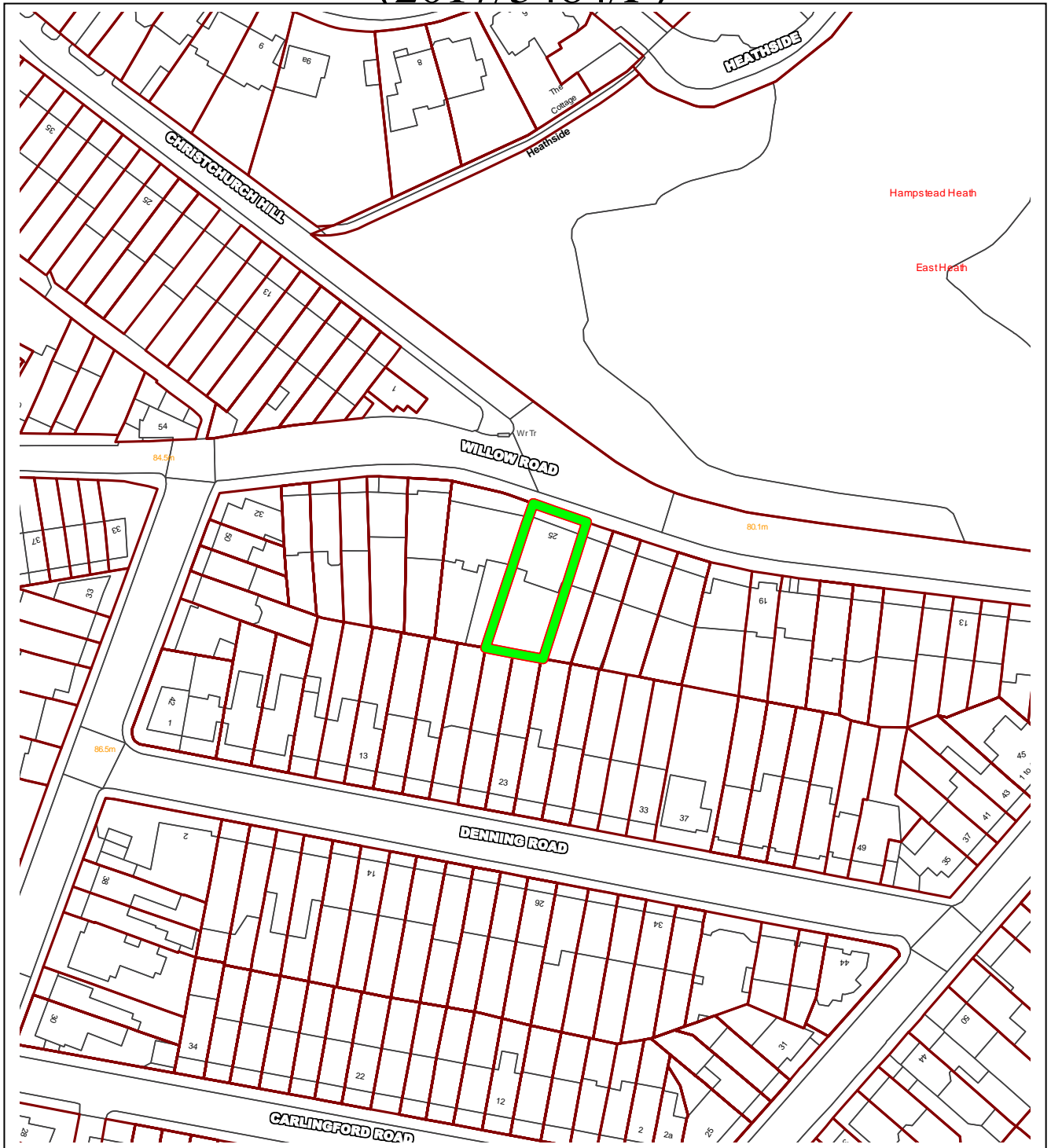


25A Willow Road, NW3 1TL (2017/3484/P)



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25A Willow Road, NW3 1TL (2017/3484/P)

1) Rear elevation from ground level



2) Rear elevation facing onto 24 Willow Road



3. Rear elevation facing onto No.26 Willow Road



4) Front elevation views







- 5) Existing balconies located along the rear of Willow Road at No.23 and 24.



