it is acknowledged that there are internal differences within the host building this will not be affected by the proposals. 8. The development will not cause a sense of enclosure to the flats at upper levels by reason of the extension being at lower ground level. 9. It is not considered there will be a greater harm to outlook amenity as the proposed extension will have a sedum roof in keeping with landscaped rear gardens rather than hard surfacing.
<p>CAAC/ National Amenity Society comments:</p>	<p>The Highgate CAAC was formally consulted. A comment has been received asking that neighbour's views are taken into consideration as there is potential for overlooking and loss of amenity.</p>

Site Description

The application site relates to a basement flat within a 4 storey building located on the southern side of Hampstead Lane. The property is not Listed, but is located within the Highgate Village Conservation Area. The applicant site fronts onto the boundary shared with the London Borough of Haringey.

The Highgate Village Conservation Area Appraisal and Management Strategy consider 23 Hampstead Lane to be a positive contributor.

The application building is currently divided into 4 self-contained flats.

Relevant History

2008/0805/P- Flat C, 23 Hampstead Lane, N6 4RT

Lawful Development Certificate (Existing)- Retention of existing railings associated with the use of flat roof at rear first floor level as a terrace.

Granted 04 April 2008

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2015, consolidated with amendments since 2011

LDF Core Strategy, 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Camden Development Policies, 2010

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Supplementary Planning Guidance

CGP1 Design,

CPG3 Sustainability

Highgate Village Conservation Area Appraisal and Management Strategy 2007

1. Proposal

- 1.1 Planning Permission is sought for the erection of a single storey rear extension to a lower ground floor flat. The development will feature 4x roof lights and a sunken patio.
- 1.2 The proposed rear extension will measure 5.7m in depth from the rear elevation (measured at 3.4m in depth from the end of the original rear projection) and 4.6m in width. It will have a flat sedum roof at a height of 3.4m and will be located alongside the boundary with No. 25 Hampstead Lane. It will be located 1.8m away from the boundary with No. 21 Hampstead Lane. In association with the extension, there will be a sunken patio area to the rear with an area of 8.9sqm.
- 1.3 The extension will be constructed of white rendered brickwork to match the host building. The proposed roofing will be of sedum and the roof lights and proposed sliding doors will be aluminium framed.
- 1.4 The main issues for consideration are:
- The impact of the proposal upon the character or appearance of the host building and the surrounding conservation area and;
 - The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.

2. Considerations on Design

- 2.1 The council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring building, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.2 CPG1 (Design) recommends alterations and/or extension to take into account the character and design of the host building and its surroundings. Windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.3 The Highgate Conservation Area Appraisal and Management Strategy advises rear extensions will not be accepted in some cases where they would compromise the special character of the rear elevation.
- 2.4 The southern side of Hampstead Lane is characterised by four storey buildings (three above ground, one lower ground storey). There are examples of rear extension within the surrounding area, although it is not dominated by them. There is also a side extensions present at No. 27 Hampstead Lane.
- 2.5 The proposed rear extension is considered acceptable in scale, design and materials in relation

to the lower ground floor flat and host building. The materials are sympathetic to the host building with the white rendering to match the main property and boundary walls. The rear extension will not be visible from the public realm due its location at the rear of the site, its lower ground level and the height of the existing boundary walls. It is therefore not considered to negatively impact the character or appearance of the conservation area. Furthermore, it is considered the development will not over dominate the host building or compromise the special character of the rear elevation.

2.6 The rear extension will also feature full height bi-folding doors that will open out onto the sunken patio which is considered acceptable in its appearance in relation to the host building. The size of outdoor amenity space at the lower ground level left as a result of the development will be 18.2sqm. This is including the proposed patio area. The garden space owned by the lower ground floor flat at ground level is approximately 42.00sqm. Outdoor amenity space has been reduced by the proposal, however, there is a reasonable amount of space remaining. New rear steps and new planting is proposed in association with the rear extension.

2.7 A green sedum roof is proposed to the top of the flat roof which is encouraged as it promotes sustainable development as set out in the guidance within CPG1 and CPG3. This element will be secured by condition.

2.8 The 4x rooflights proposed are considered to be modest in size and quantity. The 3x rooflights grouped together have an area of 3.6sqm (1.2sqm each) and the roof light to be located on the side return portion has an area of 0.8sqm. They will be flush upon the green roof of the extension.

3. Considerations on Neighbouring Amenity

3.1 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. CPG6 seeks for development to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council "will aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

3.2 CPG6 Amenity states: "Development should be designed to protect the amenity of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the building

3.3 The proposed rear extension is not considered to raise any concerns in terms of amenity to the adjoining neighbouring properties. Due to its lower ground location and high boundary wall shared with No. 25 Hampstead Lane which is 0.4m higher than the development. Therefore it

is considered that the development will not result in adverse impacts to the sunlight and daylight availability to occupiers of the neighbouring properties.

