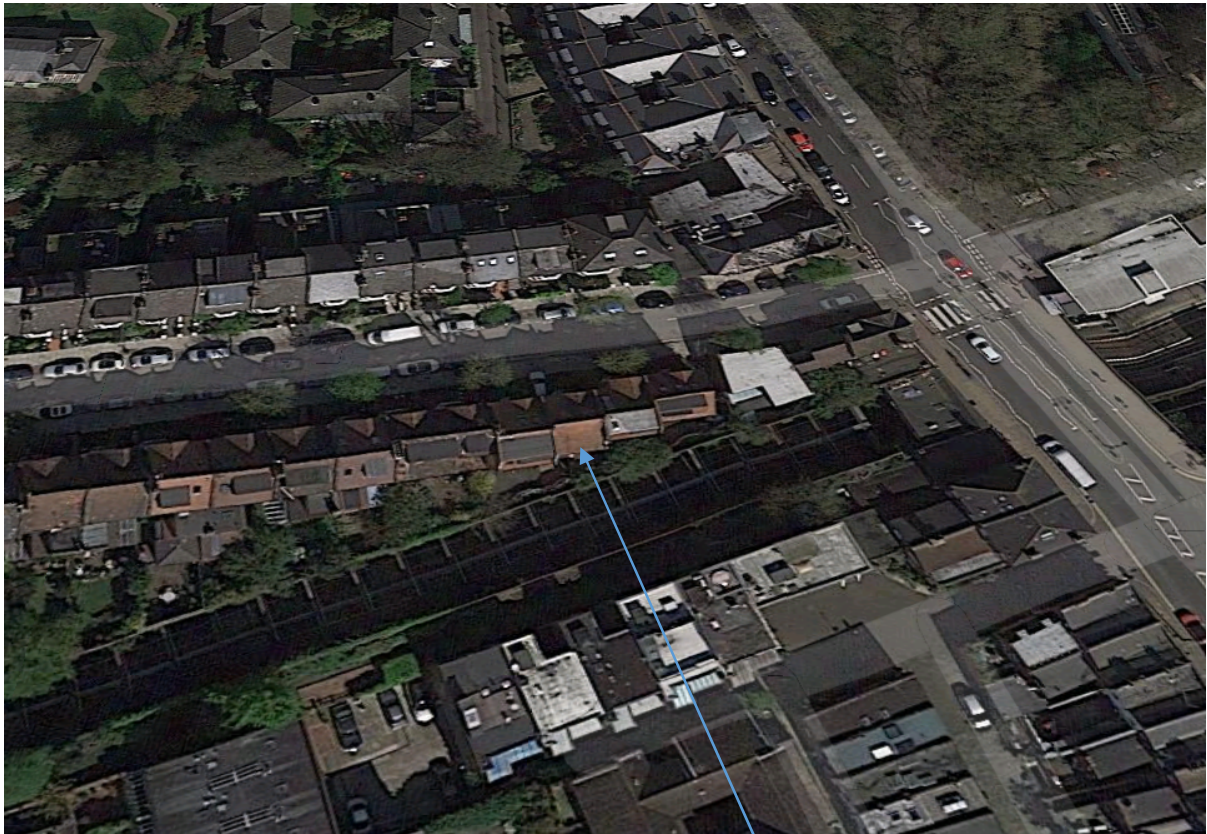


# 2017/2575/P - 3C Heath Hurst Road





1. Birdseye view showing 3 roof extensions and application site with original rear roof



2. 3B Heath Hurst Road – rear roof extension



3. Existing front entrance of 3C



4. Front elevations of 3B-D

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>07/07/2017</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	09/06/2017
<b>Officer</b>			<b>Application Number(s)</b>	
Rachel English			2017/2575/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
3C Heath Hurst Road London NW3 2RU			See draft 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 a mansard roof extension with dormer window on rear roof and three conservation skylights on front roof; infill of front ground floor recess with new front entrance door; replacement of rear garden door with patio doors; and erection of front garden walls.				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Householder Application		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site notice displayed from 19/05/2017 until 09/06/2017  Press notice displayed from 18/05/2017 until 08/06/2017</p> <p>One comment received from 3B Heath Hurst Road with the following comments:</p> <ol style="list-style-type: none"> <li>1) The applicants have built a large shed/structure at the back of the house with a felt roof, attached to number 3B. Would like reassurance that the shed is to be removed as it is causing damp problems.</li> <li>2) Would like reassurance that the proper boundary is observed. The new wall needs to be taken in line with the parapet wall with the outside of the wall entirely on the application site.</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li>1) The applicant has indicated that the shed has been on site for at least four years. If the application is approved and the proposals implemented, then the existing shed would be removed.</li> <li>2) The building line is a party wall issue and not a planning concern.</li> </ol>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p><u>Hampstead CAAC</u> – object to the application:</p> <p>“The front rooflights and the proposed rear mansard are the matters to which we object. The rear mansard will create an aberration in the rear terrace of houses, although there may be similar previous consents for this modification”.</p> <p><u>Officer response</u></p> <p>There are existing approvals (2010, 2011 and 2012) for mansard roof extensions and front rooflights at numbers 3A, 3B and 3D (see history section below). Following officer’s advice, the front rooflights have been moved away from the ridge and hips.</p>					

## Site Description

The site contains a three storey mid terraced, brick built, single dwellinghouse located on the south side of Heath Hurst Road near to its junction with South End Road. The building is within a group of 4 modern terraced properties (numbers 3A-3D) granted permission in 1984 and attached to the original Victorian terrace. The building is not listed but lies within the Hampstead Conservation Area and is subject to an article 4 direction to remove permitted development rights. The site is not noted as making a positive contribution to the Conservation Area.

