

Delegated Report		Analysis sheet		Expiry Date: 03/04/2023	
		N/A		Consultation Expiry Date: 19/03/2023	
Officer			Application Number(s)		
Ewan Campbell			2023/0521/P		
Application Address			Drawing Numbers		
32 Willoughby Road London NW3 1RU			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Demolition of existing two storey rear wing and replacement with a wider 2 storey rear wing and a three storey part-width rear infill extension, both with green roofs; installation of replacement side gate and fence; addition of 2 side windows and 1 rear rooflight and replacement sash windows throughout.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Householder Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
	No. of responses	07	No. of objections	02	
Neighbour Consultation	A site notice was put up on 22/02/2023 and expired on the 18/03/2023. A press advertisement was placed on 23/02/2023 and expired on 19/03/2023 No comments from the neighbour consultation				
Hampstead CAAC	No comments				
Hampstead Neighbourhood Forum	No comments				

Site Description

The property is a semi-detached three storey house located within the Hampstead Conservation Area, to the east of the centre of Hampstead. The part of Hampstead where the application is located was developed in the 1880s and 1890s when streets of terraced houses filled in all the undeveloped land between South End Green and Hampstead as detailed in the Hampstead Conservation Area Statement. The property is listed as a positive contributor within the Conservation Area Statement.

Relevant History

Relevant planning history on the application site:

2022/2877/P - Demolition of existing two storey outrigger and replacement with part one, part two storey rear extension; provision of cycle store, two side windows and rear roof light (**Granted 16/09/2022**)

2022/4631/P - Demolition of existing two storey outrigger and replacement with two storey part rear and part infill extension; provision of cycle store, two side windows and rear roof light (**Granted 12/12/2022**)

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy CC1 Climate Change Mitigation

Policy CC2 Adapting to Climate Change

Hampstead Neighbourhood Plan 2018

Policy DH1 Design

Policy DH2 Conservation Areas and Listed Buildings

Policy NE4 Supporting Biodiversity

Camden Planning Guidance (CPG)

CPG Home Improvements (January 2021)

Assessment

1. PROPOSAL

1.1. The applicant seeks the following:

- Demolition of existing rear 2 storey outrigger and erection of a new wider 2 storey outrigger measuring 5.9m in height, 3.9m in width and 10.5m in depth with a flat roof design and reinstatement of chimney plus a green roof. Oriel windows to the side and front and aluminium doors on the ground floor.
- Erection of a new three storey part width rear infill extension adjoining this, measuring 8.8m in height, 3.4m in width and 3.2m in depth with a flat roof design, glazed window elements to the sides and front and built-in Corten steel material, plus a green roof.
- Replacement of windows to the front and rear
- One new rooflight to the rear roofslope and 2 new windows to side elevation

2. CONSIDERATIONS

2.1. The material considerations for this application are as follows:

- Design and Heritage
- Biodiversity
- Amenity

3. ASSESSMENT

Design and Heritage

3.1.1. The 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. Neighbourhood Plan policy DH1 and DH2 requires proposals to be well integrated into their surroundings and reinforce and enhance local character, and draw upon key aspects of character from the surrounding area.

3.1.2. The supporting text for policy D1 (Design) states:

7.2 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider: • character, setting, context and the form and scale of neighbouring buildings; • the character and proportions of the existing building, where alterations and extensions are proposed; • the prevailing pattern, density and scale of surrounding development; • the impact on existing rhythms, symmetries and uniformities in the townscape; • the composition of elevations; its contribution to public realm and its impact on views and vistas; and • the wider historic environment and buildings, spaces and features of local historic value

7.5 Design should respond creatively to its site and its context including the pattern of built form and urban grain, open spaces, gardens and streets in the surrounding area. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials.

3.1.3. Within policy D2 (Heritage) it states:

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets...

Other heritage assets and non-designated heritage assets The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

3.1.4. In addition to the above, the Camden Home Improvement CPG contains the Council's guidance on rear extensions and the following parts are considered to be particularly relevant:

- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimneystacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden;*

3.1.5. The previous planning history listed above, notably the permission ref 2022/4631/P following pre-application advice under 2021/6287/PRE, demonstrated that the principle of the demolition of the two storey outrigger and its replacement by another wider 2 storey rear wing plus an adjoining 2 storey infill extension was acceptable in design and heritage terms, as this was not overly bulky and maintained a level of subordination with the host dwelling as well as not being publically visible. However this new proposal is significantly different to these two approved applications, resulting in an unacceptable design. The 2 storey replacement wing is identical to the previously approved one under ref 2022/4631/P but the additional 3rd storey infill element is new.

