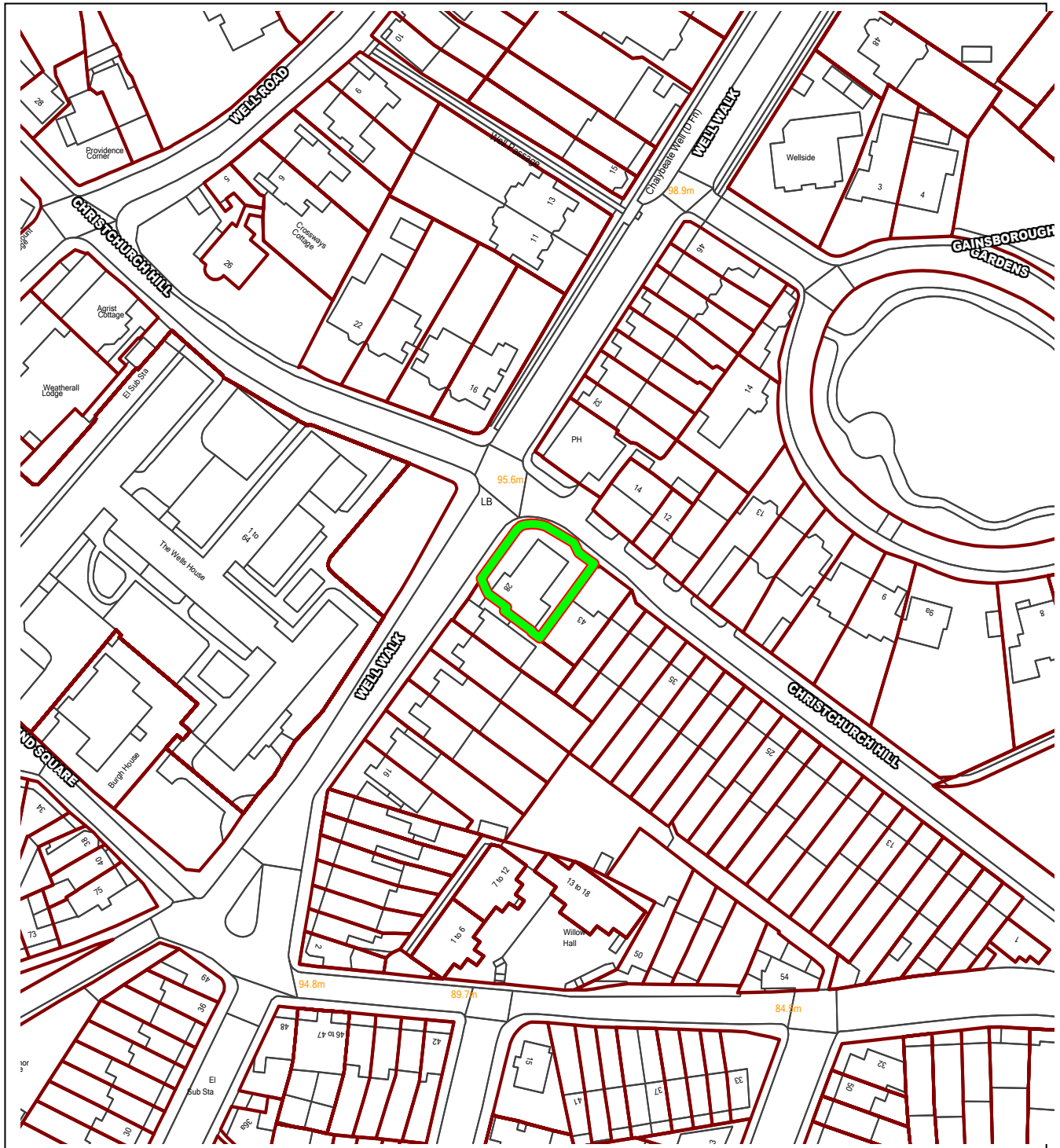


2022/3884/P- 28 Well Walk, NW3 1LD



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Photo 1: Aerial view of site. Red line denotes flat roof to be extended



Photo 2: view from junction of Well Walk and Christchurch Hill showing. Red arrow denotes area of roof extension



Photo 3: view looking north down Well Walk. Red arrow denotes area of roof extension



Photo 4: Rear elevation of property from Christchurch Hill. Red arrow denotes location of extension. Would be set-back in this view.

