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Radlett House, Radlett Place, NW8 6BT

Site Photos

(1) Aerial photo #1



(2) Aerial photo #2



(3) Aerial photo #3



(3) Front Elevation of dwelling



(4) Rear elevation of dwelling



(5) View over existing flat roof



(6) View from flat roof looking North



(7) View from flat roof looking towards 40/42 Avenue Road



(8) View from Primrose Hill park



(8) View from rear garden of no.38 Avenue Road

(9) View from rear window (1st floor) of no.38 Avenue Road

(10) View from rear window (rear roof dormer) of no.38 Avenue Road





(11) View from rear garden of no.40 Avenue Road
(10) View from rear window (1st floor) of no.40 Avenue Road
(11) View from rear window (rear roof dormer) of no.40 Avenue Road





Delegated Report		Analysis sheet	Expiry Date:	21/04/2017
(Members Briefing)		N/A / attached	Consultation Expiry Date:	23/03/2017
Officer			Application Number	
John Diver			2017/0716/P	
Application Address			Drawing Numbers	
Radlett House Radlett Place London NW8 6BT			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Creation of a crown tiled roof / attic floor above two storey rear projection of dwelling (Use Class C3) including no.5 dormer windows and linked walkway to existing loft.				
Recommendation:	Grant conditional planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>Multiple site notices were displayed near to the site on the 28/02/2017 (consultation end date 21/03/2017).</p> <p>The development was also advertised in the local press on the 02/03/2017 (consultation end date 23/03/2017).</p>			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Letters of objection have been received written by and on behalf of the owners of nos. 38 and 40 Avenue Road. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none"> 1. Development would lead to an overdevelopment of the site 2. Increase to mass and bulk disproportionate 3. Impact to views from adjacent park 4. Loss of privacy 5. Contrary to policies / guidance regarding privacy. 6. Overbearing sense of enclosure / perceived scale 7. Site orientation exacerbates impacts 8. Submission documents missing/misleading <p><i>Officers Response:</i> (1-2) Please see para.2.4 (3) Please see para.2.5 (4-7) Please see para.2.9-2.12 (8) The submission documents were sufficient to register the application in line with local area requirements. It is noted that some of the dormer windows were labelled incorrectly however the description of development is clear that these are proposed.</p>			
Elsworthy Conservation Area Advisory Committee:	<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"> - Proposed floor would double to mass of the building, making it highly intrusive in views from adjacent open space and views from rear gardens of no.38 and 40 Avenue Road. <p><i>Officers Response:</i> - Please see para.2.4. – 2.7.</p>			

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. The site borders the designated Open Space of Primrose Hill park to the North.

Relevant History

The site has been the 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.

2016/4374/P: Alterations to rear roof slope of dwelling (C3) including the repositioning of rear dormers and installation of lift overrun with faux chimney stack to facilitate the installation of internal passenger lift. Granted 03/10/2016

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)

Emerging Policy:

Last summer, the Camden Local Plan was formally submitted to the government for public examination. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

- Policy A1 Managing the impact of development
- Policy A3 Protection, enhancement and management of biodiversity
- Policy A4 Noise and vibration
- Policy D1 Design
- Policy D2 Heritage

Assessment

1. Introduction

- 1.1. Planning permission is sought for the creation of a crowned roof /attic floor above the two storey rear projection of the dwellinghouse including side and rear dormer windows as well as a linked walkway to connect to the existing roof/attic of the dwelling. The proposed crown roof would be tiled to match the main roof of the dwelling and would feature no.5 lead clad dormers (no.3 to the South facing roofslope and no.2 to the West facing roofslope). The linked walkway would feature a glazed section facing North over the existing roof lantern.
- 1.2. It should be noted that the existing flat roofed, two storey rear projection of the dwelling was approved as part of the original scheme for the new dwelling and is not an extension. The proposal does therefore not result in the enlargement to an existing extension but to the original dwellinghouse.

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 (para 5.7/5.8). 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 existing dwelling features a large two storey rear element which was designed with a flat roof. This element currently detracts from the property as it fails to visually connect this rear section of the dwelling, instead resulting in two visually distinct elements. From a design perspective, the addition of a crown roof over the majority of this rear element would help to unify the appearance of the overall dwelling whilst maintaining a ridgeline set below that of the main roof (therefore retaining the prominence of the 'main' ridgeline in the overall composition). The resulting form, especially when viewed from the South or West, would therefore appear more sympathetic to the overall dwelling and surrounding area than the existing situation. The no.5 dormer windows proposed are of scale, design and materials that match those existing on the dwelling and are considered to be appropriately positioned and designed. Although it is noted that they would be slightly closer (100mm) to the ridge line than the 0.5m guideline figure set out in CGP1 (Design), it

is noted that the applicants have attempted to keep the ridgeline of the crown roof as low as possible and it is not considered that these dormers would project into skyline and would still be read against the roof slope from any private views afforded. Although it is acknowledged that due to the orientation of the property being at odds with those along Avenue Road meaning that the rear roof form would be in closer proximity to neighbouring boundaries than usually expected, the resulting dwelling would still remain comfortably positioned within its large curtilage and, because of the angled mass added, it is not considered that the proposed extension would appear as an overwhelming bulk or an overdevelopment of the application site. Overall it is considered that the proposed roof form would enhance the character of the host property.

