

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/05/2023	
		N/A		<b>Consultation Expiry Date:</b>		22/04/2023	
<b>Officer</b>				<b>Application Number(s)</b>			
Lauren Ford				2023/1142/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
12 Aldred Road London NW6 1AN				See draft decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of 1 <sup>st</sup> floor rear extension with rooflight and attached roof terrace with privacy screens.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	01	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		<p>Site notices were displayed on 29/03/2023 and expired on 22/04/2023.</p> <p>One comment was received from a neighbouring occupier at 96 Hillfield Road. This can be summarised as follows:</p> <ul style="list-style-type: none"> <li>Want to maintain privacy, minimise overlooking and potential noise nuisance and maintain the design character of the neighbourhood.</li> </ul> <p><i>Officer response: Design and character are discussed in Section 3 below and amenity is discussed in Section 4 below.</i></p>					

## Site Description

The application site is located on the southwestern side of Aldred Road. The site comprises a two storeys (plus dormer and basement) dwelling and the application relates to the first floor flat.

The site is not in a conservation area, nor are any listed buildings affected.

The surrounding area is predominantly residential and formed of two storey terraced dwellings with two storey rear projections.

## Relevant History

### Relevant planning records at the application site:

**2004/1365/P** - Change of use of the building from single dwelling house to 3 residential units, including excavations to form a front lightwell, installation of a staircase and glazing to the basement bay to form a window, erection of a single storey side extension at the rear, conversion of the loft and erection of a dormer and roof light at the rear and 2 roof lights on the front slope of the roof and other alterations. – **Granted subject to a Section 106 legal agreement, 31/08/2004.**

**2012/1216/P** - Erection of single storey rear extension at first floor level and creation of roof terrace with glazed balustrade above and alterations to rear dormer window to include doors all in connection with existing flat (Class C3). **Refused, 02/05/2012.**

### Relevant pre-applications at the application site:

**2022/5370/PRE** – Erection of rear extension at first floor level & associated roof terrace.  
Our advice given was as follows:

- *The principle of creating an additional storey on the rear projection is considered acceptable.*
- *The additional storey should project to the same depth and height as the neighbouring first floor addition at No.11.*
- *The loss of the hipped roof on the existing rear projection is not encouraged.*
- *The flat roof on the proposed first floor extension should not be used as a terrace.*

### Neighbouring sites:

**2015/3109/P (3 Aldred Road):** Single storey side and rear extension to lower ground floor and creation of habitable space within the existing void below the main building; first floor rear extension above existing roof terrace; alterations to roof and alterations to openings. - **Granted, 14/03/2016.**

**2011/6061/P (2 Aldred Road):** Erection of 2 dormer roof extensions and 2 rooflights to front elevation at single dwelling house (Class C3). – **Granted, 31/01/2012.**

## Relevant policies

## **National Planning Policy Framework (2021)**

### **London Plan (2021)**

#### **Camden Local Plan (2017)**

Policy A1 – Managing the impact of development

Policy D1 – Design

#### **Fortune Green & West Hampstead Neighbourhood Plan (2015)**

Policy 2- Design and character

#### **Camden Supplementary Planning Guidance (2021)**

CGP - Design

CPG – Home Improvements

CPG - Amenity

## **Assessment**

### **1. Proposal**

- 1.1 Planning permission is sought for the erection of a rear extension with rooflight in place of the existing roof terrace at first floor level and the erection of a new roof terrace with privacy screens on the hipped roof behind this.
- 1.2 The rear extension would comprise a 13.5m<sup>2</sup> bedroom, with a width of 3.25m, a depth of 4.15m and height of 2.75m.
- 1.3 The roof terrace will comprise 3.79m<sup>2</sup> with a width of 2.2m and depth of 1.7m and would be accessed from the proposed extension.
- 1.4 The proposed materials include London stock yellow brick to match the existing, GRP flat roof to match existing dormer roof, white uPVC door frames to match existing, white timber framed windows to match existing and an obscure glazed balustrade for the terrace.
- 1.5 The design and access statement states that the applicant suffers from a disability and that private amenity is a necessity for the applicant, as her personal situation continues to make it difficult to leave the property for fresh air/activity.

## 2. Considerations

2.1 Key planning issues to be considered are as follows:

- Design
- Neighbouring Amenity

## 3. Design

3.1 Local plan policy D1 seeks 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.

### Rear Extension

3.2 In accordance with Camden planning guidance and policies, rear extensions should:

- Be subordinate to the building being extended
- Be built from sympathetic materials
- Respect and preserve the original design and architectural features
- Be carefully scaled in terms of height, width and depth.