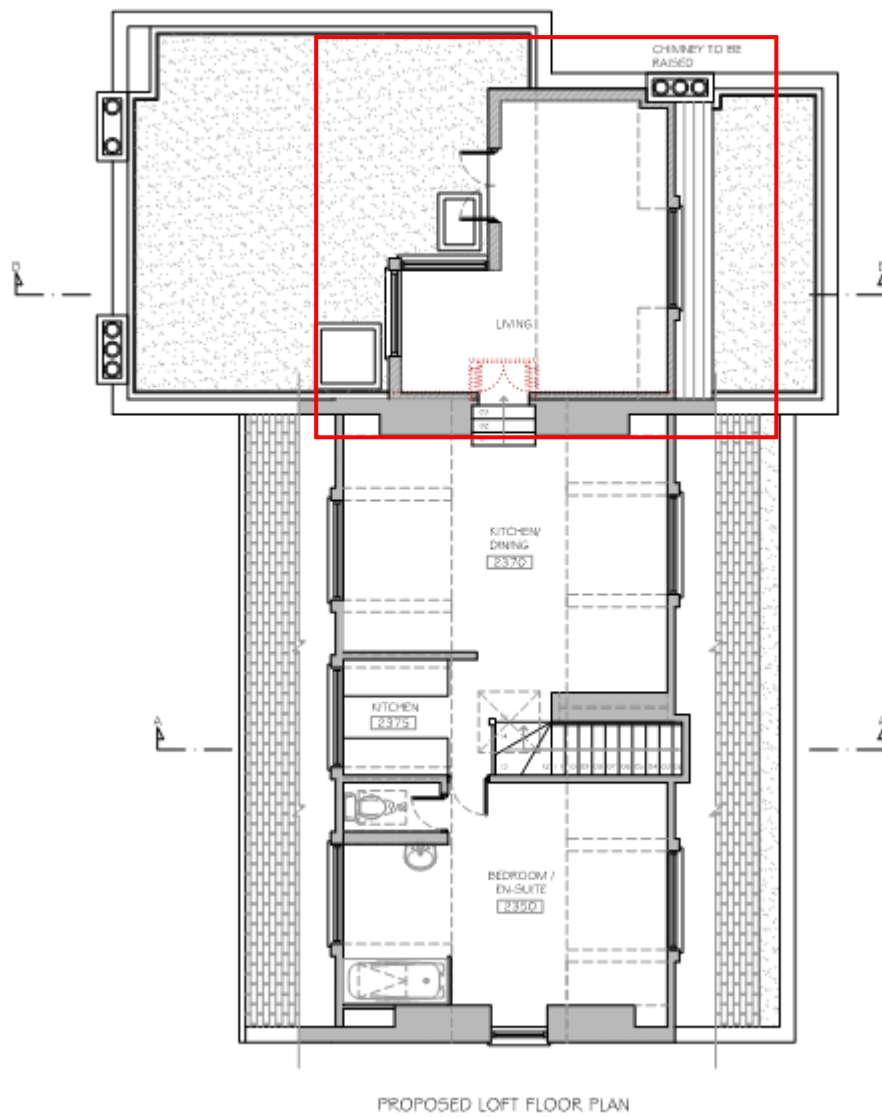


Image 1: Proposed loft floor plan with new extension in red box.

