

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	27/11/2017
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	09/11/2017
<b>Officer</b>			<b>Application Number(s)</b>		
Ben Farrant			2017/5469/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 4, 97 Greencroft Gardens London NW6 3PG			Please refer to 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>					
First floor rear extension to replace existing roof terrace; installation of external staircase to existing first floor roof terrace providing access to rear garden					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full planning 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>Site notice</b>	No. of responses	<b>0</b>	No. of objections	<b>2</b>
<b>Summary of consultation responses:</b>	<p>Site notices were displayed on 18/10/2017 (consultation end date 08/11/2017), and a press notice was issued on 09/10/2017 (consultation end date 09/11/2017). One objection was received from a neighbour:</p> <p><b>17 Aberdare Gardens</b></p> <ul style="list-style-type: none"> <li>• Would set a precedent for first floor additions</li> <li>• Historic and treasured views along the back gardens would be interrupted</li> <li>• Visually intrusive staircase</li> <li>• Roof terraces are detrimental to the conservation area</li> <li>• Policies 12.15-12.17 of the Conservation Area Management Plan resist this type of development</li> </ul> <p><b>Officer comment</b></p> <p><i>Noted. Each case is based on its own planning merits, and a first floor addition/roof terrace here would not necessarily represent a 'precedent' for future development. In this instance, the proposal would not harm views along the rear gardens, infilling a section between the rear elevation of the property and the flank wall of the existing outrigger, it is also acknowledged that the existing outrigger is two storeys higher (four storey total) than the proposed addition. The staircase has been amended since the original submission to reduce its depth, and would not represent undue harm to visual amenities. The roof terrace has been in situ for approximately 15 years and is an established development in this instance. The development is considered to be in accordance with 12.15-12.17 of the Conservation Area Management Plan, being an appropriately scaled and styled addition.</i></p>					
<b>CRASH (The Combined Residents' Associations of South Hampstead)</b>	<p>One objection was received on the following grounds:</p> <ul style="list-style-type: none"> <li>• Character has already been substantially modified, extended and degenerated</li> <li>• Additions have previously been restricted to ground floor only</li> <li>• Long views of gardens will be lost</li> <li>• Garden access is visually intrusive</li> <li>• Out of character and visually at odds with neighbours</li> <li>• Set a precedent for over-development</li> </ul> <p><b>Officer comment</b></p> <p><i>Noted. In this instance, the proposal would not harm views along the rear gardens, infilling a section between the rear elevation of the property and the flank wall of the existing outrigger, it is also acknowledged that the existing outrigger is two storeys higher than the proposed extension. The addition, in this instance, is considered to be appropriately scaled and styled, and would not necessarily represent a 'precedent' for future development.</i></p>					

## Site Description

97 Greencroft Gardens is a semi-detached, three storey (plus loft extension) property, which has been subdivided to form 9 residential flats, located on the southern side of the road. The property is located within the South Hampstead Conservation Area, and is noted as a positive contributor within the South Hampstead Conservation Area Character Appraisal and Management Strategy; however it is not a listed building (nor are they any nearby listed buildings).

The flat currently has access to a roof terrace, formed on the flat roof of the ground floor rear projection, which has an existing balustrade surround. Access to the rear of the property is currently achieved via the access to the side of the property.

## Relevant Planning History

### 97 Greencroft Gardens

None directly applicable.

### 99 Greencroft Gardens

None directly applicable.

### 95 Greencroft Gardens

**8500409** - Formation of a roof terrace to the rear at first floor level including the installation of French windows to provide access – **Granted 15/05/1985**

## Relevant policies

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

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

### **Camden Local Plan (2017)**

A1 Managing the proposal impact of development

D1 Design

D2 Heritage

### **Camden Planning Guidance**

CPG1 Design (2015)

CPG6 Amenity (2011)

### **South Hampstead Conservation Area Character Appraisal and Management Strategy**

## Assessment

### 1. The proposal

1.1. This application seeks planning permission for the following works:

- First floor rear extension above existing ground floor rear extension. This would have a depth of 3.8m, and a width of 3.9m to infill the recessed area to the side of the existing four storey rear addition. It would be finished with a flat roof at 8.1m from ground level, finished in materials to match the host property. The rear would be finished with French doors to the rear elevation.
- Installation of external staircase leading from the existing roof terrace to the rear garden.
- Replacement balustrade, painted black, to surround the existing roof terrace.

### 2. Revisions

2.1. The following revisions have been made during the course of the application:

- Reduction in the depth of the external staircase to project 4.6m from the ground floor rear elevation, rather than 8.2m originally proposed.

2.2. No re-consultation was conducted following the negotiation of revisions as the alterations reduced the impact of the proposed scheme.

### 3. Heritage and design considerations

3.1. The application site is located within the South Hampstead Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

3.2. 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.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.3. The proposed rear extension would infill a recessed space to the side of an existing four storey rear projection. The addition would match the depth of this existing rear addition, and would extend to the existing side wall of the property. By reason of the siting and the proportions of this addition, being entirely contained within this recessed section of the property, it would not protrude beyond the existing rear first floor building line of the property and would therefore not interrupt views along the rear of these properties to a significant degree.

3.4. By reason of the siting, scale and design of the proposed first floor addition, in this unusual instance, it is considered not to protrude conspicuously, and is of an appropriate design, befitting of the character and appearance of the host property. Whilst it is acknowledged that the property is within the South Hampstead Conservation Area, given the rear siting of the addition, it would not be publically visible, and would not impact on the streetscene of the conservation area.

3.5. Given the siting, scale and design of the proposed extension, finished in matching materials, it is considered not to result in undue harm to the character and appearance of the property, nor to the historic interest of the surrounding area.

3.6. Similarly the external staircase is considered not to result in undue harm to the character and appearance of the property or the conservation area. Whilst it may be partially visible in glimpses to the side of the property in views from the street, it is considered not to impact on the streetscene. The staircase, being a lightweight addition, in a simple black painted metal

form, is considered not to cause undue harm to the character and appearance of the property and would serve to preserve the historic interest of the building and surrounding conservation area.

#### **4. Impact on the visual and residential amenities of neighbouring and nearby properties**

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 4.2. Given the siting, scale and design of the proposed first floor rear extension, it is considered not to impact on the residential amenities of surrounding occupiers to a significant degree, and would not constitute undue harm. This is particularly the case given the 1m separation distance to the neighbouring property (no. 99).
- 4.3. Given the established presence of the existing roof terrace, the proposed external staircase is considered not to result in a harmful level of additional overlooking.
- 4.4. Overall, the proposal is considered to be acceptable in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.

#### **Recommendation:**

2017/5469/P - Grant planning permission subject to conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4<sup>th</sup> September 2016, 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'.***