3.3 There is precedent for rear extensions of this nature in this location, with similar rear extensions located within the subject terrace, including next door at no 11 plus 2 and 3 Aldred Road. The proposed extension will be very similar to the existing extension located at 11 Aldred Road with respect to its depth and height. It is thus considered acceptable in terms of bulk, location and design and would respect the local context and character. With respect to materials, the proposed materials are appropriate in this context, as is the rooflight.

3.4 In terms of standard of accommodation, the proposed double bedroom would comprise 13.5 m<sup>2</sup>, served by a south-west facing window and rooflight with a floor to ceiling height of 2.5m which is considered to offer acceptable quality accommodation.

### Roof Terrace

3.5 In accordance with Camden Planning Guidance, the creation of balconies and terraces can provide valuable amenity space, however consideration should be given to the following:

- Balcony should be subordinate to the roof slope being altered
- Preserve the roof form
- Careful consideration of materials for the enclosure.

3.6 The creation of the roof terrace would result in the loss of a portion of the hipped roof. The hipped roofs form part of the character of the rear elevations on this part of the terrace, and its loss would disrupt the rhythm of rear elevations. It would also disrupt the symmetry of the pair with No.13. Moreover the introduction of high glazed privacy screens, necessary to prevent overlooking, would also add visual clutter and appear bulky and inappropriate at this roof level location.

3.7 It is acknowledged that there is an existing roof terrace within this terraced row of houses, located at 3 Aldred Road. This was however a different situation, whereby this pair of houses at nos 2 and 3 had already been altered and thus did not read as a pair, and also the roof on No. 2 is mono pitched as opposed to hipped.

3.8 It is considered that the addition of a first floor roof terrace with screens, by reason of its location and design and associated loss of pitched roof, would represent an inappropriate feature which would not preserve the rhythm of the existing rear elevations, and would detract

from the character and appearance of the host building and local area, contrary to policy D1 of the Camden Local Plan 2017.

#### **4. Neighbouring Amenity**

- 4.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development on their amenity 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. Relevant to the application are overlooking, privacy, sunlight, daylight, overshadowing and noise considerations. In terms of loss of light, the proposals are not considered to raise any concerns.
- 4.2 The CPG – Amenity states the following with respect to amenity:
- The places most sensitive to overlooking are typically habitable rooms and gardens at the rear of residential buildings
  - Balconies have the potential to increase opportunities for overlooking and should therefore be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential gardens
  - Residential buildings should also be designed so that new balconies do not suffer from an unacceptable degree of overlooking from existing developments, particularly when this is the only outdoor amenity space available to the new dwelling
  - Noise and vibration can have a significant impact on amenity, quality of life and wellbeing.

##### Rear Extension

- 4.3 The inclusion of a south-west facing window and rooflight will ensure that an appropriate level of daylight and sunlight is received to the proposed bedroom and the absence of windows along the side elevation will ensure that privacy is maintained for adjoining occupiers and that there is no overlooking.
- 4.4 Solar studies have been provided for the existing and proposed roof plan, which demonstrate that any increase in overshadowing as a result of the proposal will be acceptable.
- 4.5 The proposed rear extension, due to its location and relationship to neighbouring properties, would not result in harm to the neighbouring amenity, in accordance with policy A1 of the Camden Local Plan 2017.

##### Roof Terrace

- 4.6 The roof terrace will have 1.7m high obscure glazed privacy screens all around to prevent any overlooking into the rear gardens, and rear and side windows of 11 Aldred Road. Thus the proposed roof terrace would not result in harm to neighbouring amenity in terms of overlooking. Nevertheless, as discussed above, these screens would create visual clutter.

#### **5. Conclusion**

- 5.1 The application documents have stated that the applicant suffers from a disability and that private amenity space is a necessity for the applicant, as her personal situation makes it difficult to leave the property for fresh air/activity and that there are not appropriate public green spaces in the immediate context for the applicant's situation. It should be noted that this has been taken into consideration when coming to this decision. Although some weight has been given to this situation, nevertheless on balance it is considered that this is not

outweighed by the proposal's harmful impact on a permanent basis on the character and appearance of the host building and area.

5.2 It is recommended to Refuse planning permission for the following reason-

The proposed roof terrace with privacy screens, by reason of its location and design and associated removal of hipped roof, would harm the character and appearance of the host building and area, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 (Design and character) of the Fortune Green & West Hampstead Neighbourhood Plan (2015).