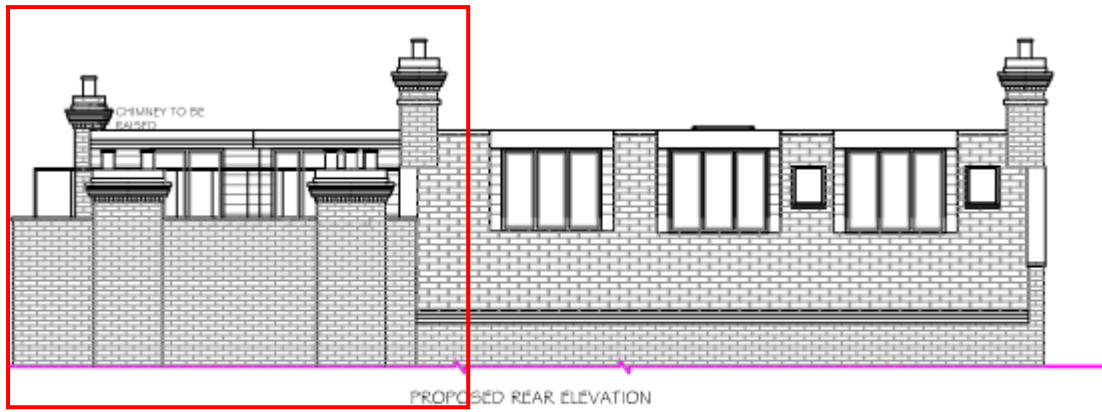


Image 2: Proposed rear elevation with new extension in red box

Delegated Report		Analysis sheet		Expiry Date:	20/01/2023
(Members' Briefing)		N/A		Consultation Expiry Date:	25/12/2022
Officer			Application Number(s)		
Kristina Smith			2022/3884/P		
Application Address			Drawing Numbers		
Flat 5, 28 Well Walk London Camden NW3 1LD			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of roof extension on existing flat roof with reprovion of terrace to rear on southern part of building					
Recommendation(s):		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	12	No. of objections	12
Summary of consultation responses:	Two site notices were displayed (1 on Well Walk; 1 on Christchurch Hill) from 29/11/2022 and expired on 22/12/2022. A press advert was published on 01/12/2022 and expired on 25/12/2022.			
	12 responses were received from local residents (Flats 1 and 3, 28 Well Walk; Upper Flat, 26 Well Walk; 1a, Flat 1 @ 31, 43, 45 Christchurch Hill; 5 x no address provided) on the following grounds: Design <ol style="list-style-type: none">1. Out of keeping with the surrounding conservation area2. Raising of parapet wall is out of keeping3. The building's flat roof was never intended to be developed upon, to develop further (beyond the roof terrace) is one step too far4. It would ruin the views from numerous surrounding places including from listed buildings5. The plans are aesthetically unattractive6. Extension is out of keeping and intrusive and would set dangerous precedent to beauty, character and harmony of the area <i>Officer response:</i> <ol style="list-style-type: none">1. Please refer to 'design and conservation' section of report paras 3.2-3.5.2. This element has now been removed.3. The majority of flat roofs were never intended to be developed on but that does not make it unacceptable provided it complies with policies, particularly design and amenity. See paras 3.2-3.5.4. Due to its scale and projection it would have limited impact on views. Please refer to para 3.3 of the 'design and conservation' section of report.5. The proposals are considered to not result in harm to the host building and conservation area. See paras 3.2-3.5.6. Please refer to 'design and conservation' section of report paras 3.2-3.5. Amenity <ol style="list-style-type: none">1. New terrace (behind parapet) would introduce new source of nuisance including noise and overlooking2. New terrace is totally unnecessary as the applicant already has one terrace3. Would increase overlooking to neighbours' gardens4. Proposal would result in light interference <i>Officer response:</i> <ol style="list-style-type: none">1. The increased parapet has now been removed from the proposal.2. As point 1 above.			

