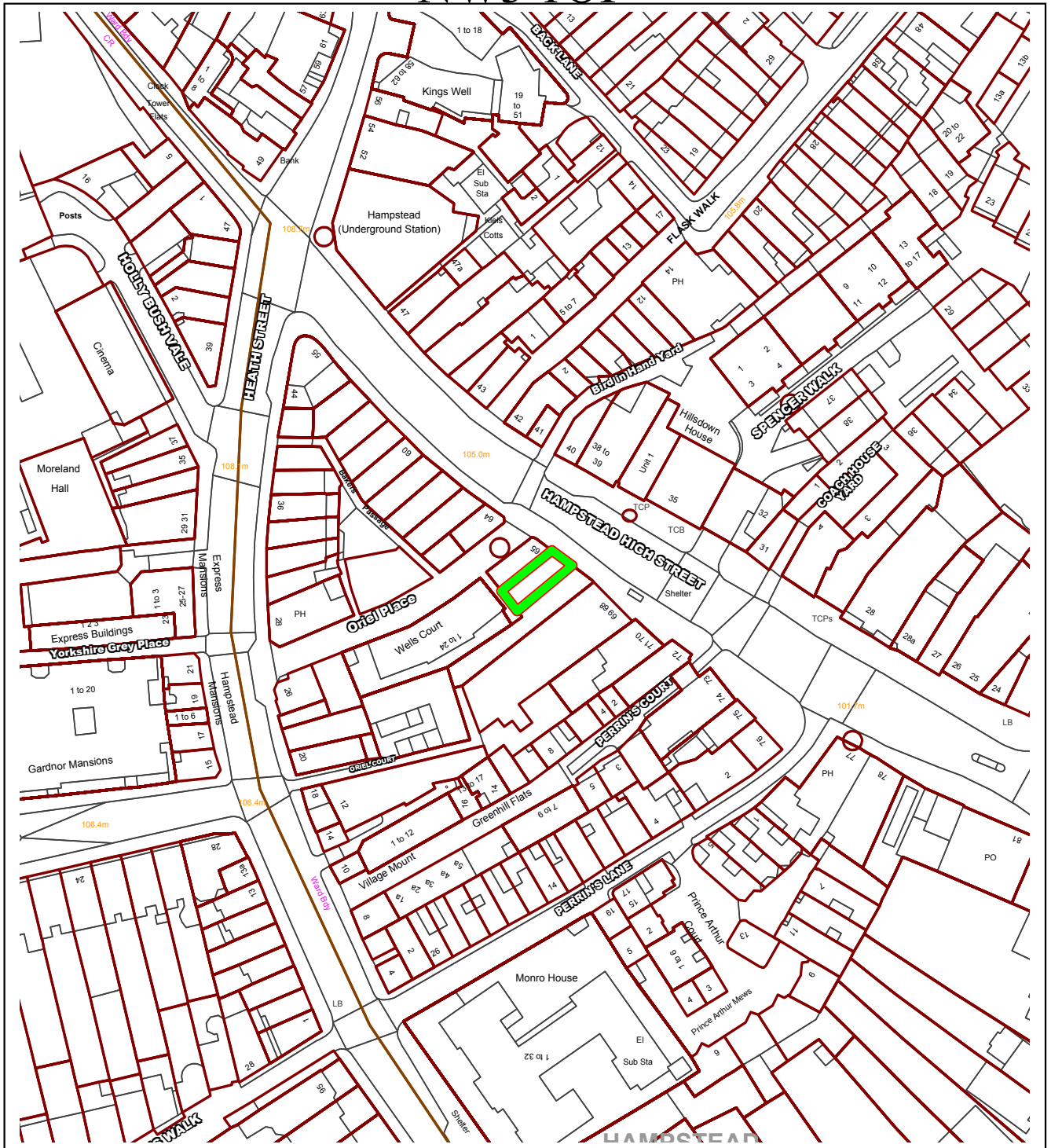


2017/3419/P 66 Hampstead High Street, NW3 1OP



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Terraces to the rear of Hampstead High Street visible from Oriel Place



Wells Court viewed from the existing Velux window on the rear roof slope of the site



Existing roofslope



Wells Court seen from existing first floor terrace

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	
		N/A / attached		04/09/2017	
				Consultation Expiry Date:	
				10/08/2017	
Officer			Application Number(s)		
Evelyn Jones			2017/3419/P		
Application Address			Drawing Numbers		
66 Hampstead High Street London NW3 1QP			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of a dormer window extension to the rear roofslope of the property to serve top floor flat (class C3).					
Recommendation:	Grant Conditional 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	
Summary of consultation responses	<u>Multiple Site notices erected: 28/07/2017 expiring 18/08/2017</u> <u>Press notice published: 04/08/2017 expiring 25/08/2017</u> No responses received				
Heath and Hampstead society	<u>Heath and Hampstead society</u> <ul style="list-style-type: none"> The proposal could lead to overlooking in this densely populated area <i>Officer comments:</i> <i>Amenity issues are addressed in paragraph 4.2 – 4.3</i>				

Hampstead CAAC:	<u>No response received.</u>
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Site Description

The subject site is a four storey mid-terrace building located on the south side of Hampstead high Street on the junction with Oriel Place. The ground floor is commercial in retail (Class A1) use with the upper three floors as four flats in residential (Class C3) use accessed via Oriel Place. The site is not listed but does lie within the Hampstead Conservation Area.