To the rear of the site is the Overground railway line.

## Relevant History

### Application site

2005/4209/P - Variation of condition 2 of planning permission (ref. PL/0036878) dated 13.11.84 by the removal of the requirement for the garage of 3C Heath Hurst Road to be retained and used to accommodate motor vehicles only, in order to facilitate its conversion to additional habitable floorspace for a single dwellinghouse and replacement of the front garage door with a window. Granted on 9<sup>th</sup> December 2005.

### 3A Heath Hurst Road

2012/1329/P - Erection of rear mansard and dormer window, installation of 3 roof lights to the front roof slope and side hip to gable extension with sash window to existing house (Class C3). Granted on 14 May 2012

### 3B Heath Hurst Road

2009/4639/P - Erection of a rear dormer roof extension to single family dwelling house (Class C3). Refused on 23 December 2009. Allowed on appeal on 29 April 2010 (ref APP/X5210/D/10/2124348)

### 3D Heath Hurst Road

2011/0305/P - Additions and alterations involving a mansard roof extension at rear with dormer window, installation of rooflights to front and rear, extension to ground floor front entrance area, and erection of timber bin store to front of dwelling (Class C3). Granted on 4 April 2011

## Relevant policies

### **Camden Local Plan 2017**

A1 Managing the impact of development  
D1 Design  
D2 Heritage

### **Camden Planning Guidance**

CPG1: Design (2015)  
CPG6: Amenity (2011)

### **Hampstead Conservation Area Statement 2001**

### **National Planning Policy Framework (2012)**

### **The London Plan (2016)**

## **Assessment**

### **1.0 Proposal**

1.1 Planning permission is sought for the erection of a rear mansard roof extension with dormer window and rooflight and installation of three conservation-style rooflights on the front roof. The roof extension would use red clay roof tiles to match the existing roof with a dormer window with lead cheeks and fascia and timber windows.

1.2 At ground floor level it is proposed to bring the front entrance door forward to be at the same front building line as the rest of the house. Also proposed is a new 1 metre high front garden boundary wall and replacement of the rear garden door with full height sliding timber patio doors.

1.3 The proposals have been revised to relocate the front rooflights down from the ridge and away from the hips. Also revised within the course of the application is the design of the front door which will be timber doors with a glazed fanlight above to match no.3D Heath Hurst Road.

1.4 This application is assessed in terms of design and amenity.

### **2.0 Design**

2.1 As stated above in the planning history section, planning permissions have been granted since 2010 for roof extensions at 3A, 3B and 3D, and all have now been built; design policies have not materially changed since the previous LDF or even earlier UDP policies and CPG design guidance. Therefore as this site is within the same terrace, the precedent for such a roof extension has been established and thus there is no objection in principle to the erection of a rear roof extension. The extension would be visible across the train line and via oblique views from South End Road.

2.2 Whilst the design of the roof extension with dormer would not fully comply with CPG1 design parameters, it would match the roof extension built at the adjacent property at 3B Heath Hurst Road. The proposed roof extension would be set down 0.5 metres from the ridge and would follow the 70 degree pitch guideline as set out in Figure 5 of CPG 1 (Design). The extension would be constructed using sympathetic materials.

2.3 The proposed rooflights to the front would be flush with the roof and would be barely visible from street level.

2.4 The application proposes infilling the existing recess at front ground floor level adjacent to the front door and relocating the front door. The small scale of the change and loss of articulation is not considered to harm the appearance of the building, street scene or conservation area. It would match the changes made at no. 3D. The 1m high front garden boundary wall, again to match that at no. 3D, is considered acceptable and indeed would normally be 'permitted development' if such rights had not been taken away by the original 1984 permission.

2.5 There are no objections in design terms to the new rear sliding doors, which again would be similar to those installed at no. 3D.

### **3.0 Amenity**

3.1 The site backs onto a railway line and would not give rise to any unacceptable impacts in terms of loss of light, outlook or privacy.

### **4.0 Recommendation**

4.1 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 10<sup>th</sup> July 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr David Stanley  
David Stanley Architects Limited  
99 John Ruskin Street  
London  
SE5 0PQ

Application Ref: **2017/2575/P**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

5 July 2017

**DRAFT**

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**3c Heath Hurst Road  
London  
NW3 2RU**

**DECISION**

Proposal:

Erection of a mansard roof extension with dormer window on rear roof and three conservation skylights on front roof; infill of front ground floor recess with new front entrance door; replacement of rear garden door with patio doors; and erection of front garden walls.

Drawing Nos: Site plan, (1702-) 50010-P02, 50011-P02, 50012-P02, 50013-P02, 50021-P02, 50022-P02, 50031-P02, 50032-P02, 50100-P03, 50101-P03, 50102-P03, 50103-P04, 50104-P04, 50201-P03, 50202-P03, 50301-P04, 50302-P04, 50305-P03.

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 policies D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan, (1702-) 50010-P02, 50011-P02, 50012-P02, 50013-P02, 50021-P02, 50022-P02, 50031-P02, 50032-P02, 50100-P03, 50101-P03, 50102-P03, 50103-P04, 50104-P04, 50201-P03, 50202-P03, 50301-P04, 50302-P04, 50305-P03.

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

**DRAFT**

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

**DRAFT**

**DECISION**