	<p>3. <i>Please refer to para 4.2, 4.3 of the 'amenity' section of report</i></p> <p>4. <i>As point 3 above.</i></p> <p>Other</p> <ul style="list-style-type: none"> • Application is vague and hard to know what is being applied for • The building is very old and may not be able to withstand additional load • Parapet alteration could affect guttering and drainage <p>Officer response:</p> <ul style="list-style-type: none"> • <i>The submission was deemed sufficiently detailed to validate and assess.</i> • <i>Construction feasibility is not a planning consideration. An informative is added to highlight the works should comply with Building Regulations.</i> • <i>The parapet alteration has been removed from the proposal.</i>
Local Group comments:	No response received from Hampstead CAAC or Hampstead Neighbourhood Forum

Site Description

The application site refers to three storey (plus mansard) double fronted Victorian building plus an additional flat roofed wing (part of the original build rather than later addition) that projects slightly forward of the main house. The flat roof is currently used as a roof terrace. It is situated at the junction of Well Walk and Christchurch Hill. The application relates to the projecting 'southern' part of the building only.

The property is not listed; however, is situated in the Hampstead Conservation Area and identified as a positive contributor in the Conservation Area statement.

The site is covered by the Hampstead Neighbourhood Plan.

Relevant History

2020/1590/P - Creation of dormer window in front roof slope, replacement of uPVC windows with timber windows in existing front dormer, replacement of uPVC window with timber window in existing rear dormer and installation of two small roof lights in rear roof slope. **Granted 11/06/2020**

2013/2263/P - Alterations at roof level including installation of metal balustrade, timber decking, timber screen around water tank and replacement of existing uPVC door with timber framed door to dwellinghouse (C3). **Granted 18/06/2013**

2011/4283/P - Erection of a roof extension, new rear parapet and associated rear roof terrace at third floor level of existing flat (Class C3). **Granted 07/11/2011**

PWX0302291 - Renewal of planning permission (Ref: PW9802124/R1) granted 27th July 1998 for erection of a roof extension and creation of roof terrace on the south eastern side, and erection of new parapet on rear elevation. **Granted 29/01/2004**

PW9802124R1 - Erection of a roof extension and creation of a roof terrace on the southeastern side, and erection of a new parapet on the rear elevation – **Granted 27/07/1998**

9400909 - Erection of extension at roof level and creation of a roof terrace. **Refused 10/02/1995** on design and amenity (overlooking) grounds. **Appeal dismissed**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

A1 - Managing the impact of development

D1 - Design

D2 – Heritage

Camden Planning Guidance

CPG Home improvements (2021)

CPG Amenity (2021)

Hampstead Neighbourhood Plan (2018)

DH1: Design

DH2: Conservation area and listed buildings

Hampstead Conservation Area Appraisal and Management Strategy (2001)

Assessment

1. Proposal

1.1. Planning permission is sought for the following works:

- Roof extension with front dormer window and glazed doors to rear accessing reinstated roof terrace. Extension would provide an additional 16m² of residential accommodation and measure 2.1m high, 5m wide and 5.3m deep (at deepest point).

1.2. During the course of the application, the proposal to increase the height of the parapet on the main house was removed from the proposal.

1.3. It is worth noting from the outset that the proposed development is very similar to proposals consented under previous applications in 1998, 2004 and most recently in 2011 under application ref. 2011/4283/P. The difference is that the side elevation is now sheer instead of sloping. Whilst the policy context has materially changed with the introduction of the Local Plan and also the Hampstead Neighbourhood Plan, there have been no changes that would affect the acceptability of the proposal in this instance.

