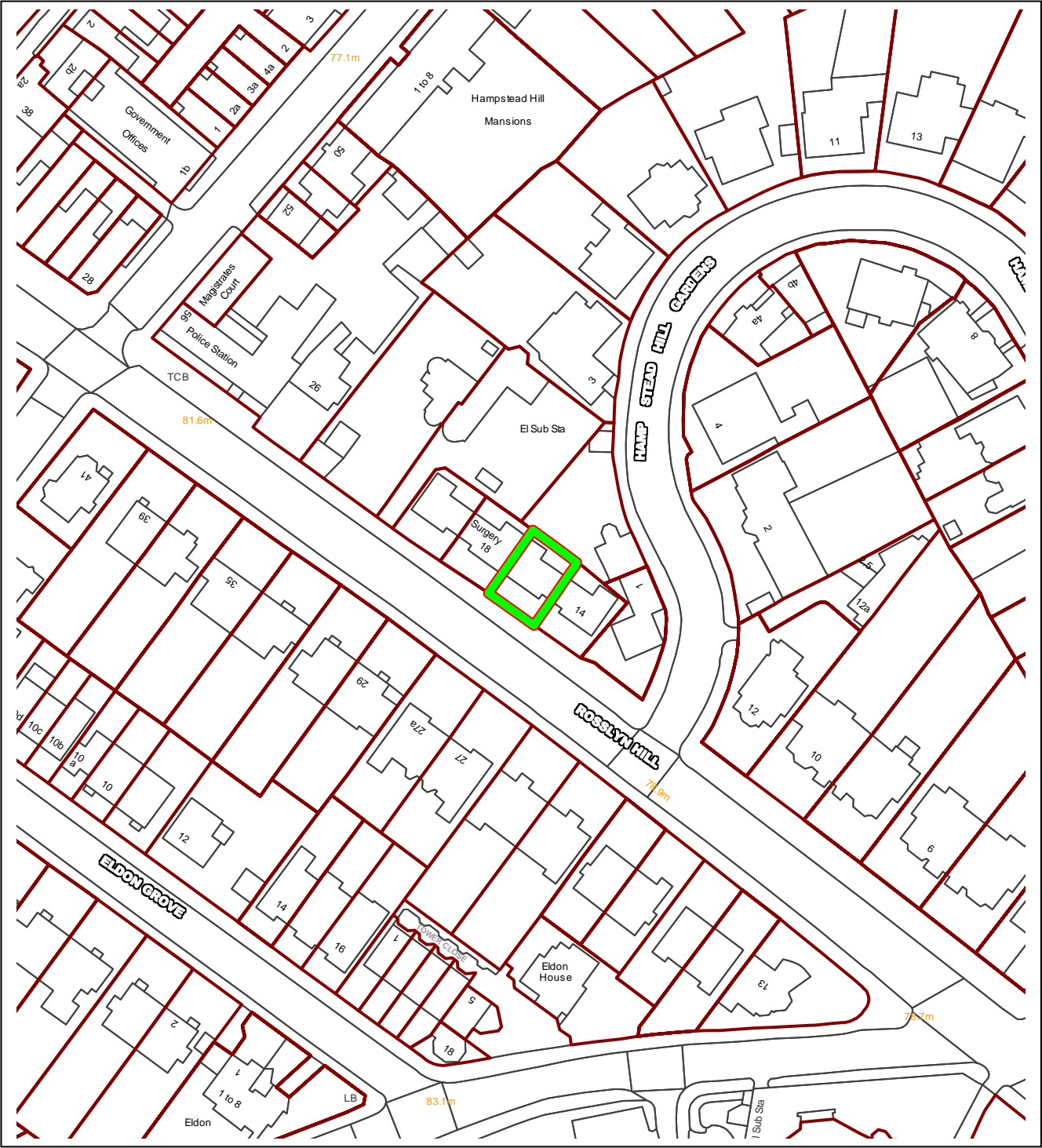


2016/3573/P- 16 Rosslyn Hill, NW3 1PD





Aerial view



Front elevation



1 Hampstead Hill Gardens with roofs of 14 and 16 Rosslyn Hill behind



Front view of 14 Rosslyn Hill with 1 Hampstead Hill Gardens to the right and rear



