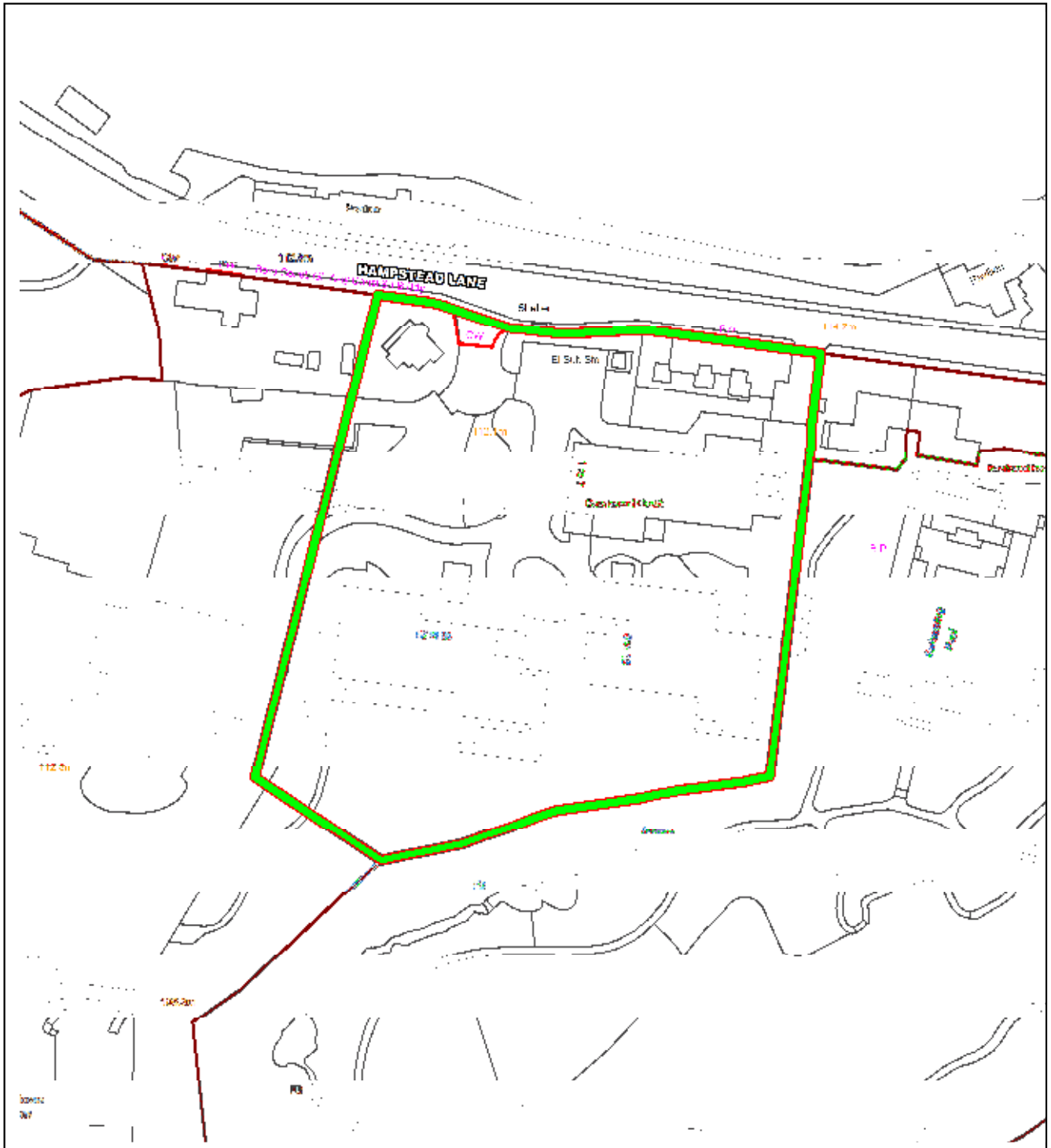


# 2016/2551/P Flat 6, Caenwood Court



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Photograph 1 – View of front elevation of Block A from application site.



