

# 2016/1764/P - Flat 4, 120 Gloucester Avenue, NW1 8HX

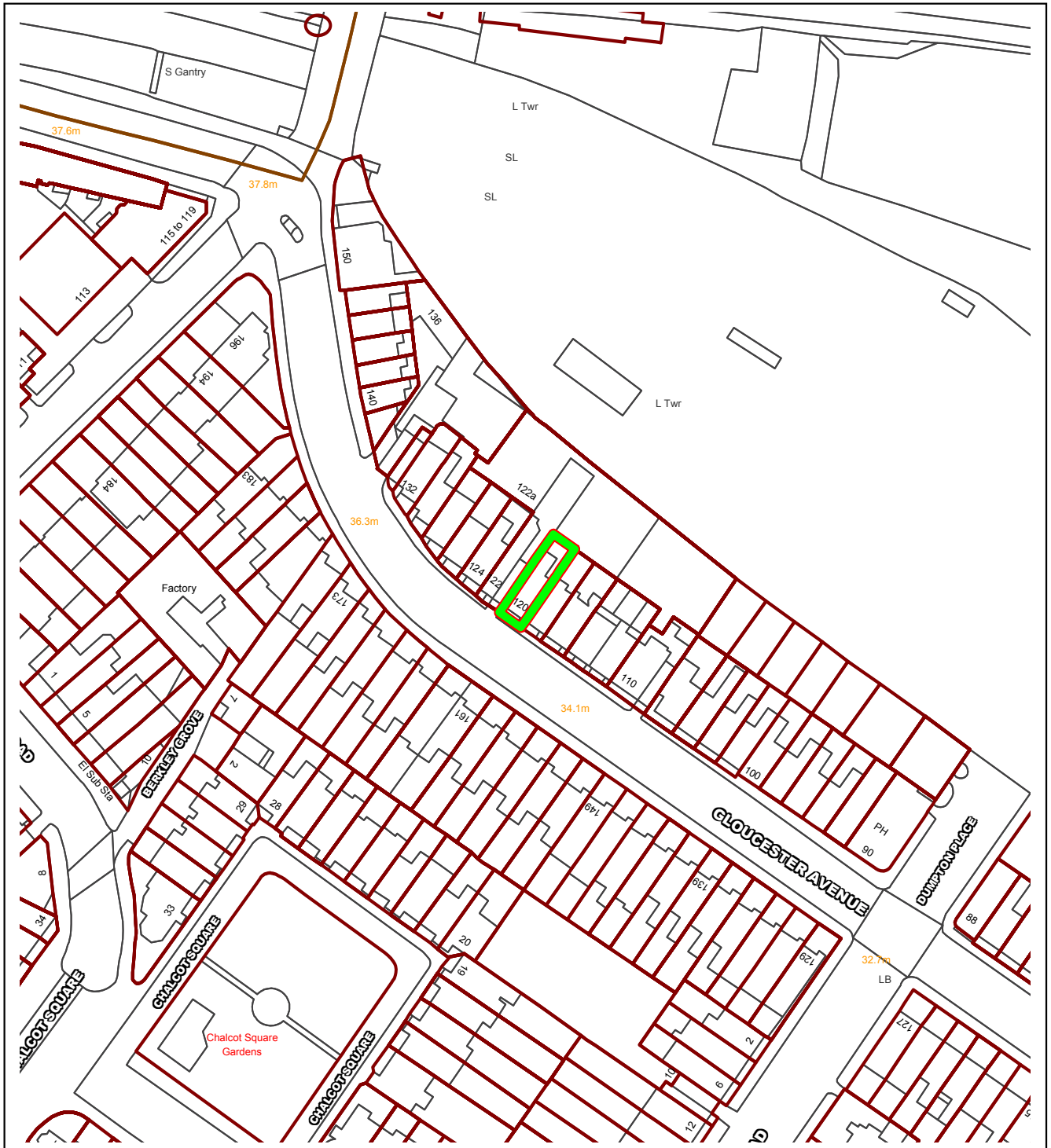




Photo 1 – view from the streetscape



Photo 2 – View of the area to be extended



Photo 3 – looking towards terrace of neighbouring property

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>26/05/2016</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	02/06/2016
<b>Officer</b>			<b>Application Number(s)</b>	
Kristina Smith			2016/1764/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 4 120 Gloucester Avenue London NW1 8HX			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Raising of roof ridge associated with erection of rear roof extension and installation of 2 rooflights to front roofslope				
<b>Recommendation(s):</b>	<b>Grant Conditional Planning Permission</b>			
<b>Application Type:</b>	<b>Full Planning Permission</b>			



Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>10</b>	No. of responses	<b>01</b>	No. of objections	<b>09</b>
Summary of consultation responses:	<p>GAMC Ltd, management company of the freehold have objected on behalf of the occupiers of 9 apartments between Nos. 116-120 Gloucester Avenue.</p> <p>The objection includes the following:</p> <ol style="list-style-type: none"> <li>1. Disagrees with description of 'minor residential alterations' <i>Officer comment: Although subjective, work of this kind is typically considered as minor due its minimal impact on the character of the building</i></li> <li>2. Concerns regarding structural damage due to high number of recent building projects <i>Officer comment: This matter would be secured by Building Regulations</i></li> <li>3. Impact of works on health of residents <i>Officer comment: An informative will be attached to the informative that draws attention to noise and acceptable hours of working. Planning permission cannot control internal works.</i></li> <li>4. Addition of stairs will impact on the light to common stairway and space available outside flat <i>Officer comment: Internal works are outside of planning control however from the submitted plans it is not considered that the stairway would impact on the shared stairway.</i></li> <li>5. Issues associated with moving kitchen to front of building <i>Officer comment: Building Control approval must be sought to ensure these works are acceptable</i></li> </ol>					
CAAC/Local groups comments:	<p><u>Primrose Hill Conservation Area Advisory Committee object to the proposals on the following grounds:</u></p> <ul style="list-style-type: none"> <li>• The roof of no.120 is already higher than its neighbours</li> <li>• Raising any higher would diminish the character of the dormers</li> </ul> <p><i>Officer comment: The proposed roof alteration refers to the upper rather than lower roof slope so would not be visible from the streetscene or impact on the character or appearance of the dormers. See paras 3.2 – 3.4 of report</i></p> <ul style="list-style-type: none"> <li>• Recommends a condition to be attached to prevent servicing equipment to the front of the building.</li> </ul> <p><i>Officer comment: Installing any servicing equipment to the front elevation would require a planning application to be made and therefore a condition is not considered necessary.</i></p> <ul style="list-style-type: none"> <li>• No objection to other elements of proposal</li> </ul>					

## Site Description

The application site is located on the north side of Gloucester Avenue. It is a four storey Victorian mid-terrace building which has been divided into 4 apartments. This application relates to the top floor apartment which presently has access to a private roof terrace through a skylight.

It is located within the Primrose Hill Conservation Area and is referred to as a positive contributor.

## Relevant History

**PE9800546R2** Erection of a metal balustrade in connection with the formation of a roof terrace  
**Granted 19/11/1998**

## Relevant policies

### **National Planning Policy Framework (2012)**

#### **London Plan 2016**

#### **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

#### **Camden Planning Guidance**

CPG1 Design (2015)

CPG6 Amenity (2011)

#### **Primrose Hill Conservation Area Appraisal and Management Strategy (2000)**

## **Assessment**

### **1.0 Proposal**

1.1 The applicant seeks permission for the following:

- Raising of roof ridge associated with erection of rear roof extension
- Installation of 2 rooflights to front roofslope

### **2.0 Assessment**

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 Primrose Hill Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

### **3.0 Design and impact on conservation area**

3.1 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 buildings, 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.

3.2 It is proposed that the upper roof ridge is raised by 170mm in association with the rear roof extension. The lower roof slope and parapet walls to either side would remain intact. As viewed from the streetscene, the raised roof ridge would not be visible as the alteration concerns the upper roof slope rather than the lower roof slope which is where the characteristic front dormer is located. It is likely that the raised roofline would only be visible from high level windows of the properties opposite. Even from this location it is not considered the alteration would harm the character of the building group by reason of the varying roof heights of surrounding properties. This is due to both the topography of the street and varying roof styles. The roof ridges of the adjoining neighbours are different to both the application site and to each other.

3.3 In accordance with paragraph 5.7 of CPG1 the rear roof extension would maintain the overall integrity of the roof form as it would only alter a small rear slope which is set back from the rear elevation by a flat roof, which is presently used as a terrace. The roof extension element would not be visible from public or private views by reason of a 2m high wooden trellis that surrounds the roof terrace. If the trellis were to be removed the roof extension would only be visible from the terrace of the adjoining property and long views from the other side of the train line which runs to the rear.

3.4 There are a variety of different roof styles along this part of Gloucester Avenue and only the application site and the two properties to the east take the same form. The other two roofs remain unimpaired however by the nature of their form and limited visibility; this alteration will not harm the character of this rear roofscape.

3.5 The installation of 2 conservation style rooflights to the upper front roofslope would not be visible from the streetscene by virtue of the gentle angle of the roof slope. They are therefore considered acceptable.

### **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 for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications for daylight and sunlight. CPG6 seeks developments 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.”

4.2 The proposed roof extension will open onto an existing roof terrace so no further overlooking will result. Due to the angle of the upper roof slope the proposed rooflights will not lead to any new views. By reason of the location of the works, set back from the rear elevation and enclosed by the side parapet walls, there would be no impact on daylight, sunlight or outlook to neighbours.

## **5.0 Conclusion**

### **5.1 Grant conditional planning permission**

#### **DISCLAIMER**

*The decision to refer an application to Development Control Committee lies with the Executive Director of Supporting Communities. Nominated members will advise whether they consider this application should be reported to the Development Control Committee on Monday 13<sup>th</sup> June 2016. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.*

Ms Maria Zappone  
Clifton Interiors  
168 Regent's Park Rd  
London  
NW1 8XN

Application Ref: **2016/1764/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

2 June 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**Flat 4**  
**120 Gloucester Avenue**  
**London**  
**NW1 8HX**

**DECISION**

Proposal:

Raising of roof ridge associated with erection of rear roof extension and installation of 2 rooflights to front roofslope

Drawing Nos: (Prefix: 1601) P-001; P-X-100; P-100; P-X-101; P-101; P-X-202; P-X-203; P-X-203; P-X-300; P-300; P-X-301; P-301; 1601/DAS01; 1601/DAS02

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.

Director of Supporting Communities



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: (Prefix: 1601) P-001; P-X-100; P-100; P-X-101; P-101; P-X-202; P-X-203; P-X-203; P-X-300; P-300; P-X-301; P-301; 1601/DAS01; 1601/DAS02

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 Supporting Communities

**DRAFT**

**DECISION**