

Delegated Report (Refusal)		Analysis sheet		Expiry Date:	25/09/2017
		N/A		Consultation Expiry Date:	25/08/2017
Officer			Application Number(s)		
Tessa Craig			2017/4348/P		
Application Address			Drawing Numbers		
Flat B, 57 Burrard Road London NW6 1DA			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of roof extension to form an additional storey including recessed terrace and glass balustrade set back from parapets.					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	00	No. of objections	00
		No. electronic	00		
Summary of consultation responses:		A site notice was displayed 04/08/2017-25/08/2017. No responses have been received from neighbours.			
CAAC/Local groups* comments: *Please Specify		N/A			

Site Description

The application site is prominently located on a sharp corner and is visible in long views from three directions: up and down Burrard Road and along Ingham Road. On Ingham Street, it terminates a line of modest two-storey terraced houses. Being three storeys tall, it is already a storey taller than these houses.

Looking south along Burrard Road, the house stands a storey taller than the houses behind and opposite on Burrard Road and behind it on Ingham Road. It is of similar scale to the three-storey houses opposite it on Ingham Road. Some way along Burrard Road, there are five other three-storey buildings, two as built and three extended. Looking north along Burrard Road, its flank elevation rises a story above the surrounding modest terraced houses. Opposite the house is a locally listed former church, now flats called The Octagon.

The building is not listed and nor is it located within conservation area.

Relevant History

None.

Relevant policies

Camden Local Plan 2017

G1 Delivery and location of growth
A1 Managing the impact of development
D1 Design

Camden Planning Guidance

CPG1 (Design) 1, 2, 3, 4 and 5
CPG6 (Amenity) 6 and 7

Fortune Green and West Hampstead Neighbourhood Forum 2015

Policy 2 Design & Character

London Plan 2016

National Planning Policy Framework 2012

Assessment

1. Proposal

1.1. Planning permission is sought for the erection of a roof level extension of 36.7sqm (6.8m wide, by 6.6m deep, 2.8m high). The roof extension shall include a terrace in the front and rear elevations. The extension would have a flat roof, two windows in the front elevation, double doors in the side (north-facing) and rear elevation. The proposed extension shall be constructed from corten steel with dark grey framed aluminium windows and a glass balustrade. The roof level space is to provide a living, kitchen and W/C for the existing flat in the current top floor which would be provided over two floors in the proposed plans.

2. Assessment

2.1. The considerations relevant to the proposal are the design and the impact of the proposal on neighbours amenity. These points are discussed below.

Design

2.2. Given the subject building is already a storey higher than the adjoining terrace, it is considered any additional bulk at roof level would be harmful to the street scene, particularly in this prominent corner location. The existing flat roof is considered to play a key role in the architectural integrity of building which a roof extension would undermine. The principle of an additional storey is therefore considered unacceptable and contrary to the design guidance. It should also be noted that the Octagon building on the opposite side of the street is locally listed and the addition of a floor at the subject site would be harmful to the setting of the Octagon.

2.3. As presented, the existing site has a flat roof surrounded by a parapet and approached via a pitched-roofed side tower. There are several chimney stacks. With the single exception of a small one- and two-storey religious building across the street, all the surrounding buildings are 19th century in their idiom, modest, traditionally designed terraced houses built with conventional materials.

2.4. The proposal would see an asymmetrical flat-topped Corten box applied to the roof with a pair of patio doors to the north, two full height windows to the side another pair of patio doors and a full height window to the rear, and a glazed parapet on three sides. The chimney stacks would all be substantially below the roofline.

2.5. In addition to its unacceptable bulk, the proposal, in its form, design and materials would therefore jar with its surroundings, being uncharacteristic in the area and unsympathetic to the host building, all of which would be aggravated by its very prominent position on the apex of this tight corner.

Amenity

2.6. The proposed roof level extension is not considered to be harmful in terms of amenity due to the location of the extension at roof level which would not cause loss of light or outlook. The proposed roof terrace is not considered to cause overlooking as it would be over 18m to the nearest window at 60 and 62 Burrard Road opposite the site and no windows would directly face the terrace at 1 Ingham Road.

3. Recommendation

3.1. Refuse planning permission.