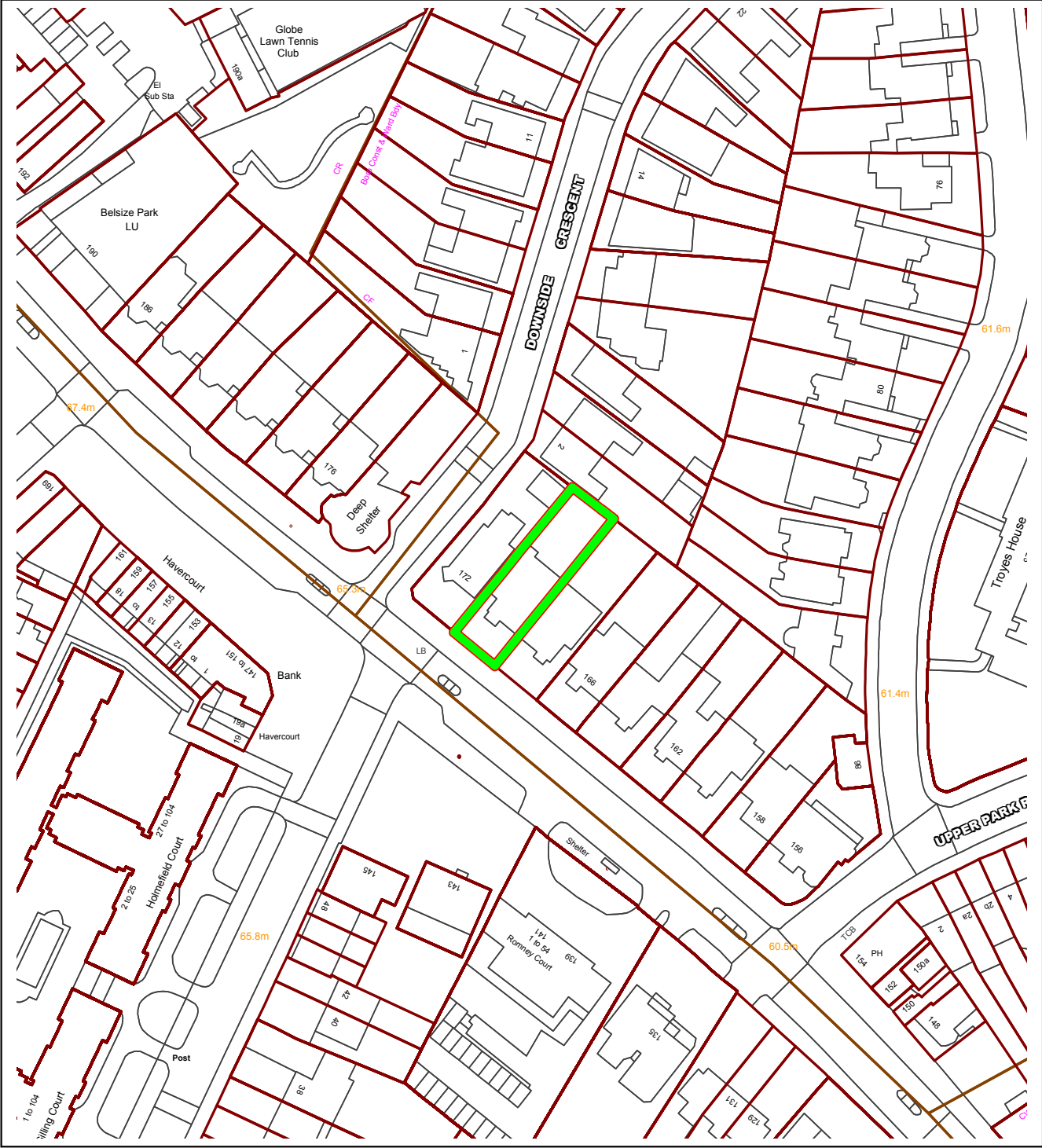


170A Haverstock Hill - 2018/1382/P



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Site photographs



Photo 1: Rear elevation of 170 Haverstock Hill



Photo 2: Other conservatories along streetscape as seen from 170A



Photo 3: Rear garden as seen from location of conservatory (2 Downside Crescent to left)



