

# APPENDIX 3

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b> N/A	<b>Expiry Date:</b> 27/11/2015
			<b>Consultation Expiry Date:</b> 13/11/2015
<b>Officer</b> Tessa Craig		<b>Application Number(s)</b> 2015/5564/P	
<b>Application Address</b> 45 Goldhurst Terrace London NW6 3HB		<b>Drawing Numbers</b> 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> Erection of single storey rear extension at lower ground floor. Erection of side and rear roof dormers. Installation of Juliette balcony at first floor rear elevation, installation of 2 conservation style rooflights to front roofslope and installation of windows in side elevation at lower ground, ground, first and second floors.			
<b>Recommendation(s):</b>		Grant Planning Permission	
Application Type:	Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	25	No. of responses	05	No. of objections	05
Summary of consultation responses:	<p>Responses have been received from:</p> <ul style="list-style-type: none"> <li>• 4 Jade Terrace</li> <li>• 43a Goldhurst Terrace</li> <li>• 43d Goldhurst Terrace</li> <li>• 41 Goldhurst Terrace</li> <li>• Flat B, 43 Goldhurst Terrace</li> </ul> <p>The objections relate to:</p> <ol style="list-style-type: none"> <li>1. Overlooking and loss of privacy as a result of roof terrace at roof level, Juliette balcony and roof terrace at upper ground floor;</li> <li>2. A bath tub at the bottom of the garden and other household items;</li> <li>3. Terrace out of keeping with character of Goldhurst Terrace;</li> <li>4. Noise;</li> <li>5. Potential for trees to be lost;</li> <li>6. Right of light;</li> <li>7. Party wall maintenance;</li> <li>8. Flooding as a result of roof terrace and Juliette balcony;</li> <li>9. Property value.</li> </ol> <p><u>Officer Comment</u></p> <ol style="list-style-type: none"> <li>1. The roof terrace within the roof slope has been reduced to comply with CPG 1 Design guidance being set within the roofslope and not extended to the edge of the roof. The distance from the dormer to the nearest residential windows at the rear is over 52m. The proposed roof terrace at upper ground level which was part of the original application has now been removed from the development. The Juliette balcony is not considered to result in loss of privacy given there are already windows at this level which look out to the rear garden.</li> <li>2. Household items in the rear garden are not a material planning consideration as they are not 'development'.</li> <li>3. The upper ground floor roof terrace has been removed from the proposal;</li> <li>4. The proposed development is not considered to result in excessive noise beyond what can be expected from a residential property. The roof terrace at lower ground floor has been removed from the development and the floor area of the Juliette balcony and inset roof terrace in the roofslope are such that the number of users would be limited, restricting noise generation;</li> <li>5. There are no trees proposed to be removed as part of the</li> </ol>					

	<p>development;</p> <ol style="list-style-type: none"> <li>6. The rear extension shall be 2.9m high at the boundary with 43 Goldhurst Terrace for a depth of 5m, 0.9m higher than the boundary wall. Although some shading may occur to 43 Goldhurst Terrace it is considered to be limited due to the maximum height being 2.9m and the depth of 5m;</li> <li>7. Party wall agreements are not dealt with by the Council and are a separate agreement which the Council is not party to;</li> <li>8. The development is not considered to result in flooding to neighbouring properties. Although there will be a modest increase in footprint of the building, a large rear garden will be retained;</li> <li>9. Impact on property values are not a material planning consideration.</li> </ol>
<p>CAAC/Local groups*  comments:  *Please Specify</p>	<p>No response.</p>

### **Site Description**

The subject property is located on the east side of Goldhurst Terrace and is an end of terrace property which has been subdivided into four flats.

The site is within the South Hampstead Conservation Area and is a positive contributor to the area, but is not a listed building.

### **Relevant History**

None.

### **Relevant policies**

National Planning Policy Framework 2012

The London Plan 2015 consolidated with amendments since 2011

**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 2015 and 2013**

CPG1 (Design)

CPG6 (Amenity)

**South Hampstead Conservation Area Statement 2011**

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for development at the subject site including:

- Lower ground floor rear extension (5m deep, 2.9m high and 5.4m wide);
- Juliette balcony at first floor with metal railings ;
- Rear roof dormer with inset terrace;
- Side dormer;
- New windows in side elevation at lower ground (two), ground, first and second floor; and
- Two velux conservation style windows in the front elevation.

1.2 The proposal has been revised since its original submission to:

- Remove an upper ground floor rear roof terrace;
- Include a metal balustrade rather than glazed balustrade to the Juliette balcony at first floor;
- Remove a large glazed window in the side elevation of the rear extension;
- Reduce the rear dormer extension and include an inset terrace rather than a terrace extending right to the edge of the roof slope;
- Retain the roof gable and rather than creating a hip to gable roof extension, a side dormer will be erected instead.

1.3 The lower ground floor extension shall be render with steel framed sliding doors, whilst the dormer extensions shall be slate to match the existing roof slope. All new windows shall be timber framed and the Juliette balcony at first floor shall include a metal balustrade.

### 2.0 Assessment

2.1 The main planning issues to be considered are the impact of the proposal in terms of design and conservation, and the impact of the proposal on the amenity of neighbours.

#### Design

2.2 The Council's design policies seek to achieve the highest standard of design in all developments. Policy DP24 states that 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 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 South Hampstead Conservation Area statement advises care should be taken to ensure attractive garden settings of host buildings is not compromised by overly large extensions and hard landscaping. New dormers should be subordinate to the existing building and not become over-dominant.

2.5 The proposed rear extension is considered a modest addition to the property which respects the scale of the host building. The use of render and lower ground floor is considered acceptable in this case given it is at low level in the rear elevation where it would not be widely visible.

- 2.6 The proposed dormers comply with CPG1 design guidance being set 500mm from all edges of the roofslope and the rear dormer having an inset terrace which does not break through the line of the roofslope. The slate construction to match the existing roof terrace and the timber framed windows are considered sympathetic to the main property.
- 2.7 The Juliette balcony shall include metal railings which will help preserve the character of the host building. The front rooflights shall be conservation style and high within the roofslope so not widely visible from the streetscene. The new side elevation windows are to be timber framed which is consistent with the original features of the property. Most of the development is to the rear of the site where it would not impact on the streetscene. The side dormer is screened by the existing chimneys. Overall the development is considered acceptable in terms of design and impact on the character of the conservation area.

### Amenity

- 2.8 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."
- 2.9 CPG6 Amenity states: "Development should be designed to protect the privacy 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 the 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 house."
- 2.10 The proposed rear extension shall have glazed doors which face towards the rear garden. The nearest windows to the rear are over 47m away. The new windows to the side elevation shall face towards a blank flank wall and are to be opaque glass (controlled by consent condition) to prevent any loss of privacy to 47 Goldhurst Terrace. The Juliette balcony shall be created at an existing opening and the high level dormer with inset roof terrace and conservation style rooflights do not directly look into any neighbouring properties windows. The development is therefore considered acceptable in terms of impact on neighbours' privacy.
- 2.11 Whilst the rear extension at lower ground floor shall be 0.9m higher than the existing boundary wall which adjoins 43 Goldhurst Terrace, the resulting amount of shadowing to 43 Goldhurst Terrace is considered minor. The development is considered acceptable in terms of amenity.

### **3.0 Recommendation**

- 3.1 The proposed development is considered acceptable in terms of design, impact on the conservation area and impact on amenity. The development is deemed consistent with the objectives and policies identified above. It is recommended conditional consent be given to the proposed development.

*DISCLAIMER*

*Decision route to be decided by nominated members on Monday 23<sup>rd</sup> November 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.*