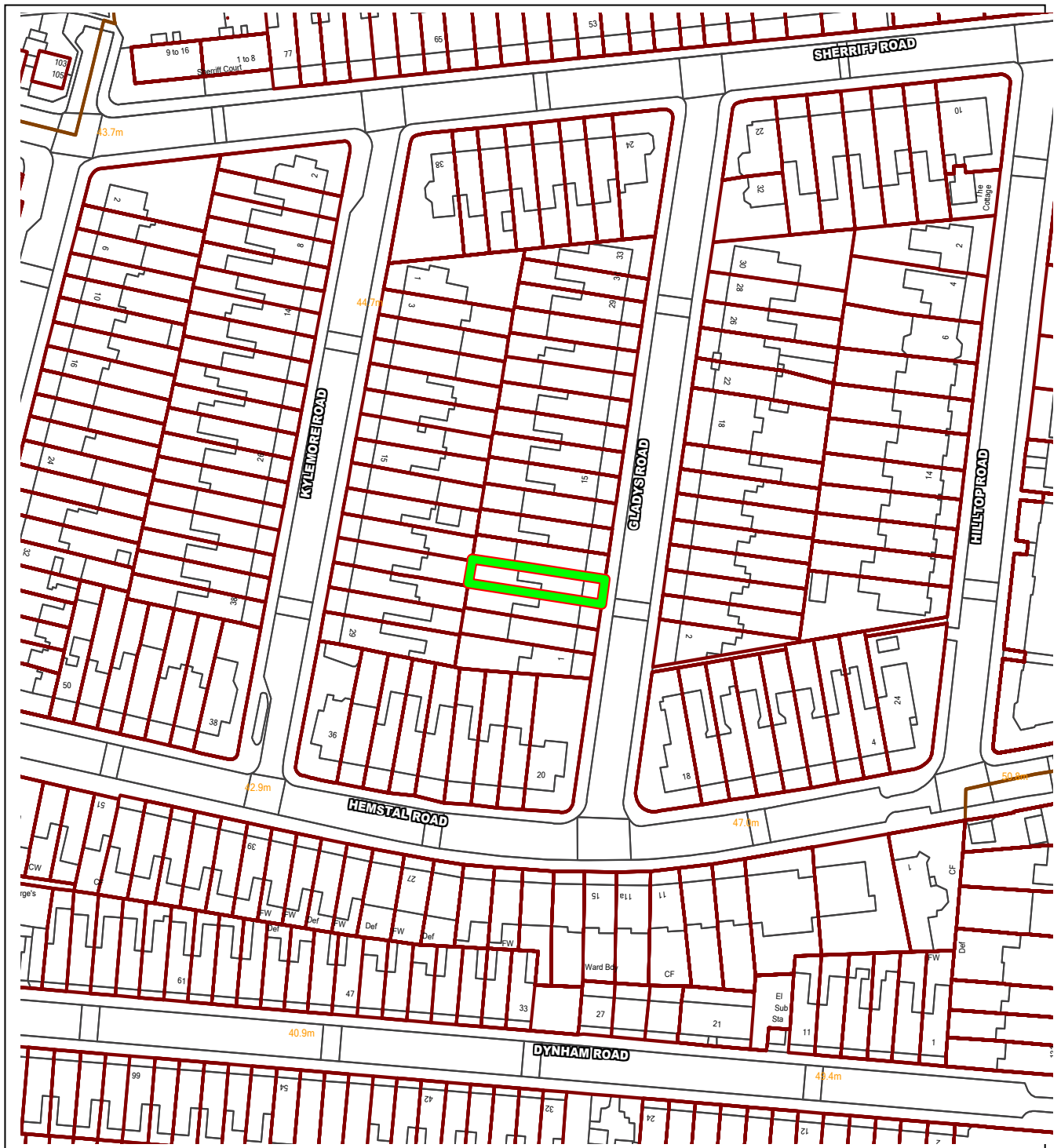


7 Gladys Road 2022/1772/P



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Site Photos



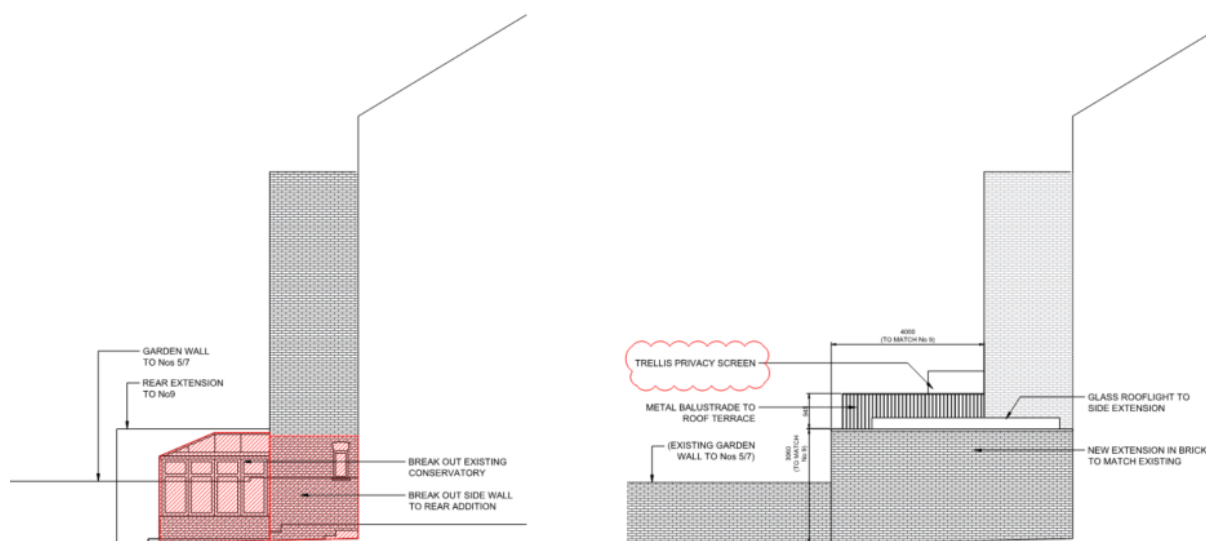
1. Front elevation



2. Photo of rear elevation showing existing conservatory and neighbouring rear extensions



3. Existing and proposed rear elevations



4. Existing and proposed side elevation

Delegated Report		Analysis sheet		Expiry Date:		20/06/2022	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		18/07/2022	
Officer				Application Number			
Edward Hodgson				2022/1772/P			
Application Address				Drawing Numbers			
Basement And Ground Floor Maisonette 7 Gladys Road London NW6 2PU				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey rear wrap around extension with roof terrace above and replacement of window with door.							
Recommendation:		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed to the front and rear of the site on the 24/06/2022 (consultation end date 18/07/2022). The Fortune Green and West Hampstead Neighbourhood Forum were invited for consultation.			
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	Three objections were received by neighbouring occupiers at nos. 7 & 9 Gladys Road. The objections can be summarised as below: <ul style="list-style-type: none">Noise from the terrace when it is in useLight pollution arising from the terraceThe terrace will impact on the privacy of neighbouring occupiers <u>Officer's Response:</u> <ul style="list-style-type: none">Noise, privacy and light pollution are material planning considerations and are discussed in section 3 (amenity) of this report.			
The Fortune Green and West Hampstead Neighbourhood Forum	No responses were received.			

Site Description