Photo 4: Boundary wall with 168 Haverstock Hill

Delegated Report		Analysis sheet		Expiry Date:		29/05/2018	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		10/05/2018	
Officer				Application Number(s)			
Stuart Clapham				2018/1382/P			
Application Address				Drawing Numbers			
170A Haverstock Hill London NW3 2AT				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey rear conservatory at lower ground floor level.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	02	No. of objections	02
			No. Electronic	02		
Summary of consultation responses:	<p>A site notice was displayed between 17/04/2018 and 08/05/2018 A press notice was advertised between 19/04/2018 and 10/05/2018.</p> <p>The owners/occupiers of No. 168 Haverstock Hill and No. 2 Downside Crescent objected on the basis that</p> <ol style="list-style-type: none"> 1. The conservatory would be out of proportion 2. The conservatory would create a claustrophobic rear garden scape 3. The conservatory would affect the views from the windows at No. 168 4. The conservatory would exacerbate noise pollution to 2 Downside Crescent <p>Officer response:</p> <ol style="list-style-type: none"> 1. See Assessment point 1.2 of this report 2. See Assessment point 1.3 of this report 3. See Assessment point 2.1 of this report 4. See Assessment point 2.3 of this report 					
Belsize Conservation Area Advisory Committee:	<p>Objected on the grounds that:</p> <ol style="list-style-type: none"> 1. The conservatory extends beyond the rear building line and encroaches on the rear garden space <p>Officer response:</p> <ol style="list-style-type: none"> 2. See Assessment points 1.2 and 1.5 of this report. 					

Site Description

The site is the garden flat of a semi-detached, four storey Georgian-style property on Haverstock Hill. It is located within the Park Hill Conservation Area, and is listed as making a positive contribution.

The property has a two-storey traditional side extension at lower and upper ground levels. To the rear is a modern single storey extension, with a roof terrace to the first floor flat above. The rear is accessed through large bi-folding doors which lead onto a 95 sq. m. patio followed by extensive landscaped gardens.

Relevant History

Application property

2011/3621/P Erection of single storey rear extension at lower ground floor level with roof terrace and timber balustrade/screen, replacement of existing single storey garage block at side with a two storey side extension at lower ground and ground floor levels, alterations including installation of rooflights, new front gates and wall, erection of front bin store, and alterations to landscaping at front and rear in connection with residential units (Class C3), following demolition of existing garage block. **Full**

Planning Permission granted 05/12/2011.

Neighbouring sites

166 Haverstock Hill

2014/1864/P Erection of single storey side infill extension at lower ground floor level and new front gates and boundary treatment. ***Full planning permission granted 06/06/2014***

Flat 1, 172 Haverstock Hill

2007/0564/P Erection of a single storey lower ground floor extension (Use Class C3). ***Full planning permission granted 20/04/2007***

162 Haverstock Hill

2005/5407/P Replacement of existing conservatory at first floor level with new larger steel framed conservatory at the rear of the house. ***Full planning permission granted 12/05/2006.***

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

London Borough of Camden Local Plan 2017

Policy D1 (Design)

Policy D2 (Heritage)

Policy A1 (Managing the impact of development)

Supplementary Planning Guidance

Camden Planning Guidance (CPG) 1 – Design (July 2015 updated March 2018)

Camden Planning Guidance – Amenity (2018)

Park Hill and Upper Park Conservation Area Appraisal and Management Plan 2011

Assessment

Proposal

Permission is sought for the erection of a single storey glazed extension measuring 3m x 7.5m, with a height of 2.7m at the eaves and a shallow-pitched roof. The conservatory would be located on a recessed patio area to the rear of the existing extension. The structure would be primarily glazed, with a frameless design, glazed beams and a single pair of French doors to the rear elevation.