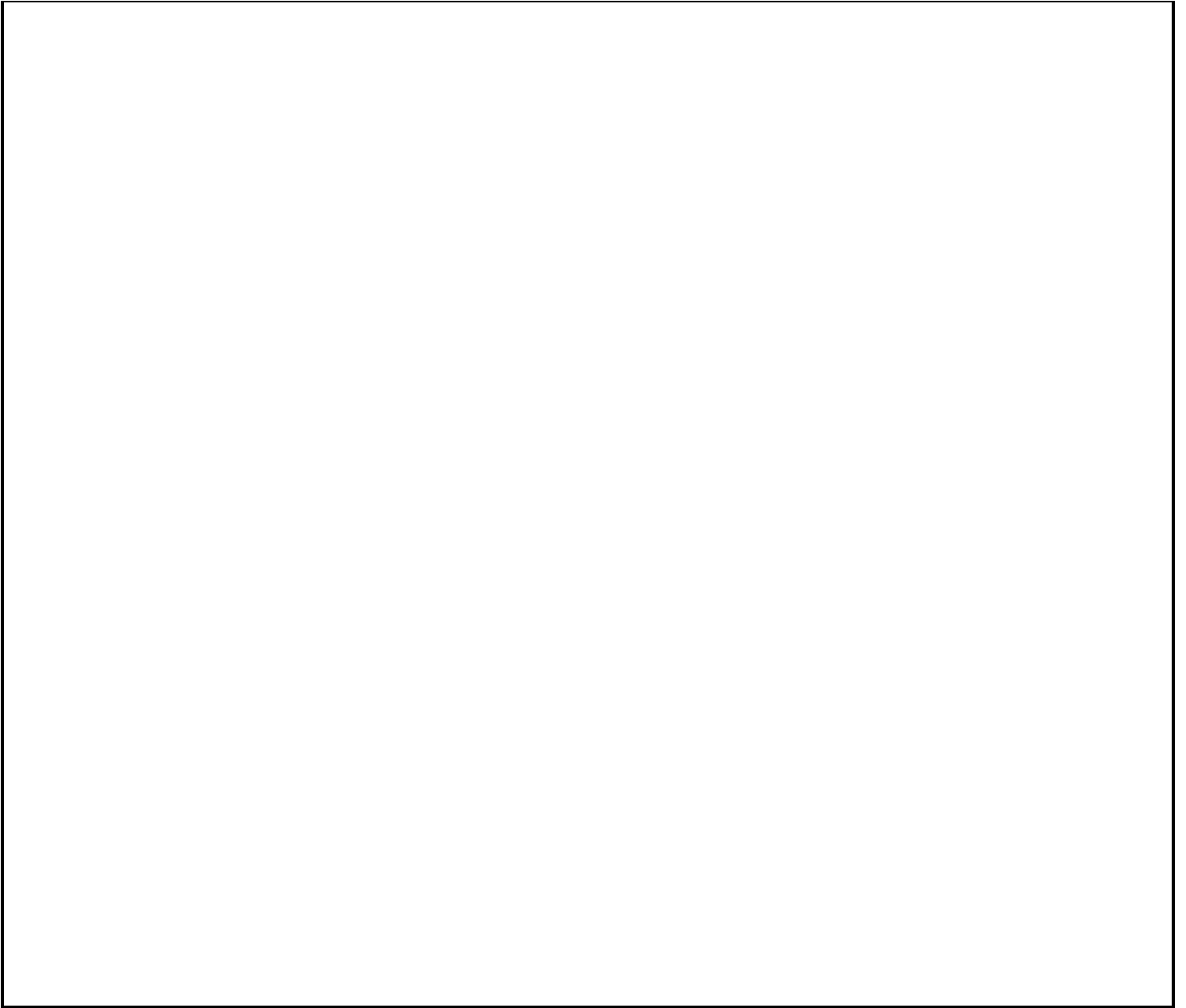
3.4 The proposed development is not considered to result in a loss of privacy to adjoining residents of the upper floor flats or to the occupiers of the lower ground floor flat as a result of the proposed roof lights to the extension roof. This is due to the angle of the glazing in relation to the upper floor windows which would limit the level of mutual overlooking possible. The extension is not considered to have an adverse effect on the outlook from upper floor windows given that the extension would have a green roof thereby improving its relationship with the garden.

4. Recommendation

Grant Conditional Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th March. For further information please go to www.camden.gov.uk and search for 'members briefing'



Mr Bryan Connor
Bryan Connor Associates Limited
The Cottage
2 Tregaron Avenue
London
N8 9EY

Application Ref: **2016/0064/P**
Please ask for: **Samir Benbarek**
Telephone: 020 7974 **2534**

9 March 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
23 Hampstead Lane
London
N6 4RT

DECISION

Proposal:

Single storey rear extension to include green roof, 4x roof lights and light well with associated landscaping at rear garden to lower ground floor flat

Drawing Nos: L-01 (Location Plan); 15-53-01; 15-53-02; 15-53-03; Design and Access Statement

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).

Director of Culture & Environment



- 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: L-01 (Location Plan); 15-53-01; 15-53-02; 15-53-03; Design and Access Statement

Reason:

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 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