2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Design and Heritage
- Amenity

3. Design and Heritage

3.1. Policies D1 and D2 of the Camden Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan are relevant in assessing design and heritage considerations. To summaries, policy requires extensions to respond positively and sympathetically to existing rhythms, proportions, height, scale, massing and materials of surrounding buildings and when in conservation areas must have regard to the relevant Conservation Area Appraisal and Management strategies. In this case, the Hampstead Conservation Area Appraisal and Management Strategy warns that roof extensions are unlikely to be acceptable where, it would be detrimental to the form and character of the existing building, it would be introduced in a group or terrace which remains largely unimpaired, the property forms part of a symmetrical composition, the balance of which would be upset, the roof is prominent, particularly in long views, and where the building is higher than many of its surrounding neighbours.

3.2. The proposal would provide a roof extension over part of the existing flat roof on the southern part of the building occupying part of the area that is currently used as a terrace. Its form would be a traditional mansard style to the front where the roof would be most visible with a more contemporary style glazed rear elevation which would be hidden from view due to the significant set-back from the rear parapet. The extension would have a subordinate scale and correspond with the existing mansard extension on the northern part of the same building in terms of its front slope profile and set-back (from the front parapet) as well as traditional use of materials.

3.3. The extension would comprise a single dormer window to the front and glazed doors to the rear. The set-backs to the front and rear would mitigate against its visibility from street level. The side elevation of the roof extension would be read in limited views from Well Walk and in fleeting views as one descends Christchurch Hill. The visibility of the extension in both cases is not

considered to be harmful and would preserve the character and appearance of the host building as well as that of the conservation area.

3.4. All proposed work would be completed in traditional matching materials to the host property including brickwork to the rear parapet, slate roof tiles and timber sliding sash windows. The detailed design would be sensitive to the property and conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.5. Overall, the proposed works are considered to be sensitive and well considered additions that are in accordance with policies D1, D2, DH1, DH2 and supporting guidance and as such would avoid harm to the character and appearance of the Hampstead Conservation Area. The Council's Conservation officer has reviewed the plans and considers the scheme would preserve the character and appearance of the conservation area.

4. Amenity

4.1. Policy A1 of the Camden Local Plan seeks to ensure that development does not cause adverse amenity impacts upon neighbours, in terms of loss of light, outlook, overlooking.

4.2. Owing to the relationship with neighbouring windows and the fact the extension is being constructed on top of the roof within the existing parapet walls, the increased massing would not bring about a material impact to daylight / sunlight or outlook to surrounding occupiers. The glazed doors to the new terrace would be well set back behind the reinstated terrace and so would not allow overlooking from within the extension or lead to undue light pollution.

4.3. The roof terrace on the part of the building that is being extended is a long-standing feature of the property. Whilst there is no planning permission located for the entirety of the roof to be used as a terrace, it has been in situ for over 4 years as confirmed by neighbours' comments and as such has become lawful. It is noted that part of the roof has been permitted to be used as a terrace under multiple permissions since 1998 (see 'planning history' section) As such, there will be no impact on neighbouring amenity.

4.4. Given the scale of the development, the construction work is not considered sufficient to require a Construction Management Plan.

5. Conclusion

5.1. Grant Conditional 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 Monday 23rd January, 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: 2022/3884/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 16 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Domenech Design
69 Wades Hill
London
N21 1AU
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5
28 Well Walk
London
Camden
NW3 1LD

DECISION

Proposal:

Erection of roof extension on existing flat roof with re-provision of terrace to rear on southern part of building and increased height of rear parapet to northern part of building

Drawing Nos: 1 (Rev D); 2 (Rev D); 3 (Rev D); 4 (Rev D); 5 (Rev D); 6 (Rev F); 7 (Rev D); 8 (Rev D); 9 (Rev F); 10 (Rev D); 11 (Rev D); Design & Access statement

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1 (Rev D); 2 (Rev D); 3 (Rev D); 4 (Rev D); 5 (Rev D); 6 (Rev F); 7 (Rev D); 8 (Rev D); 9 (Rev F); 10 (Rev D); 11 (Rev D); Design & Access statement

Reason:

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

- 3 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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION