

Delegated Report		Analysis sheet		Expiry Date:		02/03/2023			
		N/A		Consultation Expiry Date:		05/02/2023			
Officer				Application Number					
Edward Hodgson				2022/5542/P					
Application Address				Drawing Numbers					
15 Crediton Hill London NW6 1HS				See draft decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal									
Variation of condition 2 (approved plans) of planning permission 2022/1200/P dated 12/07/2022 (for: Demolition of existing single storey rear extension and conservatory and erection of new single storey rear extension), namely to include alterations to rear facade fenestration of rear extension									
Recommendation:		Refuse planning permission							
Application Type:		Variation of Condition(s)							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		<p>Site notices were displayed on 11/01/2023 which expired on 04/02/2023. A press notice was published on 12/01/2023 which expired on 05/02/2023.</p> <p>No responses were received.</p> <p>The West End Green Conservation Area Advisory Committee and the Fortune Green and the West Hampstead Neighbourhood Forum were invited for consultation however no responses were received.</p>							

Site Description

The application site is located on the western side of Crediton Hill and is a two-storey semi-detached Edwardian property constructed with brick and finished in white render with a tiled roof. There is an existing rear conservatory at ground floor level.

The site lies within the Fortune Green and West Hampstead Neighbourhood Plan Area and the West End Green Conservation Area. The building is not a listed building but is identified as making a positive contribution to the conservation area.

Relevant History

Application Site:

PW9802367R1 - The erection of a single storey conservatory at the rear, as shown on drawing number; DG303 and OS extract. **Granted - 17/07/1998**

2022/1200/P - Demolition of existing single storey rear extension and conservatory and erection of new single storey rear extension. **Granted - 12/07/2022**

16 Crediton Hill:

2020/4658/P - Erection of single storey rear extension to ground floor flat. **Granted - 09/02/2021**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

D1 Design

D2 Heritage

A1 Managing the impact of development

Fortune Green and West Hampstead Neighbourhood Plan 2015

2 Design and Character

3 Safeguarding and enhancing Conservation Areas and heritage assets

Camden Planning Guidance

CPG Design (2021)

CPG Home Improvements (2021)

West End Green Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0. Proposal

1.1 A minor material amendment is sought to alter the fenestration on the rear elevation of the ground floor full-width rear extension which was approved under ref. 2022/1200/P on 12/07/2022. The approved rear elevation consists of six grey metal framed doors surrounded by white render. The approved doors are set off from the boundary walls by approx. 0.8m and from the roof parapet by 0.3m. The amended fenestration proposed would consist of 4 glazed panel doors that would not be set off from the boundaries and would be set off from the parapet by 0.3m. The extension would thus have an appearance of a fully glazed rear facade.

2.0 Design and Heritage

- 2.1 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).
- 2.2 Local Plan policy D2 states that The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.
- 2.3 The Fortune Green and West Hampstead Neighbourhood Plan 2015 Policy 2 demands high quality development, and this is achieved through development which has regard to the form, function, structure and heritage of its context, including scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces. Extensions should be in character and proportion with its context and setting, including the relationship to any adjoining properties. Policy 3 states that development that detracts from the special character, architectural and historic significance and setting of the conservation area and heritage assets will not be supported and raises concerns over poor quality alterations to houses, particularly with regards to windows and doors.
- 2.4 CPG Home Improvements 2021 notes that rear extensions should be subordinate to the host building in terms of detailing and preserve the original design of the building. It also states that new windows and doors should be sympathetic to the original windows and doors on the building.
- 2.5 The West End Green Conservation Area Appraisal and Management Strategy states that high quality design and high-quality execution will be required of all new development at all scales and proposals must preserve or enhance the character and appearance of the conservation area.
- 2.6 The proposed amendment would appear as full width glazed patio doors which would read as dominating the rear elevation, resulting in an unacceptable ratio between solid and glazing on the extension. The width of the fenestration at ground level would therefore be wider than the width of the windows on the upper levels and would therefore not respect the hierarchy of windows of the building. The extension, by virtue of the dominant windows, would fail to respond to the character and appearance of the host and neighbouring properties and would no longer read as being subordinate. The proposed amount of glazing is deemed to be excessive and out of keeping with the existing fenestration of the host building and is considered to be inappropriate in the conservation area. The scale and proportions of the fenestration would be at odds with the finely subdivided glazing on first floor and dormer windows. Overall, the amendment would not respond to nor respect the existing fenestration of the host and neighbouring properties and would be harmful to the character and appearance of the host building and wider conservation area.
- 2.7 It is therefore considered that the proposed rear fenestration would be unsympathetic and dominant and would be harmful to the character and appearance of the host property and the West End Green Conservation Area.

3.0. Impact on neighbours

- 3.1 Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.
- 3.2 The proposed fenestration would not adversely impact on the amenity of neighbouring occupiers with regards to daylight, sunlight, outlook and privacy by virtue of its nature, scale and siting.

4.0. Recommendation

- 4.1 Refuse planning permission for the following reason:

The proposed ground floor rear fenestration, by virtue of its scale, siting and design, would result in a dominant and unsympathetic alteration that would harm the character and appearance of the host property and conservation area, contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.