Delegated Report		Analysis sheet		Expiry Date:	
(Members Briefing)		N/A / attached		14/08/2017	
				Consultation Expiry Date:	
				18/08/2017	
Officer			Application Number(s)		
Sofie Fieldsend			2017/3484/P		
Application Address			Drawing Numbers		
25A Willow Road London NW3 1TL			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of roof extension involving raising the ridge height and replacement of existing front/rear dormers; conversion of car port into habitable room and new front entrance; installation of new rear Juliette balconies and replacement front and rear windows; alterations to front garden including installation of new bin store and new railings to front boundary wall.					
Recommendation:		Grant Planning Permission subject to S106 agreement			
Application Type:		Full Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses		02	No. of objections
				02	
Summary of consultation responses		<u>Site notice erected: 20/07/2017 expiring 11/08/2017</u> <u>Press notice published: 28/07/2017 expiring 18/08/2017</u> Two responses were received and can be summarised as follows: <ol style="list-style-type: none"> 1) Rear Balcony at first floor <ul style="list-style-type: none"> - Loss of privacy, light, overlooking and noise issues to No.26 Willow Road - Intrusive in terms of noise and size to No.25 - Timber materials and design out of keeping with conservation area 2) Disagreement with amenity paragraphs 5.28, 5.29 and 6.4 in planning statement relating to the rear balcony not impacting on amenity. <p><i>Officer Response:</i> The rear balcony has been replaced with a Juliette balcony; see section 4 below</p>			
CAAC/Local Resident's Groups		The Pilgrim's to Willoughby Residents Association have no objection but commented on the following grounds:			
Pilgrim's to Willoughby Residents Association		<ol style="list-style-type: none"> 1) The modifications to the Willow Road aspect appears reasonable although the rendered finish proposed to the street level blocked-up face is odd. Render here is not the expected facing material nor is it in keeping with the 			

rest of the house, which is all brickwork, including the full width of the property above the proposed extension. It would be better to remove and replace the existing concrete lintel above the existing garage opening and face it with brickwork, thereby maintaining a full brick facade to the property right across boundary to boundary. It appears they are proposing a cheaper alternative with a render patch rather than a finish that enhances the property and the conservation area.

- 2) The timber deck that is proposed at the rear at 3rd floor above the rear garden level is awkward. It does not complement any of the existing rear extensions built previously and will overlook from a high-level onto other properties to the rear and onto the existing balcony at 25 Willow Road.
- 3) This proposed timber deck is not at all articulated to the existing building or the whole of the rear aspects of Willow Road.

Officer Response:

- 1) *Amendments were received redesigning the front infill*
- 2) *Rear balcony has been replaced with a Juliette balcony*
- 3) *Timber deck has been removed from this application*

Site Description

The application site is 25A Willow Road, which is a two storey terraced former house with an attic roof and a semi-basement situated on the south side of Willow Road near its intersection with Christchurch Hill.

The building is divided into two maisonettes; the lower maisonette, no. 25, occupies the basement and two thirds of the ground floor, as well as the front curtilage and the entire rear garden. The upper maisonette no. 25A occupies the remaining ground floor and upper two storeys.

The application site is within the Hampstead Conservation Area. The property is not listed, but has been identified as making a positive contribution to the conservation area.

Relevant History

25 Willow Road

1951- Conversion of 25, Willow Road into two maisonettes with ground floor integral car port and refuse storage compound. **Granted 10/03/1965**

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)

CPG6 Amenity (2011)

Hampstead Conservation Area Statement 2001

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Roof extension involving raising the ridge height and replacement of existing front/rear dormers.
- Conversion of car port into habitable room involving the creation of a new front entrance.
- Erection of 3 Juliette balconies on the rear elevation.
- Replacement of front/rear windows.
- New bin store, alterations to front landscaping and new railings to front boundary wall.

1.2 Amendments

The applicant has amended the drawings following officer advice.

The following amendments were made during the course of the application:

- Redesign of the front elevation of the carport infill to replace it with a screen which gives the appearance of a garage door.
- Removal of front roof terrace
- Removal of parapet wall from front elevation
- Replacement of rear terrace first floor level with a Juliette balcony
- Reducing the scale of the replacement dormers

2.0 Assessment

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

- Design (the impact on the character of the host property and Hampstead Conservation Area)
- Amenity (the impact on the amenity of adjoining occupiers)

3.0 Design and Conservation

3.1 The Council's design policies are aimed at achieving the highest quality design in all developments. Policy D1 states that developments should consider the character, setting, context and form and scale of neighbouring buildings and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

3.2 Within CPG1, it is stated that alterations should always take into account the character and design of the property and its surroundings. The proposal to infill the existing car port on the front elevation to create a habitable room would fulfil this requirement as the infill screen would be constructed of new hardwood with a high level window across the top which would mimic the look of a garage door and would create the illusion that an element of the carport has been retained. This would better respect the rhythm of the street rather than replicating the entrance at No.25. In addition the screen would be recessed allowing the soffit of the carriageway to remain visible. This would therefore respect the existing façade of the front elevation of the property not detract from the character and appearance of the property of the host property and wider Hampstead Conservation Area.

3.3 The principle of removing the carport is acceptable as the driveway is too narrow for modern cars and has not been utilised recently, as the occupiers have onstreet parking permits, therefore there is no effective loss of onsite parking and no further impact on parking on the street. The proposed works could lead to damage to the footways and carriageway directly adjacent to the site and Camden would need to undertake highway remedial works following completion of the proposed development and a financial contribution for highway works should be secured as a Section 106 planning obligation. The highway works will also include reinstating the pedestrian footway directly adjacent to the site in place of the redundant crossover.