1.0 *Design*

- 1.1 Local Plan Policies D1 (Design) and D2 (Heritage) aim to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 1.2 The proposed rear conservatory would measure 3m x 7.8m. It would be of a frameless 'glass box' design with glass panelled walls and a glass roof 2.7m at the eaves with a shallow-pitched roof. While it would extend 7m back from the host property, the conservatory would project 3m beyond the existing rear extension, which is in line with the rear lower ground-floor building for the pair of properties and most others along the street.
- 1.3 The overall bulk and massing of the proposed extension would be similar to other extensions and conservatories along the rear streetscape (166, 162 and 160 Haverstock Hill), whilst the frameless glazed design and location in a set-down patio area on the lower-ground floor would prevent it from appearing overly dominant. The lightweight glass structure also serves to ensure that the extension, both on its own and cumulatively, remains subservient to the host building.
- 1.4 The conservatory will be only 0.5m higher than the existing boundary fences to 168 and 172 Haverstock Hill meaning that any impact on visual amenity and any resulting sense of enclosure of the garden scape from lower floors will be minimal. From higher levels and further distances, enclosure is not considered to be a significant issue on account of the glazed nature of the structure.
- 1.5 The glazed structure is not visually dominant and would not therefore compete architecturally with the host building, from which it is set off by 4m. The material is sympathetic to the broader context given the proliferation of other glass structures to the above property and along the street (including other conservatories and glass balustrades) and its attachment to a modern rear extension.
- 1.6 At 24 sq. m, the footprint of the conservatory would result in the loss of less than 30% of the existing rear patio. Cumulatively, the existing extension and new conservatory would occupy approximately 50% of the original rear garden. This loss is considered acceptable given the retention of a large and usable outdoor amenity space for the occupiers of the dwelling.
- 1.7 Given the above, the extension is considered to represent a subordinate addition that would not be harmful to the character of the host building and the appearance of the surrounding Conservation Area, in accordance with Local Plan policies D1 and D2.

2.0 *Amenity*

- 2.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of

occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

- 2.2 The overall size, scale and height of the proposed conservatory is not considered to cause harm to the amenity of any neighbouring properties. The proposal would be set away from the upper floors of the host building and would be separated from the adjoining property by a 2.5m-high boundary wall to the south, which would minimise the impact on neighbouring residents, ensuring no loss of light or outlook would occur.
- 2.3 The proposed extension would share the same outlook as the existing lower ground floor rear windows at the property and would not exacerbate current levels of overlooking as a result, ensuring no harm is caused to neighbouring properties in terms of loss of privacy.
- 2.4 It is noted that concerns have been raised with regard to the increased noise disturbance that would occur as a result of the host property being built closer to neighbouring properties. However, the proposed extension would create approximately 24sqm of additional floorspace at the host property for the existing occupiers. Therefore, officers do not consider this minor increase in residential floorspace would lead to increased levels of noise being generated at the site to the extent where it would be harmful to neighbouring amenity. Furthermore, the proposed extension would be located approximately 14m from the neighbours at 2 Downside Crescent, not therefore generate significant additional noise impacts.
- 2.5 As such, the proposed development would be in overall accordance with Local Plan policy A1.

3.0 **Recommendation**

Grant 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 Tuesday 29th May 2018, 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'.

Application ref: 2018/1382/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 22 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Ms Marilyn Sheinman
170a Haverstock Hill
London
NW3 2AT

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

170A Haverstock Hill
London
NW3 2AT

DECISION

Proposal:

Erection of single storey rear conservatory at lower ground floor level.

Drawing Nos: Site Location Plan, Existing: A(00)007 Rev. A, A(00)005 Rev. A, A(00)006 Rev. A, A(00)004 Rev. A. Proposed: A(09)007 Rev. B, A(09)006 Rev. B, A(09)004 Rev. B, A(09)005 Rev. 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).

- 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: Site Location Plan, Existing: A(00)007 Rev. A, A(00)005 Rev. A, A(00)006 Rev. A, A(00)004 Rev. A. Proposed: A(09)007 Rev. B, A(09)006 Rev. B, A(09)004 Rev. B, A(09)005 Rev. A,

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

David Joyce
Director of Regeneration and Planning