Gap between 1 Hampstead Hill Gardens and 14/16 Rosslyn Hill



Rear of 1 Hampstead Hill Gardens and kitchen wing of 14 Rosslyn Hill



Rear of 14 Rosslyn Hill



Rear of 14 Rosslyn Hill with 1 Hampstead Hill Gardens



Rear of 1 Hampstead Hill Gardens (ground floor flat and patio)



View from 1 Hampstead Hill Gardens patio



View of rear elevation of 14 Rosslyn Hill from 1 Hampstead Hill Gardens

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	22/11/2016
		N/A / attached		Consultation Expiry Date:	25/10/2016
Officer			Application Number(s)		
Emily Whittredge			2016/3573/P		
Application Address			Drawing Numbers		
16 Rosslyn Hill London NW3 1PD			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of roof extension with front roof light and rear dormer					
Recommendation(s):		Grant Subject to Section 106			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	03	No. of objections	03
			No. Electronic	03		
Summary of consultation responses:	<p>Two occupants of 29 Rosslyn Hill objected on the basis of:</p> <ul style="list-style-type: none">• The proposed roof extensions at 14 & 16 would block the view from their flat opposite• The structure would be ugly and destroy the symmetry of the other sets of semi-detached properties along this stretch of the road. <p>A ground floor occupant of 1 Hampstead Hill Gardens objected on the basis that the proposal would restrict natural light to the flat.</p>					
CAAC/Local groups comments:	<p>The Heath & Hampstead Society objected on the basis that they believed no matching proposal had been put forward for No. 14, but if it had, the proposal might be acceptable. They commented that:</p> <ul style="list-style-type: none">• The design of the pair of houses is strong and somewhat unusual• The proposed roof extension would appear lopsided and incongruous <p><i>Officer response: A mirrored proposal was submitted for No. 14 and permission for both applications is proposed to be granted subject to a S106 agreement to ensure both developments are carried out as a single development, and cannot be carried out independently of the other. The purpose of the S106 would be to ensure the pair of semi-detached dwellings retain their balanced appearance and thereby protect the character and appearance of the conservation area.</i></p>					

Site Description

The host property is a two storey semi-detached dwelling located on the north side of Rosslyn Hill within the Hampstead Conservation Area and is subject to an Article 4 direction. The property occupies a small plot that backs onto the side garden of 1 Hampstead Hill Gardens, a Grade II Listed Building split into flats.

The property is one of two matching pairs of semi-detached dwellings, which have been subject to various minor alterations to their frontages

Relevant History

No relevant planning history.

Related application:

2016/3562/P 14 Rosslyn Hill –Erection of roof extension with front velux and rear dormer. **Currently under consideration.**

Relevant policies

Camden Core Strategy 2010-2015:

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)

Camden Development Policies (Adopted 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)
CPG6 (Amenity)

Hampstead Conservation Area Appraisal and Management Strategy 2001

London Plan 2016

1.0 Proposal

Mirrored proposals have been submitted at Nos. 14 and 16 and have been considered in this context.

- 1.1. The application seeks to erect a pitched roof extension over the original flat roofed two storey side wing of the dwelling, which is attached to the side wing of its neighbour. The extension would be tiled to match the existing.
- 1.2. A conservation-type roof light is proposed to the front roof slope aligning vertically with the window below.
- 1.3. A shed style dormer window is proposed in the rear roof slope with steel casement windows.