The application site is a three storey mid-terraced period property with a lower ground floor and existing three storey rear projection and conservatory located at lower ground floor at the rear. It has been subdivided into flats.

The property is located within the Fortune Green and West Hampstead Neighbourhood Plan Area.

Relevant History

Application Site:

PWX0202075 - Erection of single storey conservatory to rear elevation to replace existing one. As shown on drawing no. 7452, 7605 and A4 unnumbered floorplan. **Granted - 09/04/2002**

PWX0103171 - Works of conversion to self-contain the first and second floor into a maisonette including the creation of a roof terrace on the existing rear extension at second floor level. **Granted - 21/08/2001**

PW9702394 - The conversion of the basement and ground floor accommodation to provide a self-contained maisonette, as shown on drawing numbers: 012/01; 013/02; 011/01; 012/04. **Granted - 04/07/1997**

9005386 - Change of use and works of conversion to form self-contained 2-bedroom unit of lower ground floor including the erection of a single storey rear extension alterations to front external staircase and creation of a bin storage area as shown on drawing no. 02. Revised on 28.11.90. **Granted - 22/01/1991**

Neighbouring Properties:

9 Gladys Road:

2016/5826/P - Erection of storey rear extension to the rear of the existing dwelling house at lower ground level and minor alterations to front entrance (Class C3). **Granted - 21/11/2016**

3 Gladys Road:

2010/6653/P - Erection of a single storey extension at lower ground floor level with roof light and sliding doors to the rear of a residential dwelling(Class C3). **Granted - 31/01/2011**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design