Relevant History

2011/5814/P - Alterations at rear first floor level including replacement of existing window with door, replacement metal platform and stairs in connection with use as a roof terrace to existing flat (Class C3). **Granted 12/03/2012**

Relevant policies

National Planning Policy Framework (2012)

The London Plan 2016

London Borough of Camden Local Plan 2017.

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2015) Section 5 – Roofs, terraces and balconies

CPG6 Amenity (2011) Section 7 – Overlooking, privacy and outlook

Hampstead Conservation Area Statement 2001

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of a dormer window roof extension to the rear roofslope

1.2 Amendments

The applicant has amended the drawings following officer advice. The drawings originally proposed a glazed balustrade enclosing a terraced area accessed from the dormer roof extension. This was then amended to omit the proposed terrace and railings. The proposed development now solely comprises the installation of a rear dormer roof extension.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the Hampstead Conservation Area)
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

3.0 Design and Conservation

3.1 The proposal seeks to add a rear dormer window extension to the top floor flat. The dormer would project 2.7m and would be lead clad and measure 1.4m wide and 1.7m high. The dormer would be set in from all roof edges by a minimum of 0.5m and would respond to the positioning of lower fenestrations.

3.2 Within CPG1, it is stated that roof alterations are unacceptable where complete terraces or groups of buildings have a roofline that is largely unimpaired by alterations or extensions. In this instance, the dormer would be to the rear of the property and not visible from the public realm. Within Hampstead High Street, many properties have done similar modest dormer extensions, many of which are highly visible from Oriel Place. In this context, the modest nature of the development and the lack of visibility would allow the dormer extension to remain secondary to the main host building and not have a negative impact on the character and appearance of the Hampstead Conservation Area. The design of the proposed dormer window would remain in accordance with the criteria outlined in CPG1.

3.3 The dormer would be lead clad with a slate roof and include white timber framed windows to match the existing windows at the rear elevation. The scale, design and use of traditional materials would ensure that the dormer would remain a subservient addition and would not appear as an incongruous addition to the property.

3.4 In the context of the surrounding area, the dormer roof extension would sit comfortably within its surrounding and would not cause undue harm to the character and appearance of the Hampstead conservation area; thereby compliant with policies D1 and D2.

3.5. 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.

4.0 Amenity

4.1 Policy A1 seeks to ensure residential amenity of neighbouring properties is protected, particularly with regard to outlook and privacy.

4.2 CPG6 states that there should be a minimum of 18m distance between windows. While it is acknowledged that the proposed window is less than 18m from the neighbouring windows in Wells Court, the existing properties' rear windows are less than 18m from the building to the rear and the proposed new doors would be 1.3m set back from the rear building wall. The relationship between the proposed dormer window and these properties would therefore be no worse than the existing arrangement. At present, a mansard roof addition to Wells Court opposite the site is under construction. The plans for the proposal (reference 2016/4890/P dated 22/11/2016) indicate that there would be windows opposite the proposed dormer extension, however these would not directly face into the windows of No.66 and would be partially screened by the existing parapet. Given the existing windows on the rear elevation of the subject site and the close proximity of the neighbouring building, there would be no increased levels of overlooking and therefore privacy would not be significantly affected. Therefore, by virtue of the existing surrounding context of the site, it is considered there would be no additional overlooking concerns as a result of the proposed development.

4.3 The position of the dormer to the rear of the property with its modest size and scale is not considered to have a significant impact on levels of light received by neighbouring properties or affect the outlook of the neighbouring properties in Wells Court and is therefore in general accordance with policy A1.

5.0 Conclusion

5.1 Grant Conditional Planning Permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th October 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'.

Mrs Sharon Francis

Flat 1,
30 Parkhill Road
London
NW3 2YP

Application Ref: **2017/3419/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

11 October 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**66 Hampstead High Street
London
NW3 1QP**

DECISION

Proposal:

Installation of a dormer window extension to the rear roofslope of the property to serve top floor flat (class C3).

Drawing Nos: 14000, 14001, 14002 A, 14003 A

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 14000, 14001, 14002, 14003.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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