2.0 Assessment

Design and Impact on the Conservation Area and Setting of the Listed Building

- 2.1. The proposed roof extension would replicate the principal roof form in terms of pitch, materials and design. The roof could be constructed over the existing side wing, which is currently set back from the principal elevation by 1.1m. The proposed new roof would be further set back behind the existing parapet.
- 2.2. The new roof would also be lower than the principal ridge by 0.4m. The addition would therefore appear subservient in both scale and significance to the host building.
- 2.3. The proposed front roof light would align vertically with the windows below and would be a conservation style, flush with the roof slope. This is considered to have an acceptable impact on the appearance on the street scene and the host building.
- 2.4. The proposed rear shed-style dormer would match in character the two original dormers on the principal roof, although it would be more vertically proportioned. This variation is not considered to have a detrimental impact in this context and would appear balanced by the proposed matching dormer at No. 14. The new casement windows would be steel-framed to match the dwelling's original material.
- 2.5. Although the host building and its neighbour form two of a set of four matching buildings, the proposed development would be clearly subservient to the original design, and would therefore not dilute the character of this group of buildings. The proposed design would be in keeping with the existing street scene, and as it would be required to be carried out jointly via a section 106 agreement, would not result in an unbalanced or incongruent appearance.
- 2.6. The design and materials of the roof extension are considered to be sympathetic to the pair of semi-detached dwellings and to the character and appearance of the conservation area. The development would not cause harm to the setting of the adjoining listed building.

Amenity

- 2.7. An objection was raised by an occupant of the ground floor flat at 1 Hampstead Hill Gardens, in relation to the impact of the extension on levels of light. The existing semi-detached dwellings Nos. 14 & 16 are two storeys high with pitched roofs. The ground floor flats at 1 Hampstead Hill Gardens lie 1 storey below the ground floor of the application site and are separated by a gap of 5.7 metres, resulting in restricted light conditions for facing windows of both buildings.
- 2.8. The proposed extension would infill a gap 5.7m wide that lies at an oblique angle to 1 Hampstead Hill Gardens, and would be 3.3m high. Due to the height of the existing roofs at

14 & 16 and their relationship to 1 Hampstead Hill Gardens resulting in severely restricted light conditions, it is unlikely that the proposed infill would have a material impact on sunlight or daylight received at the ground floor windows of 1 Hampstead Hill Gardens. It is noted that the flats formed within Hampstead Hill Gardens were laid out to take advantage of the front windows for principal habitable uses due to the constraints of the site.

2.9. The new extension would feature a dormer to the rear elevation, but it is not considered that this would give rise to a greater degree of overlooking than exists at present from the four existing rear dormers at 14 and 16, nor would it contribute to a material loss of privacy.

2.10. Objections were raised from the occupants of 29 Rosslyn Hill (opposite) to the loss of a view that would result from the proposed development. The loss of a view is not a material planning consideration, and cannot be taken into account. The development would not result in a loss of outlook, light or privacy to the occupants of No. 29.

3.0 Conclusion

3.1. Subject to the securing of a S106 agreement to ensure that the two neighbouring developments are carried out jointly, the proposed extension is not considered to have a detrimental impact on either the host building or the character and appearance of the conservation area in terms of its design, scale, or materials.

3.2. The extension is considered to have an acceptable impact on the amenity of adjoining occupiers.

4.0 Recommendation

Grant Subject to S106 Agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th November 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'.

Nicholas Lee Architects
34A Rossllyn Hill
London
NW3 1NH

Application Ref: **2016/3573/P**

10 November 2016

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
16 Rossllyn Hill
London
NW3 1PD

Proposal:
Erection of roof extension with front roof light and rear dormer
Drawing Nos: Location plan, Site map, 1243/EP-003, 1243/EE-001, 1243/EE-002,
1243/EE-003, 1243/ES-001, 1243/AP-001, 1243/AP-002, 1243/AE-001, 1243/AE-002,
1243/AE-003, 1243/AS-001.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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).

- 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 policies 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: Location plan, Site map, 1243/EP-003, 1243/EE-001, 1243/EE-002, 1243/EE-003, 1243/ES-001, 1243/AP-001, 1243/AP-002, 1243/AE-001, 1243/AE-002, 1243/AE-003, 1243/AS-001.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The rooflights shall be of a 'conservation' type, being flush with the plane of the roof and slim framed. Details of the design and finish shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant part of the work. Thereafter, the development shall be carried out in accordance with the details approved and so maintained.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

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.

Yours faithfully

Supporting Communities Directorate

DECISION