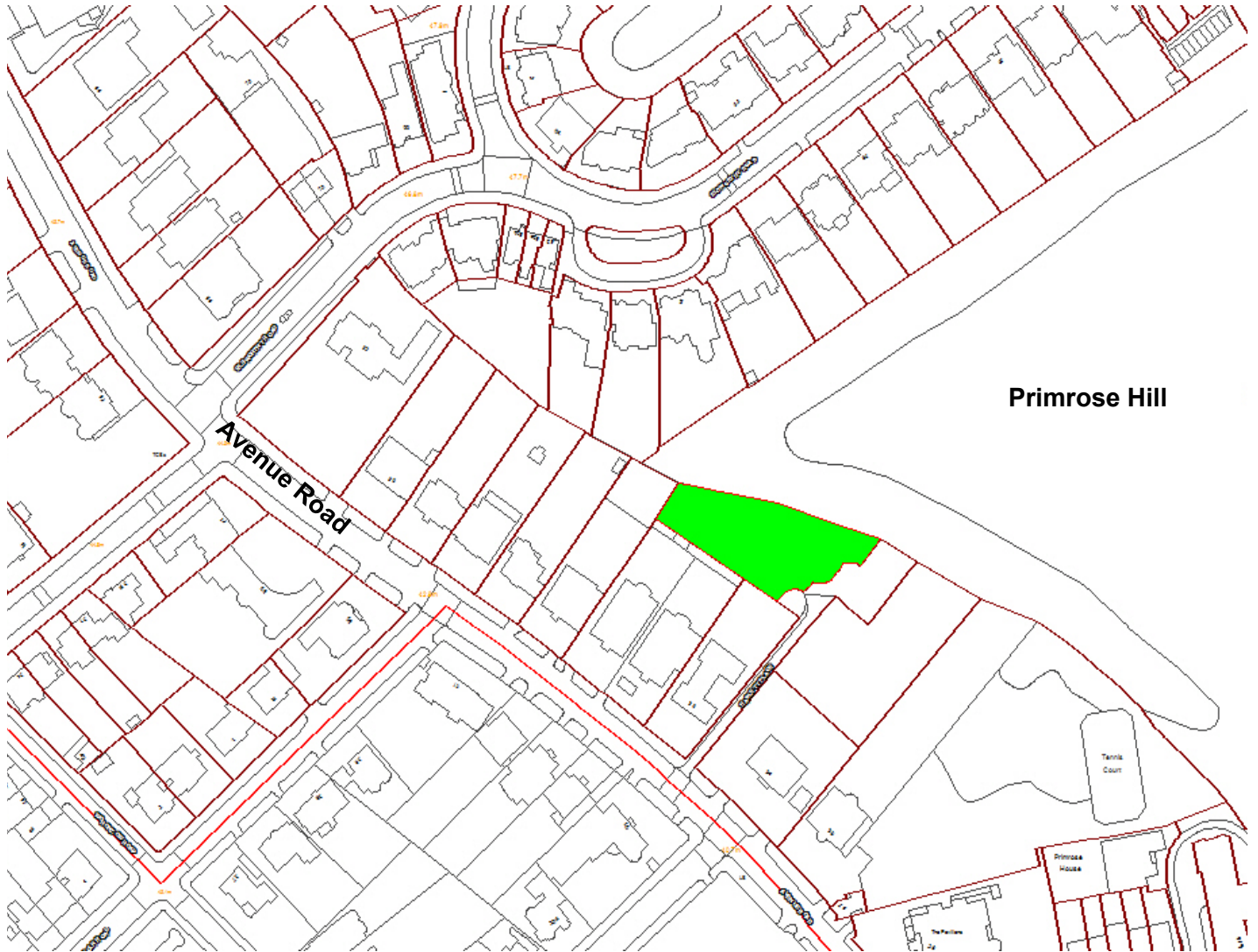


Radlett House, Radlett Place, NW8 6BT

2016/4374/P - Site Location Plan



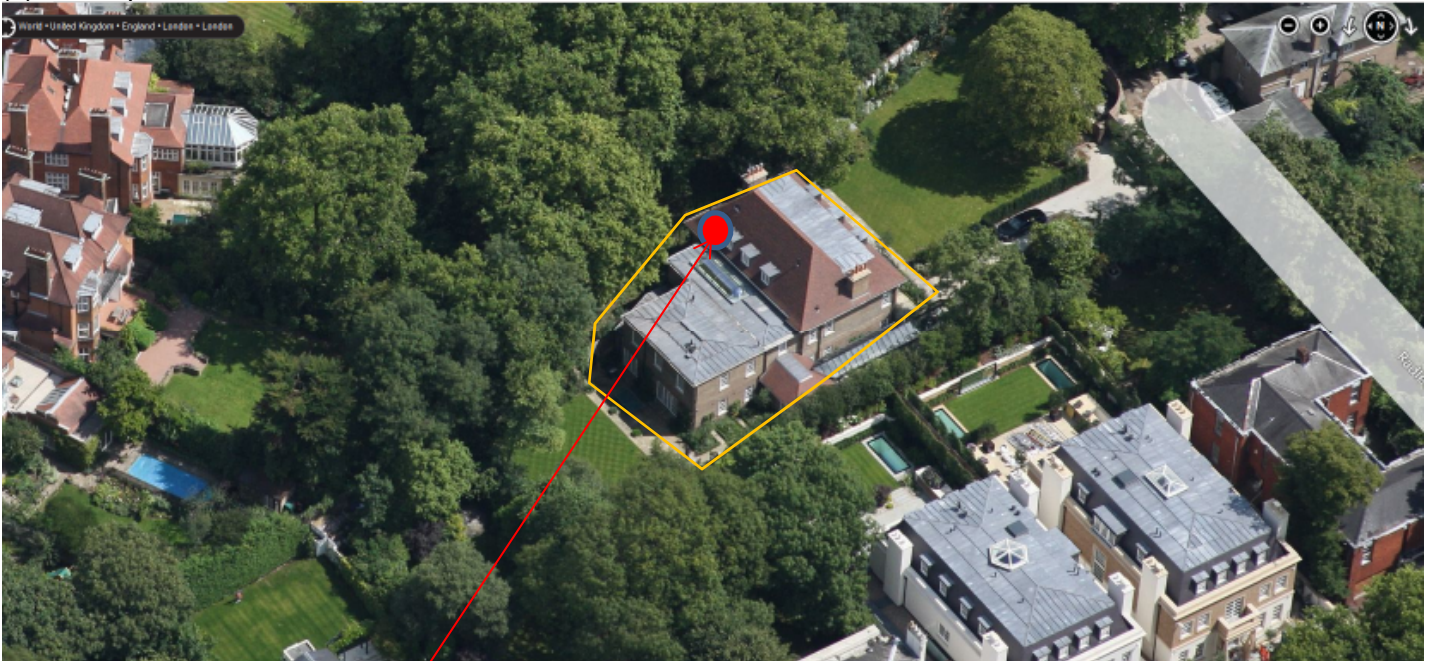
Radlett House, Radlett Place, NW8 6BT

Site Photos

(1) Aerial photo #1



(2) Aerial photo #2



Location of proposed lift overrun

(3) Aerial photo #3



Delegated Report		Analysis sheet		Expiry Date:		03/10/2016	
(Members Briefing)		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
John Diver				2016/4374/P			
Application Address				Drawing Numbers			
Radlett House Radlett Place London NW8 6BT				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to rear roof slope of dwelling (C3) including the modification of rear dormers and installation of overrun with chimney stack to facilitate the installation of internal passenger lift.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>The application was advertised in local press between the 25 August 2016 and the 15 September 2016. A site notice was displayed between the 25 August 2016 and the 14 September 2016.</p> <p>One objection comment was received in relation to the proposed works from the occupiers of no.49 Elsworthy Road. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> - Oppose to the development as it would result in an increase of the height of the building, impacting upon views. - Works within the site have caused significant previous and on-going disruption. <p><i>Officers Response:</i></p> <ul style="list-style-type: none"> - <i>The proposed works would not result any alterations to the height of the main roof of the dwelling. For further assessment of this point please see para.2.8.</i> - <i>As the site has previously been subject to works of considerable scale, this point is appreciated. Due to the scale of the hereby proposed change, it would not however be considered necessary to require a Construction Management Plan although an informative will be added to remind the applicant of their obligations regarding working hours for construction.</i> 					
CAAC/Local groups comments:	<p>A letter of objection was received from the Elsworthy Conservation Area Advisory Committee. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> - Roof alterations considered extensive and damaging to the existing dwelling - Works would fail to enhance the Conservation Area - Consider there to be more suitable, less invasive alternatives for the lift positioning. <p><i>Officers Response:</i></p> <ul style="list-style-type: none"> - <i>Please see para.2.4. – 2.5.</i> - <i>Please see paras.2.4. – 2.9.</i> - <i>As a response to this point, the agent for the applicant has sent further justification regarding the siting of the proposed lift (email dated 22/09/16). As well as the internal restrictions providing justification for the hereby proposed siting, please also see the discussions in paras.2.6 – 2.8.</i> 					

Site Description

The application site is located in the north-western corner of Radlett Place, on the south western edge of Primrose Hill. Radlett Place is a gated, privately owned cul-de-sac leading from the busy thoroughfare of Avenue Road. The site is enclosed by a large red brick wall as well as heavy vegetation to the North and West. The site hosts a three storey (including habitable rooms at roof level) detached single family dwellinghouse which was constructed approximately 10 years ago.

The site is within the Elsworthy Road Conservation Area. The buildings are not listed, and nor do they adjoin any listed buildings. Furthermore, they are not noted in the Conservation Area Statement as making a positive contribution to the Conservation Area

Relevant History

The site has been subject to a large number of planning applications and associated variations or discharge of matters secured by condition. An overview of the most relevant applications is as follows:

Applications for the erection of the dwellinghouse:

2004/5444/P: Erection of a 2-storey single-family dwelling house. Granted 18/04/2005.

2006/0210/P: Erection of a new part one, part two storey dwellinghouse, as an amendment to the planning permission granted (ref 2004/5446/P) for the erection of a new dwelling house. Granted 09/03/2006.

2006/1799/P: Erection of a new part one, part two storey dwellinghouse, as an amendment to the planning permission granted on 21/06/05 (ref 2004/5446/P) for the erection of a new dwelling house. Granted 26/05/2006

2007/1124/P: Alterations to chimneys, roof eaves, rooflight and fenestration, as amendments to planning permission dated 26.05.06 (2006/1799/P) for the erection of a new dwellinghouse. Granted 29/05/2007.

Residential extensions/alterations (to newly built dwelling house):

2007/4249/P & 2007/4250/C: Demolition of existing swimming pool / pavilion building adjacent to Primrose Hill with a two storey building plus roof to accommodate a swimming pool. Granted 30/11/2007.

2008/3944/P: Erection of a two storey plus basement ancillary building including pool to the dwellinghouse, following the demolition of existing pool house. Granted 24/03/2009.

2009/1954/P: The erection of a single storey porch extension to the entrance and a colonnade along the side of the house. Granted 31/07/2009.

2010/6316/P: Erection of a two storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3)." Granted 17/01/2011.

2011/5102/P: "Excavation of a basement beneath the main house with front and rear lightwells and a two-storey basement link under the garden between the house and the previously approved swimming pool outbuilding, and installation of air conditioning unit and enclosure in garden, all in association with the use of the single family dwelling (Class C3)." Granted subject to s106 agreement 30/03/2012

2012/5607/P: Erection of a two storey outbuilding and a single storey front extension to the main house in connection with existing residential dwelling (Class C3). Granted 24/12/2012.

Relevant policies

NPPF (2012)

The London Plan 2016

LDF Core Strategy and Development Policies (2011)

LDF Core Strategy (2010)

CS1 - Distribution of Growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies (2010)

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)

Elsworthy Road Conservation Area Appraisal and Management Plan (2009)

Assessment

1. Introduction

- 1.1. Planning permission is sought for alterations to rear roof slope of dwelling (C3) including the modification and repositioning of rear dormers and installation of overrun with faux chimney stack to facilitate the installation of internal passenger lift.
- 1.2. The passenger lift would be situated internally however in order for it to extend to all floors (ground to second floors); an overrun at roof level is required. The proposals therefore include the installation of a lead clad dormer structure situated in the Northern corner of the roof as well the construction of a new brick chimney to match to two other existing in order to obscure views to the overrun. Due to the internal floor level, the existing three dormer windows would require lifting by approximately 300mm with a recessed 'link' dormer structure situated behind to allow for access to the lift. The existing three dormer windows would be reused; the 'link' structure would be clad in vertical tiles to match the main roof.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, Elsworthy Road Conservation Area and the adjacent Primrose Hill park (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity).

Design and Conservation

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) states that roof extensions/alterations should remain architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form and should not be of scale and proportions where the host building would be overwhelmed by additional extension (para5.7/5.8). As aforementioned, the Elsworthy Road Conservation Area Appraisal and Management Plan (2009) listed the host property as making a 'neutral' contribution to the Conservation Area. This documents states that roof level alterations and extensions that interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, or are overly prominent in the street; can cause detrimental impact either cumulatively or individually on the character and appearance of the area and should be resisted (para 12.5).
- 2.4. The hereby proposed roof alterations would result in an addition to the rear roof slope which would increase the bulk of the existing dormer windows (via the 'link' infill dormer) as well as the overrun and chimney structures. Notwithstanding this, the overall massing and scale proposed would still not be considered to overwhelm the proportions of the host dwelling, principally due to the restricted height and siting of the structure towards to bottom of the rear roof slope. The proposed chimney stack would replicate the two existing stacks with identical design, height and materials and it is not considered that this additional would interrupt the overall proportions of the dwelling. Its erection is therefore not objectionable in design and conservation terms. Furthermore the detailed design has been sensitively considered in order to respond to the existing dwelling, lessening the impacts of the additional mass as much as possible via its use of the chimney to obscure views, materials choice as well as the recess to the 'link' dormer element which maintains the visual prominence of the existing dormers.
- 2.5. Not only is it considered that in elevational terms the roof installations would remain subordinate within the rear roof slope, they would also remain concealed from view from all public and the majority of private views due to their siting and the obscuring effect of the end dormer and proposed chimney. Due to the unique plot in relation to the surrounding properties, orientation of the dwelling, the large two storey flat roofed rear projection as well as the aforementioned dense surrounding vegetation; the existing rear roof slope of the property is already effectively screened from most views.
- 2.6. From the North (Primrose Hill) the already limited views afforded through the dense vegetation to the side elevation of the host property would not be negatively impacted upon by the lift overrun or roof structures by virtue of the proposed chimney stack which would completely screen all other elements of the proposed works from this side. This element is not considered to negatively impact upon the overall architectural composition of the dwelling and so would preserve the character of the property from within these views. Although one side window at first floor level would be internally screening as a result of the internal lift shaft, the external fenestration would be unchanged, meaning that this elevational treatment would not be disrupted in terms of composition and proportions.
- 2.7. From the South/South West, some views to the roof are afforded from upper floor rear windows of nos.38 and 40 Avenue road, however it is not considered that these views would be impaired as a result of the proposed works by virtue of the distances between these fenestrations and the site of the proposed works (approximately 40m and 50m respectively); the existing screening from trees to the rear of no.40 as well as the detailed design of the proposed structures.
- 2.8. Similarly from the North West during winter months (when the deciduous foliage is shed from the significant amount of adjacent trees), glimpses of the proposed works may be possible from upper floor rear windows of nos.47 and 49 Elsworthy Road. As even in winter months these trees would restrict views considerably, and again as the distances involved are significant (approx. 55m) it is also not considered that these limited private views would be unduly disrupted as a result of the proposed works.
- 2.9. Overall it is considered that the proposed alterations would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area as well as views from the adjacent Primrose Hill Park. The development is therefore considered to be in accordance with policies DP24 and DP25.

Residential Amenity

- 2.10. 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.
- 2.11. CPG6 (Amenity) states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree". It continues to state that, as spaces that are overlooked lack privacy, "new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking".
- 2.12. The proposed roof alterations would not include the provision of additional windows, meaning that the existing relationship between upper floor windows of neighbouring properties would be unaltered. There would therefore not be an exacerbation of any overlooking/privacy issues. The development would also not lead to an increase in light pollution to any adjacent property.
- 2.13. The proposed lift would require mechanical operation, however due to the significant distances between the host property and any adjoining property; it is not considered that the level of noise emitted from this mechanical equipment would cause undue disruption in terms of noise. The level of disruption caused is furthermore likely to be limited considering the fact that the proposed lift would be for the use of elderly residents of a single family dwelling, therefore resulting in limited usage. The proposed roof alterations would not impact upon the outlook of any neighbouring residents by virtue of the aforementioned distances between properties and surrounding mature trees as well as the extremely obscured siting of the proposed works.
- 2.14. As such the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies CS5 and DP26 of the local development framework.

3. Recommendation

3.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3rd October 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 and search for 'Members Briefing'

Mr Stephen Taylor
BB Partnership Ltd
17 Remington Street
London
N1 8DH

Application Ref: **2016/4374/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

26 September 2016

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**Radlett House
Radlett Place
London
NW8 6BT**

DECISION

Proposal: Alterations to rear roof slope of dwelling (C3) including the modification of rear dormers and installation of overrun with chimney stack to facilitate the installation of internal passenger lift.

Drawing Nos: (Prefix FLG_):301, 302, 303, 304, 305, 306, 307, 1001, 1002, 1003, 1004, 1005, 1006, 1007; Design and Access Statement dated August 2016

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, including the chimney brickwork and roof tiling, 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 FLG_):301, 302, 303, 304, 305, 306, 307, 1001, 1002, 1003, 1004, 1005, 1006, 1007; Design and Access Statement dated August 2016

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