Fortune Green and West Hampstead Neighbourhood Plan (2015)

- **Policy 2** Design and Character

Camden Planning Guidance:

- CPG Amenity (2021)

- CPG Design (2021)
- CPG Home Improvements (2021)

Assessment

1. Proposal

- 1.1. Planning permission is sought for the erection of a single storey lower ground floor rear extension that would wrap around the existing three storey rear projection. A roof terrace and rooflight are also proposed on the extension roof and a window would be replaced at upper ground floor level with a door to provide access to the terrace. The existing conservatory would be removed. The extension would measure approximately 3m in height, 5.4m wide and would project 4.2m from the existing rear projection. It would infill the space between the existing rear projection and the boundary with neighbouring no. 5.

2. Design

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan states all development shall be of a high quality, through maintaining the positive contributions of existing buildings, be human in scale, regards the form of its context and uses materials that reflect its context. It states that extensions should respect the height of existing buildings and be in character and proportion with its context including the relationship to any adjoining properties.
- 2.2. CPG Home Improvements states that rear extensions should be subordinate to the host property in relation to its scale, form, footprint and proportions. They should be built from materials that are sympathetic to the existing property, respect and preserve the original design of the building, be carefully scaled in terms of height, width and depth and allow for the retention of a reasonably sized garden. It also states that terraces should be subordinate to the roof and the materials used for enclosure should be metal railings and privacy screens should be made of natural materials on traditional buildings.
- 2.3. The proposed rear extension would be subordinate to the host property and would be in keeping with development in neighbouring rear gardens along the terrace, including at nos. 3, 5 and 9. It would be constructed of brick with metal framed glazed doors. The materials are considered to be sympathetic to the host and neighbouring properties and there would be an acceptable ratio between solid and glazing on the rear elevation and the doors would be in keeping with the hierarchy of windows at the upper levels of the host building. The proposed railings around the terrace would be metal and following officer advice, the privacy screen has been amended to be trellis rather than frosted glass. The materials are considered acceptable on a traditional building. The proposed door at ground floor level to access the terrace would be timber framed French doors which are considered to be sympathetic and would not harm the appearance of the rear elevation. The proposed roof terrace would be subordinate to the roof of the extension and would be set back from the boundary with no 5.
- 2.4. As such, the proposal would not have any detrimental impact on the character and appearance of the property and wider context and therefore complies with policy D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

3. Residential Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

- 3.2. The proposed terrace would measure approx.11.5sqm and would not be large enough to host large gatherings that would cause adverse noise pollution. The existing rear garden could host large gatherings and it is therefore considered that the terrace would not lead to additional adverse noise pollution.
- 3.3. A privacy screen is proposed to reduce overlooking opportunities into the neighbouring rear upper ground floor window at no. 9. A condition is suggested requiring that this is implemented before the terrace is used. Views into the rear garden at no. 9 would be oblique due to the existing rear extension at this property. The terrace would be set back from the boundary with neighbouring no 5 and thus there would be a sufficient distance to the neighbouring windows and garden at no 5. It is considered that any additional light pollution from the terrace or the proposed rooflight would not lead to adverse amenity harm to neighbouring flats at upper floors by virtue of its size and scale.
- 3.4. The proposed extension would not exceed the 45-degree line taken from the lower ground floor window closest to the boundary at neighbouring no. 5. In addition, the extension would be located to the north of this window. Thus, the extension would not cause any adverse amenity harm to neighbouring occupiers with regards to loss of daylight and sunlight.
- 3.5. An acceptable amount of rear garden space would be retained (approximately 66%).
- 3.6. Due to the location, size and nature of the proposals, they would not harm the neighbour's amenity in terms of the loss of natural light, light spill or loss of privacy.
- 3.7. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policy A1.

4. Recommendation

- 4.1. 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 Tuesday 2nd May 2023, 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: 2022/1772/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 25 April 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

Mr Aaron Birch
9A Gladys Road
London
NW6 2PU
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement And Ground Floor Maisonette
7 Gladys Road
London
NW6 2PU

DECISION

Proposal: Erection of single storey rear wrap around extension with roof terrace above and replacement of window with door.

Drawing Nos: Site Location Plan GL_000, GL_100, GL_110, GL_200_A, GL_201_A

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:

Site Location Plan GL_000, GL_100, GL_110, GL_200_A, GL_201_A

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 policy D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015

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