Photograph 2 – View of front and side elevation of Block A from application site.



Photograph 3 – View of application site from Hampstead Lane



Photograph 4 – View taken from the existing roof terrace looking towards Hampstead Lane.



Photograph 5- View of the existing sunroom.

<b>Delegated Report</b> (Member Briefing)		<b>Analysis sheet</b>	<b>Expiry Date:</b>	24/08/2016
		N/A	<b>Consultation Expiry Date:</b>	04/08/2016
<b>Officer</b>			<b>Application Number(s)</b>	
Helaina Farthing			2016/2551/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 6 Caenwood Court London N6 4RU			See 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>				
Extension to existing rooftop sunroom (Top floor, block A) (Class C3).				
<b>Recommendation(s):</b>		Grant Conditional Planning Permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>22</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. electronic	<b>00</b>		
Summary of consultation responses:	<p>A site notice was displayed from 14/07/2016 and a public notice was published in the Ham &amp; High from the 08/07/2016.</p> <p>Objections have been received from:</p> <p><i>5 Caenwood Court</i></p> <ol style="list-style-type: none"> <li><i>1. Precedent of further extensions on other blocks in the complex;</i></li> </ol> <p><i>15 Caenwood Court</i></p> <ol style="list-style-type: none"> <li><i>1. Increased overlooking and the extension will make the existing worse;</i></li> <li><i>2. Misleading plans with regards to setbacks and visual impact;</i></li> </ol> <p><i>The objections can be summarised as issues relating to:</i></p> <ol style="list-style-type: none"> <li><i>1. Loss of amenity from outlook and sunlight (see section 2.7);</i></li> <li><i>2. Impact on conservation area (see section 2.4 and 2.5).</i></li> </ol>					
CAAC/Local groups* comments: Highgate CAAC	<p><i>An objection was received by the Highgate CAAC, these are summarised below;</i></p> <ol style="list-style-type: none"> <li><i>1. The roof extension does not accord with the development on Caenwood Court, which has a distinguished architect working to a brief;</i></li> <li><i>2. The extension is creating an extra storey on the roof, which should not be permitted;</i></li> <li><i>3. The heights of the flats were an important consideration in the initial decision for this site;</i></li> <li><i>4. Overlooking generated from the additional bedroom;</i></li> <li><i>5. Concerns with health and safety of the roof extension in case of fire.</i></li> </ol> <p><i>Officers Response</i></p> <ol style="list-style-type: none"> <li><i>1. Design of roof extension (section 2.4 and section 2.5);</i></li> <li><i>2. The creation of the additional storey (section 2.7);</i></li> <li><i>3. Height of extension (section 2.7);</i></li> <li><i>4. Impact on neighbour amenity and overlooking (section 2.7);</i></li> <li><i>5. Concerns with regards to health and safety are not planning considerations.</i></li> </ol>					

## Site Description

Block A Caenwood Court is a three storey plus basement building located on the south side of Hampstead Lane within the Highgate Village Conservation Area. The building is one of three blocks of flats (two three storey and one four storey) approved in 2005 as part of the Athlone House redevelopment. Block A is the northern most block bordered by Hampstead Lane to the north, Block B to the south and Block C to the south west. Hampstead Heath lies behind all three blocks to the south.

The site relates to the top floor flat (flat 6) of Block A.

## Relevant History

- 2010/4313/P – Flat 6, Block A Caenwood Court – Erection of extension at roof level with associated windows and doors, and extension of roof terrace and at existing flat (Class 3C);
- 2010/2694/P - Flat 20, Building C Caenwood Court - Enlargement of existing roof terrace at main roof level with extended bronze anodised screen to residential flat. Approved 27 July 2010
- 2009/5469/P - Flat 17 Caenwood Court - Erection of single storey lower ground floor extension, with green roof, to east elevation of existing duplex apartment (Class C3). Approved 25 January 2010.
- 2007/6337/P – Minor alterations to the roof terrace areas for the new buildings Band C during the course of construction to planning permission 2003/2670/P
- 2003/2670/P Part conversion and part redevelopment of site for 27 residential units including: Alterations, extensions and conversion of Athlone House to 1 x 7 bed house, The Coach house to 2 x 2 bed units, The Gate House to 1 x 1 bed house and Caen Cottage to 1 x 3 bed house: Demolition of all remaining post war buildings and erection of 3 new blocks to provide 22 flats with underground parking (9 x 2 bed, 10 x 3 bed and 3 x 4 bed). Donation of 0.98 hectare of land as extension to Hampstead Heath and significant landscaping content. Granted 2005/10/2005.