3.4 The replacement of the existing windows to the front elevation and the one window to the rear are considered to be minor alterations. The majority of the windows would match the existing siting, scale and glazing bars of the existing windows. The central window at first floor will be extended by 0.1m in height and will match the design and align with the existing windows. The windows will be white painted timber sash to match the existing. A condition has been attached for detailed sections of the replacement windows.

3.5 At the rear three windows will be replaced by two Juliette balconies, one at ground floor and one at first floor. It is considered, given their siting to the rear that they will not have a detrimental impact on character of the host property and it is a preferred alternative to a full balcony. It is considered that the Juliette balcony addresses these concerns about the design and scale of the originally proposed rear balcony. The addition of a Juliette balcony in the rear roof slope is acceptable as it complies with the guidance in CPG1 as it is set back behind the slope of the pitched roof.

3.6 The amendments removing the proposed parapet wall and reducing down the scale of the dormers roof are welcomed as they did not originally comply with CPG1 or the Hampstead CA statement. It noted that the ridge line of the building is currently set down from the adjoining neighbours and that an increase of 0.5m in height would be an acceptable addition as it will still be a lower level to No.24 and would match the ridge height of No.26. It would be a subordinate extension which would not appear dominant in relation to the adjoining terrace properties or the host building. The existing dormers on the front and rear elevations currently appear as dominant additions and the increase in ridge height would make the replacement dormer windows appear as more subservient in relation to the roof slope.

3.7 The proposal will replace the three existing dormers on the front roof slope and one dormer on the rear. Although the replacement dormers will be marginally larger than the existing dormers, their dimensions and siting would comply with CPG1 and are therefore the roof alterations are considered acceptable and would be seen to preserve and enhance the character and appearance of the host property and Hampstead Conservation Area.

3.8 A new front boundary wall is proposed, the brick piers with stone capping and railings will match those adjacent at No.25 Willow Road. It is considered that it complies with the Hampstead CA statement which seeks to resist the loss of boundary railings as they are an integral characteristic of the Conservation Area and that proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost. The siting of the replacement timber bin store is acceptable in the front garden and details of this have been conditioned. Details of the proposed front landscaping have also been conditioned.

3.8 In the context of the surrounding area, the alterations to the property would not be considered to harm the host property, would be in keeping with the surrounding area and would not cause undue harm to the character and appearance of the Hampstead conservation area; thereby compliant with policies D1 and D2.

3.9. 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 2013.

4.0 Amenity

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

4.2 The increase of the ridge height, replacement dormers, conversion of the carport, replacement windows and alterations to the front garden will not harm the amenity of neighbouring properties given their design and siting.

4.3 Concerns were raised about loss of privacy, light and noise from the originally proposed rear balcony at first floor to the flat below at No.25 Willow Road and the adjoining property at No.26 Willow Road. Amendments were sought to remove the proposed full balcony at first floor on the rear elevation and replace it with a Juliette balcony. The proposed Juliette balcony at roof level will be recessed behind the existing rear parapet wall. It is considered that the outlook from these Juliette balconies will be similar to the views from the existing rear windows and dormer window and, given that there are no full balconies proposed, it is not considered to have an adverse impact on loss of privacy or light to the neighbouring occupiers. In regards to the concerns about additional noise from their use, it is considered that the use would be limited and would provide similar noise to an open window.

5.0 Conclusion

5.1 Grant Conditional Planning Permission subject to a S106 agreement requiring a financial contribution for highway works- estimate to be provided.

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 30th 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'.

Boyer Planning
2nd Floor,
24 Southwark Bridge Road
London
SE1 9HF

Application Ref: **2017/3484/P**

26 October 2017

Dear Sir/Madam

DRAFT

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:
25A Willow Road
London
NW3 1TL

Proposal:

DECISION

Erection of roof extension involving raising the ridge height and replacement of existing front/rear dormers; conversion of car port into habitable room and new front entrance; installation of new rear Juliette balconies and replacement front and rear windows; alterations to front garden including installation of new bin store and new railings to front boundary wall.

Drawing Nos: EX 001, EX 002, EX003, EX04, EX101, EX102, EX201, EX202, EX203, PA 001 Rev.B, PA 002 Rev.A, PA 003 Rev.B, PA 004 Rev.C, PA 101 Rev.B, PA 102 Rev.B, PA 201 Rev.C, PA 202 Rev.B, PA 203 Rev.B, PA 301, site location plan.

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 policies 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:
EX 001, EX 002, EX003, EX04, EX101, EX102, EX201, EX202, EX203, PA 001 Rev.B, PA 002 Rev.A, PA 003 Rev.B, PA 004 Rev.C, PA 101 Rev.B, PA 102 Rev.B, PA 201 Rev.C, PA 202 Rev.B, PA 203 Rev.B, PA 301, site location plan.

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

- 4 Before the relevant part of the work is begun, detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority:
a) Details including sections at 1:10 of all replacement windows;
b) Detailed drawings of the proposed bin store

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping of the front garden and new boundary treatment have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- DRAFT**
- 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.
 - 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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