3.1.6. The three storey rear extension element appears excessive in bulk and awkward in appearance. The extension's height means that is visible from the rear in Carlingford Road and thus affects the public realm townscape here. The additional 2nd floor makes the infill extension overall overly bulky and does not terminate a storey below eaves in line with good practise, thus interferes with the proportions at the upper floors of the building and obscures the house's existing façade and features at this high level. Its width means that the extension wraps over the 2 storey outrigger so that it fails to achieve subordinacy and to respect the rear elevation's proportions. The rear elevation thus appears disjointed, contrived and significantly incongruous in this location. Because of the height and width, it means that it fails to respect the architectural style of the building in a prominent location. A tower in a side return that wraps over a rear outrigger would represent an alien form at high level and represents a significantly awkward juncture with the outrigger. It therefore fails to preserve or enhance the character and appearance of the host building and conservation area.

3.1.7. The extension's bulk and incongruous nature would be exacerbated by its heavily glazed design and by its materiality using Corten steel and glass. Whilst this style and material was accepted in previous applications, this was because of two reasons. Firstly the

material was confined to the smaller scaled 2 storey infill compared with the other replacement rear wing, such that its use did not dominate the rear elevation and remained subordinate to the original architectural style and materials. Secondly the infill 2 storey extension was not publically viewable and therefore the impact on the conservation area would be minimised. With this new design, the three storey rear extension is completely clad in Corten steel with a large rear glazed opening at 2nd floor, which then dominates the elevation and existing features in a publically visible location.

- 3.1.8. The Hampstead Conservation Area statement (p.57) lists inappropriate materials, bulk, height and lack of respect to historic context as reasons why development has not been successful in contributing to the character of the Conservation Area. Furthermore the loss of original features and inappropriate extensions are listed as to why there has been erosion of townscape quality in the area. This issue can be easily applied to the current proposal.
- 3.1.9. In relation to the window alterations, timber sash windows are being replaced with new timber frame sash windows and therefore is considered acceptable. The new side window openings and new conservation rooflight are also acceptable. The replacement side gate and fence, now set forward of the existing ones to be nearer the front building line, will have no harmful impact on the current visual gap or streetscene and thus are acceptable.
- 3.1.10. In terms of the green roofs on both the rebuilt outrigger and new three storey extension, this would aid with biodiversity on site and their introduction is welcomed. This element complies with policies CC1 and A3 of the 2017 Local Plan and conditions would be agreed to secure further details in the event of any approval.
- 3.1.11. 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.
- 3.1.12. The NPPF in Section 16 provides guidance on the weight that should be accorded to harm to a heritage asset and in what circumstances such harm might be justified. Para 202 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Local Plan policy D2 states that the Council will not permit development that results in harm that is 'less than substantial' to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.
- 3.1.13. This proposal is considered to lead to 'less than substantial' harm to the significance of the conservation area as a designated heritage asset and would not create any public benefit. In accordance with the NPPF balancing exercise outlined above, it is considered that this harm is not outweighed by any benefit and thus the scheme should be refused permission.
- 3.1.14. Overall the poor and bulky design, which has a lack of respect for historical style, details and proportions in a publically visible location, means that the three storey rear extension harms the character and appearance of the host building and conservation area. Therefore the proposal fails to comply with Local Plan policies D1 and D2 and Hampstead Neighbourhood Plan policies DH1 and DH2.

Amenity

- 3.1.15. 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, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.

3.1.16. In relation to amenity, the outrigger does not extend any further in depth and is set away from the boundary of no. 34 by 2.4m. This means there would be no loss of light or outlook for both no.30 and no.34.

3.1.17. The three storey infill is positioned in a way in that it will not impact any amenities for no 34. The extension passes the 45 degree test and there would be no harmful loss of daylight or sunlight to neighbouring windows.

3.1.18. Therefore the proposal complies with policy A1 of the 2017 Camden Local Plan.

4. RECOMMENDATION

4.1. Refuse Planning Permission for the following reason:

The proposed three storey rear infill extension, by reason of its location, scale, excessive bulk, height and incongruous design and materiality, would be harmful to the character and appearance of the host building, streetscene and conservation area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.