## Relevant policies

### National Planning Policy Framework 2012

### The 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 2011

CPG1 Design (2015; Section 2, 3, 4 and 5)

CPG6 Amenity (2011; Section 2, 3, 4, 5, 6 and 9)

### Highgate Village Conservation Area Appraisal and Management Strategy (2007)

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought to extend the existing rooftop sunroom. The sunroom is proposed to be extend 3.6m to the north and will be a depth of approximately 5m.

1.2 The extension would be finished to match the existing sunroom materials.

### 2.0 Assessment

2.1 The main issues to be considered are;

- Design and impact on the conservation area;
- Neighbour amenity.

#### Design

2.2 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.

2.3 CPG1 Design guidance recommends that alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

2.4 The principle of roof projections is accepted on this building and neighbouring buildings B and C. Whilst the proposed additional extension would be visible from Hampstead Lane, the existing sunroom structure is already visible and the proposed enlargement is not considered to unduly impact on views from the street. From vantage points within the site the extension will be seen in the context of existing roof projections and utilising the same materials is considered to blend harmoniously. The proposal will not have a significant impact on long views of the site from Hampstead Heath, due to the other blocks (which already have enlarged roof top extensions) and the existing extension blocking the view. The changes to the roof line will not significantly alter the bulk and massing of the existing building and would not impact adversely on the host building or wider conservation area.

2.5 The proposed extension will match the existing sunroom by using the same aluminium anodised panels. The proposal also includes a sliding door, which will also match the existing in terms of materials, colour and glazing type and therefore is not considered to impact on the host building or the surrounding conservation area.

#### Amenity

2.6 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 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.”

- 2.7 Due to the proposed extension's size and location, it is considered there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of sunlight and outlook, privacy or added sense of enclosure. The height of the extension is in accordance with the existing sunroom and no additional windows are proposed on the rear wall. It is considered that with regards to impact on neighbour's amenity that the addition of the extension will not be dissimilar to that existing and will not harm further the amenity for adjoining properties.

### **3.0 Recommendation**

- 3.1 The proposed development is considered acceptable in terms of its design and impact on the conservation area and any impact on the residential amenity of neighbouring occupiers are considered to be an acceptable level. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday the 22<sup>nd</sup> of August 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Alex Croker  
d-row ltd.  
23b Goodge Place  
London  
W1T 4SN

Application Ref: **2016/2551/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

15 August 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**Flat 6 Caenwood Court  
Hampstead Lane  
London  
N6 4RU**

**DECISION**

Proposal:

Extension to existing rooftop sunroom (Top floor, block A) (Class C3)

Drawing Nos: 110 REV A; 111 REV A; 120 REV A; 130 REV A; 131 REV A; 132 REV A;  
133 REV A; 210 REV A; 211 REV A; 220 REV A; 230 REV A; 231 REV A; 232 REV A; 233  
REV A; 300 REV A; 400 REV A; 401 REV A; Site Location Plan and 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).

Executive Director Supporting Communities



- 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 110 REV A; 111 REV A; 120 REV A; 130 REV A; 131 REV A; 132 REV A; 133 REV A; 210 REV A; 211 REV A; 220 REV A; 230 REV A; 231 REV A; 232 REV A; 233 REV A; 300 REV A; 400 REV A; 401 REV A; Site Location Plan; Design and Access Statement.

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

Executive Director Supporting Communities

**DRAFT**

**DECISION**