- 2.5. Due to the site's location and relation to surrounding properties, the only public views afforded of the proposed roof form would be from Primrose Hill Park to the North, where glimpses of the roof would be possible from certain positions. Having visited the park to assess the impacts to these views with a Conservation Area, it was noted that at present the rear roof slopes of surrounding properties (e.g. nos.40-44 Avenue Road) form the backdrop to views from within the park looking South (see photo 8). Because of the height, bulk and positioning of the proposed roof form, this additional mass would not project above the roofline of those properties within these views and as such would not result in the open space appearing enclosed to any greater degree than existing. It is also noted that the only visible element would be the crown roof, with the linked walkway being set into the flat roof to a degree which would obscure it from view from within the park. It is therefore not considered that the proposed works would cause any harm to the character and appearance of the Conservation Area when viewed from any public place.
- 2.6. The property is, however, visible from a number of private views from some of the adjacent dwellings, most prominently from the rear windows of upper floors of nos.38-44 Avenue Road but also from the rear windows of upper floors of nos.47-51 Elsworthy Road. As aforementioned within these views (from the South and West) it is considered that the additional roof form would act to be rationalise the existing form of the dwelling, resulting in a more traditional roof form for the dwelling than that the large expanse of leaded flat roof which currently covers the rear projection. It is not considered that the resulting views from these properties would form a detrimental impact upon the character and appearance of the area, preserving the appearance of the conservation area.
- 2.7. 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. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Residential 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 (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".
- 2.9. Due to the aforementioned plot layout and varied building orientation, significant concern was initially raised with regard to how the additional massing would impact neighbouring properties, particularly nos.38 and 40 Avenue Road, in terms of outlook, light and sense of enclosure.

Following a visit to these adjoining properties (see photos 8-11), the applicants were asked to submit a section drawing cutting across the application and adjoining site to demonstrate this impact. Submitted section CC drawing demonstrates that the additional height and mass of the proposed roof form would be set over 25m away from the nearest adjoining dwellinghouse and that the massing would not project within a rational 25 degree line taken from the centre of the lowest window of this closest property (no.40). Whilst it is acknowledged that the development would result in some loss of some views of the canopies of the mature trees bordering the park from upper floors of these properties, this impact upon outlook is not considered detrimental in terms of amenity. This section drawing also demonstrates that due to the angled form of the roof combined with the existing boundary treatment between adjoining properties, the increased mass would be set away from the adjoining boundary and would not result in a level of overbearing visual impact upon these adjoining rear gardens that might substantiate a reason for refusal.

- 2.10. Initial concern was also raised with regard to the impact that the proposed no.5 dormer windows might cause upon the privacy of adjoining properties, in particular the rear private gardens of nos,38 and 40 Avenue road. Due to the proximity of these proposed dormers to the shared boundary with these properties, these dormer windows would allow unobstructed views towards these spaces resulting in a significant loss of privacy and sense of overlooking. Paragraph 203 of the NPPF requires Local Planning Authorities to consider whether otherwise unacceptable development could be made acceptable through the use of conditions. In this instance, the concern relating to loss of privacy and overlooking as a result of the proposed dormer windows to the Southern and Western roof slopes could be feasibly overcome via a condition requiring these windows to be obscure glazed and fixed shut.
- 2.11. In terms of light, due scale and form of the proposed roof as well as the fact that there are no neighbours to the North of the site, it is not considered that the proposed extensions would result in a loss of daylight or sunlight to any adjoining neighbour.
- 2.12. As such, subject to the recommended conditions, 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 Tuesday 2nd May 2017, 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
Studio 33 - 34
10 Hornsey Street
London
N7 8EL

Application Ref: **2017/0716/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

21 April 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Radlett House
Radlett Place
London
NW8 6BT

DECISION

Proposal: Creation of a crown tiled roof / attic floor above two storey rear projection of dwelling (Use Class C3) including no.5 dormer windows and linked walkway to existing loft.

Drawing Nos: (Prefix: FRM-) 1000, 2000.1, 2000.2, 2000.3, 2000.4, 2000.5; 2001, 2002, 2003, 2004, 2005, 2006; Design and Access Statement (received 03/02/2017)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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, policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the draft Camden Local Plan 2015

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: FRM-) 1000, 2000.1, 2000.2, 2000.3, 2000.4, 2000.5; 2001, 2002, 2003, 2004, 2005, 2006; Design and Access Statement (received 03/02/2017)

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

- 4 The no.3 dormer windows facing towards no.38 & 40 Avenue Road and the no.2 dormer windows facing towards 47-51 Elsworthy Road shall be obscured glazed and fixed shut. The obscure glazing shall be retained in perpetuity thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to prevent overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the draft Camden Local Plan 2015

Informatives:

- 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

Director of Regeneration and Planning

DRAFT

DECISION