

Delegated Report		Analysis sheet	Expiry Date:	07/09/2022
			Consultation Expiry Date:	02/10/2022
Officer Enya Fogarty			Application Number(s) 2022/2975/P	
Application Address 15 Nassington Road London Camden NW3 2TX			Drawing Numbers See decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear extension at lower ground floor level, removal of window and lowering cill at lower ground floor level				
Recommendation(s):	Refuse Planning Permission			
Application Type:	Full Planning Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	00
			No. electronic	0		
Summary of consultation responses:	<p>A site notice was displayed between 02/09/2022 until 26/09/2022. The application was advertised in the local press on 08/09/2022 until 02/10/2022.</p> <p>No objections were received as a result of the consultation process.</p>					
Hampstead Neighbourhood Forum	No response was received from the neighbourhood forum					
South Hill Park Conservation CAAC:	No response was received from the CAAC					

Site Description

The application site is a large semi-detached property in use as flats. This application relates to the ground floor flat. The property is not listed but is located within the South Hill Park Conservation Area and the Hampstead Neighbourhood Plan Area.

No.15 is noted as being a positive contributor to the surrounding Conservation Area

Relevant History

Application site

No relevant site history.

Neighbouring properties:

9 Nassington Road

2019/2316/P- *Erection of single storey rear extension at lower ground floor level including formation of a roof terrace and widening of 2 upper ground floor rear windows to form doors; excavation and enlargement of existing lower ground floor level including formation of a front lightwell and new external side access steps; erection of roof dormers to side and rear roof slopes; alterations to rear and side fenestration.* Granted 18/09/2019

45 Nassington Road

2017/2330/P- *Erection of single storey rear extension, replacement of 3 x lower ground floor side windows with 2 x windows and a door.* Granted 08/06/2017

8 Nassington Road

2016/7068/P- *Erection of single storey rear extension, insertion of 2 new ground floor side windows and replacement of first and second floor rear windows. Installation of replacement rear dormer extension, installation of 2 front rooflights, 1 side rooflight and 2 rooflights to flat section of main roof.* Granted 06/03/2017

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 Design (January 2021)

CPG Home Improvement (January 2021)

CPG Amenity (January 2021)

CPG Biodiversity (March 2018)

Hampstead Neighbourhood Plan

Policy DH1 Design

Policy DH2 Conservation areas and listed buildings

South Hill Park Conservation Area Statement (2001)

Assessment

1.0 PROPOSAL

1.1 The proposal seeks planning permission to construct a single storey full width rear extension. The rear extension would measure 3m in depth, 3m in height and 6.6m in width. The extension would be glazed and partially constructed in brick.

ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Heritage
- Amenity of neighbouring residential occupants

2.0 Design and Heritage

2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of 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.

2.2 Additionally, in terms of materials, Local Plan Policy D1 (Design) states that 'Alterations and extensions should be carried out in materials that match the original or neighbouring buildings.' CPG Home Improvements states that 'The texture, colour, pattern and finish of materials (detailing) should relate well to the existing character and appearance of both the existing home and the wider area, particularly in conservation areas.'

2.3 Camden planning guidance states that rear extensions should be subordinate to the original building and should be set back from the main building; they should respect the original style and proportions of the building; respect architectural features and the historic pattern of development. An extension should not cause loss of amenity to adjacent properties and should allow for the retention of a reasonable sized garden.

2.4 Policy DH1 (Design) of the Hampstead Neighbourhood Plan notes that development proposals should demonstrate how they respect and enhance the character and local context by ensuring that design is sympathetic to established building lines and by responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings. Under policy DH2 (Conservation areas and listed buildings) development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area.

2.5 The South Hill Park Conservation Area Statement notes that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within a group of buildings.

2.6 It is noted that rear extensions are a common form of development along Nassington Road so the principle of a full width rear extension is considered acceptable. The extension would be majority glazed on the rear elevation, at roof level and would have a glazed door and window on the side elevations. Therefore, the proposed extension would have excessive amounts of glazing which is considered to be inappropriate to this building and its setting. The use of glazing is considered to not be in keeping with the character of host dwelling and the wider conservation area.

2.7 Glazing is not apparent on the external surfaces of existing properties along this street. The use of glazing would therefore stand out as an unsympathetic material in this context, appearing out-of-keeping and jarring with the existing palette of materials on both the host building and wider street. In particular, it would not respect or relate well to the existing character and appearance, as well as, traditional materials, of the host and neighbouring buildings.

2.8 As a result, the extension would appear incongruous and not sympathetic in the context of both the host building and surrounding conservation area. As such, the detailed design of the proposed buildings does not demonstrate any consideration to the existing context and character of existing dwelling or the conservation area.

2.10 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. The proposed extension is considered to disrupt the consistency of the rear elevations of the terrace and would have a negative impact on the character and appearance of the host dwelling, wider terrace and surrounding conservation area.

2.11 This development is therefore considered to harm the character and appearance of the existing building, the street scene and the South Hill Park Conservation Area. This proposal is therefore contrary to policies D1 and D2 the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

3.0 Amenity

3.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.

3.2 The size, scale and location of the proposed extension is not considered to cause harm to neighbouring amenity in terms of loss of light and outlook.

3.3 However due to the location of the side elevation glazed door and the use of glazing on the side elevation, this would lead to overlooking into neighbouring property no.13 which is not supported. It is considered that there will be loss of privacy to the detriment of existing residential amenity.

4.0 Recommendation: - Refuse planning permission

Reasons for refusal:

1. The proposed extension, by virtue of detailed design and materials would harm the appearance the building and the conservation area, contrary to policies D1 (Design), D2 (Heritage) of the Local Borough of Camden Local Plan 2017 and policies DH1, DH2 of the Hampstead Neighbourhood Plan 2018.
2. The proposed extension, by reason of its location, height, and design, would cause unacceptable harm to the amenity of the neighbouring residential occupiers by way of loss of privacy, contrary to policy A1 of the London Borough of Camden Local Plan 2017.