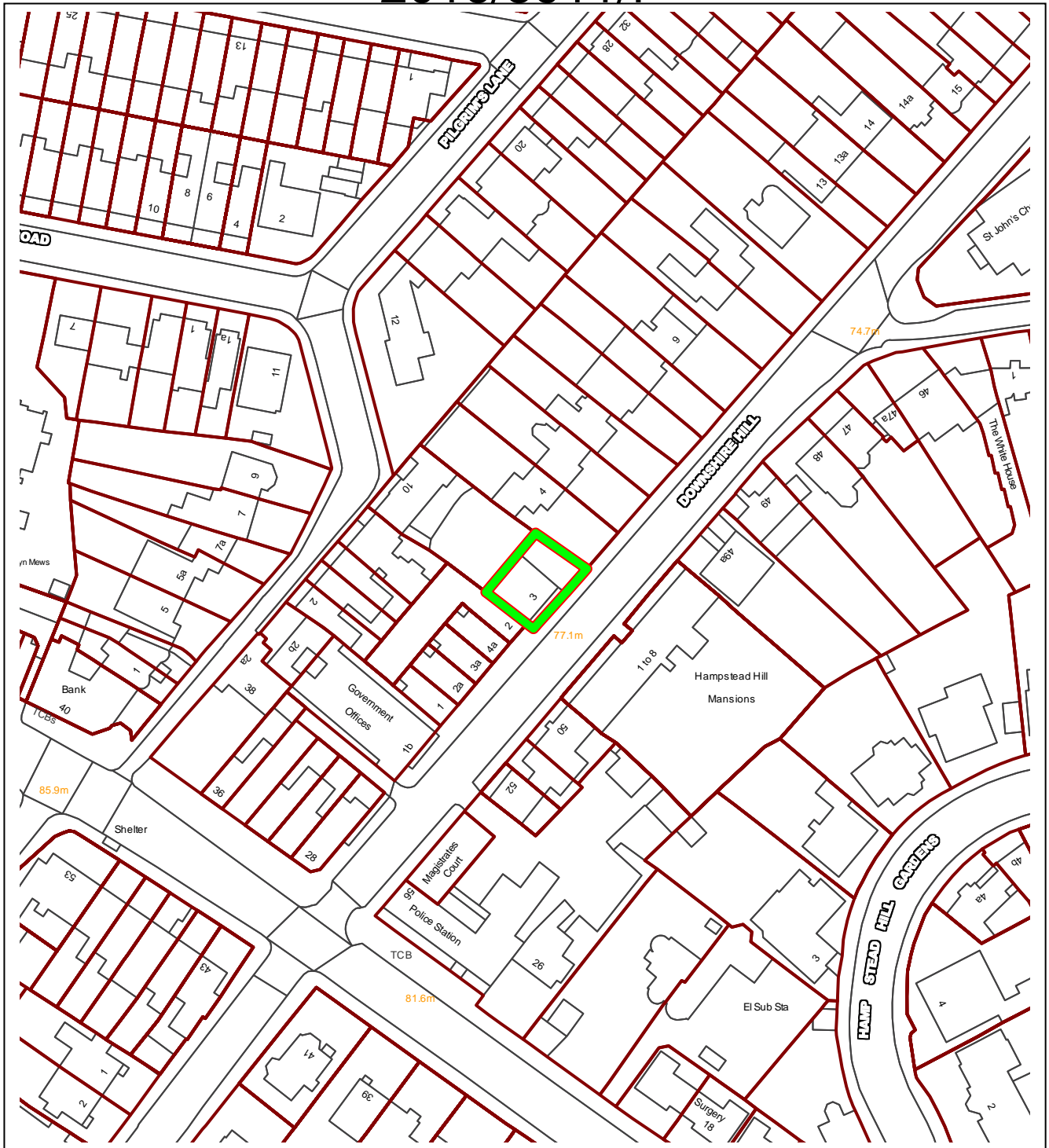


3 Downshire Hill, NW3 1NR ref: 2016/5911/P



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Delegated Report		Analysis sheet	Expiry Date:	22/12/2016
		N/A / attached	Consultation Expiry Date:	01/12/2016
Officer			Application Number(s)	
Kristina Smith			2016/5911/P	
Application Address			Drawing Numbers	
3 Downshire Hill LONDON NW3 1NR			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear infill extension				
Recommendation(s):		Grant Conditional Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of objections	03		
	No. of responses	05				
	No. electronic	00				
Summary of consultation responses:	<p><u>The owner/occupier of no.10 Pilgrim's Lane, 7 Hampstead Hill Mansions and 4 Downshire Hill objected on the following grounds:</u></p> <ol style="list-style-type: none"> 1. Proposed bathroom windows would result in loss of privacy and should have obscure glazing 2. Proposals would lead to light pollution 3. Need to demonstrate the tree in rear garden will not be endangered 4. Needs to be a limit on noisy building work 5. Existing area of underground water issues 6. The cumulative impact of basement application needs to be considered 7. Reduced access to garden from house <p><u>Officer Response</u></p> <p><i>1 and 2. The extension would be at ground floor level and infill a small area under an existing balcony. The works would be located approximately 12m from the nearest property. Given that the window would be at ground floor window and would serve a non-habitable room (bathroom) it is not considered that it would lead to overlooking issues or excessive light pollution.</i></p> <p><i>3. Due to the location of the tree it would not be impacted on by the proposed development.</i></p> <p><i>4. An informative would be included on any planning permission that limits construction work between the hours of 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. Due to the nature of the works it is not likely that noise impacts during construction would be excessive.</i></p> <p><i>5. The works involve a minor infill extension within the footprint of the building. It is unlikely that excessive excavation works would be undertaken and the development does not require a Basement Impact Assessment.</i></p> <p><i>6. This is a separate application needs to be considered on its own individual merits.</i></p> <p><i>7. The property would still benefit from a large rear garden.</i></p>					
Hampstead CAAC No Objection	N/A					

Site Description

The site is a three storey property on the north side of Downshire Hill, close to the junction with Rosslyn Hill. The surrounding properties to the south are part of a Victorian terrace and comprise retail at ground floor level with residential above. The application site, however, is a single dwelling house of more recent build.

It is located within the Hampstead Conservation Area and is designated as a positive contributor.

Relevant History

2016/3230/P - Amend condition 5 granted under reference 2014/2623/P for excavation of basement storey level and lightwell to side elevation of existing house (Class C3). **Pending Decision**

2014/2623/P - Excavation of basement storey level and lightwell to side elevation of existing house. **Granted 19/08/2015**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

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)

Hampstead Conservation Area Character Appraisal and Management Strategy (2005)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of rear infill extension at ground floor level
- Other alterations including replacement of entrance gates and balustrade to rear balcony

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

3.0 Design and impact on conservation area

3.1 It is proposed to infill the area at ground floor level underneath an existing balcony structure. The addition would have an area of approximately 7sqm and serve a new bathroom. This is considered to be a subservient addition to the large three storey host property.

3.2 By reason of the existing terrace above, which is supported on pillars, the extension would add little additional massing to the property. Furthermore, it would be built up against an existing wall of the property and therefore only two additional walls are required for it to become an enclosed space.

3.3 The property has high boundary walls and gates and therefore the rear is not visible from the streetscene. By reason of the large back to back rear gardens, the extension is unlikely to be seen by the property nearest to the site to the side or rear.

3.4 Due to the balcony above, the proposed location of the extension receives little daylight and therefore is of limited amenity value, however, it would serve a non-habitable room and the property benefits from a large rear garden plus the balcony area provides ample amenity space for the property.

3.5 The proposed window on the rear elevation of the extension would respect the fenestration on the rest of the building and is therefore considered acceptable.

Other alterations

3.6 The other minor alterations include replacing the front gates like for like replacements. The re-provision of the balcony above the new extension would be as per existing. These works are therefore considered to be acceptable.

4.0 Amenity

4.1 By reason of the nature and location of the works, there is considered to be no adverse impact on amenity in terms of overlooking, loss of light or outlook. The new windows would be at ground floor level and would not lead to overlooking or privacy. Likewise, the windows on surrounding properties are located approx. 12m from the nearest property and beyond boundary walls so would not be able to see into the new windows.

5.0 Other Considerations

5.1 There are no trees in the vicinity of the proposed works and therefore an Arboricultural Report was

not a requirement of the application.

5.2 All work proposed is at ground floor level and would not have an impact on underground water flows.

6.0 Recommendation

6.1 Grant Conditional Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Wednesday 28th December 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 Chris Gough-Willetts
Studio Azzurro Architects
132 Lots Road
London
SW100RJ UK

Application Ref: **2016/5911/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

20 December 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Downshire Hill
LONDON
NW3 1NR

DECISION

Proposal: Erection of single storey rear infill extension

Drawing Nos: AP100 (Rev A); APSK5 (Rev A); APSK6 (Rev A); APSK7 (Rev A); APSK8 (Rev A); APSK9 (Rev A); APSK10 (Rev A); Design Statement (dated 20th October 2016 - Rev B)

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: AP100 (Rev A); APSK5 (Rev A); APSK6 (Rev A); APSK7 (Rev A); APSK8 (Rev A); APSK9 (Rev A); APSK10 (Rev A); Design Statement (dated 20th October 2016 - Rev B)

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