

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 22/06/2023	
		N/A		<b>Consultation Expiry Date:</b> 26/06/2023	
<b>Officer</b>			<b>Application Number(s)</b>		
Brendan Versluys			2023/1734/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
151 Sumatra Road London NW6 1PN			See 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>					
External alterations including installation of front and rear dormers and second floor rear extension with balconies at upper ground, first and second floor to provide a studio flat and 2 x 2 bedroom flats (Class C3).					
<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>	<b>No. notified</b>	0	<b>No. of responses</b>	1	<b>No. of objections</b>
					1
<b>Summary of consultation responses:</b>		<p>Site notice displayed 02/06/2023 to 26/06/2023</p> <p><u>One objection</u> was received and can be summarised as follows:</p> <ul style="list-style-type: none"> <li>The proposed balconies would look directly into my property though the light boxes we have in the roof and directly onto the garden also</li> </ul>			
<b>Site Description</b>					
<p>The application site relates to a three level Victorian-era terrace, accommodating a lower ground floor flat and a two-level maisonette at the upper ground and first floors. The flats share a communal ingress/egress at the ground floor. A small garden and lightwell is provided at the front elevation, with stairs leading up to the ground floor front entry.</p> <p>The maisonette layout includes a kitchen and dining room at upper ground floor and two bedrooms and a lounge at first floor.</p> <p>The basement flat has access to the site's rear garden, which includes an outbuilding at the south-western corner. To the south of the site are rail tracks and West Hampstead Rail Station.</p>					

The site is part of a wider terrace which stretches along Sumatra Road. Many of the properties have a single dormer on the front elevation, and some properties have a single dormer on their rear elevation.

## Relevant History

### Site History:

2022/0100/P - Construction of a single storey full width rear extension. **Granted 26/05/2022**

## Relevant Policies

### National Planning Policy Framework 2021

### The London Plan 2021

### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

### Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

CPG Transport (January 2021)

Fortune Green and West Hampstead Neighbourhood Plan

Policies: Policy 1: Housing, Policy 2: Design & Character, Policy 4: West Hampstead Growth Area

## Assessment

### 3. Proposal

- 3.1. Planning permission is sought for converting the existing two flats into 2 x 2 bedroom flats and a studio. The studio would be located at upper ground floor, and the 2 x 2 bedroom flats each located at the first and second floors. The flats would be accessed via the existing front access. No changes are proposed to the existing basement flat.
- 3.2. The ground floor studio would be 30m<sup>2</sup>, first floor 2 x bedroom flat 54m<sup>2</sup>, and second floor 2 x bedroom flat 60m<sup>2</sup>.
- 3.3. These works would involve extending the roof at the front and rear of the existing building, to convert the existing attic space into a new second floor.
- 3.4. At the front elevation, a full-width dormer would be constructed, with three one over one sash windows serving the second floor. No changes are proposed to the remainder of the front elevation.
- 3.5. At the rear elevation, a full-width dormer would be constructed. The existing ground and first floor windows would be removed, and a one over one sash window, and a French door adjoining a balcony with glass balustrade, constructed at the upper ground, first and second floors. The upper ground and first floor one over one sash windows would have window heads.
- 3.6. A bin and bike storage enclosure is proposed to be erected within the lightwell at the front elevation of the host building.

3.7. The materiality of the proposed works to the external elevations, including the new windows, doors, balconies and balustrades and enclosure, are not specified.

#### **4. Planning Considerations**

4.1. The material considerations in the determination of this application are as follows:

- Design and Heritage
- Amenity
- Transport

#### **Assessment of proposals**

#### **5. Housing**

5.1. Policy H7 seeks to provide a range of unit sizes to meet demand across the Borough. For market units, table 1 of the policy considers 1 bedroom/studios to have a lower priority, 2 and 3 bedroom units to be of high priority and 4 bedroom or more to be of lower priority. In addition, the Fortune Green & West Hampstead Neighbourhood Plan policies Policy 1: Housing and Policy 4: West Hampstead Growth Area seeks to provide for a range of housing types, and promotes new housing in the West West Hampstead Growth Area in particular.

5.2. The proposals would convert the existing two bedroom maisonette over the ground and first floors, into 2 x two bedroom flats and a studio, over the ground, first and proposed new second floor. No changes to the existing basement flat are proposed.

5.3. The studio flat floor area of 30m<sup>2</sup>, and two bedroom flats floor areas of 54m<sup>2</sup> and 60m<sup>2</sup>; would be less than the minimum 39m<sup>2</sup> (including 1m<sup>2</sup> storage) for a single storey, studio flat, and less than the minimum 70m<sup>2</sup> (including 2m<sup>2</sup> storage) for a single storey 2 x bedroom flat.

5.4. Despite the shortfall in the floor area, the bedrooms and living areas provided are considered to be spacious, functional, and of an acceptable quality for a studio and two bedroom unit. The living areas and bedrooms have an adequate dimension such they can accommodate furniture such as table and chairs, and beds, while leaving adequate circulation space. The studio, while unlikely having space for a table and chairs in the separate kitchen area, would have space for a seating area and small table in the bedroom. Such an arrangement is not uncommon for studio flats, which are typically in a single room format. The provision of the kitchen being separated from the bedroom via a door, presents a better layout as it separates noise/odour from the kitchen area from the bedroom/sleeping area. While the first floor flat and ground floor studio flat do not have any built in storage space, there would space within the living areas and bedrooms for purpose built storage units to be located. Larger items such as vacuums could also be stored under beds.

5.5. All bedrooms and living areas have adequate outlook as well as access to sunlight and daylight.

5.6. For these reasons above, the proposed units are considered to provide an acceptable standard of accommodation for future occupants and would be in accordance with policies A1 and D1.

5.7. Policy H4 expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to the residential floorspace of 100sqm GIA or more. This is based on an assessment where 100sqm of floorspace is considered to be capacity for one home. In developments that provide less than 10 units, affordable housing contributions can take the form of a payment in lieu. In this case, the proposal provides two additional homes however the total additional residential floor space is less than 100sqm (being

approximately 60m<sup>2</sup>) and as such, a contribution towards affordable housing would not be required.

## 6. Design and Heritage

6.1. The Council's Design Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Development should respect the local area in context and character; preserve or enhances the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; integrate well with the surrounding streets; respond to natural features and preserves gardens and other open space; incorporate high quality landscape design and maximise opportunities for soft landscaping, preserve strategic and local views. Policy D2 seeks to preserve and enhance heritage assets and their settings, including conservation areas. In addition, Policy 2: Design & Character of the Fortune Green & West Hampstead Neighbourhood Plan, requires all development to be of a high quality, which complements and enhances the distinct character and identity of Fortune Green and West Hampstead.

6.2. Guidance contained within CPG 'Design' states that design should respond positively to context and character and integrate well with the existing character of a place, building and its surroundings. In addition, development in conservation areas should only be permitted if it preserves or enhances the character and appearance of the conservation area.

6.3. The CPG Home improvements states the following in regard to roof extensions

*A successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended.*

*For buildings in Conservation Areas, the Conservation Area Appraisals identify if certain terraces or groups of buildings are significant due to their unbroken roofline, which means they hold heritage value. If subsequent development since the Conservation Area Appraisal has been issued, has altered the unbroken roofline, weight shall be given to the existing extensions, in the assessment of a new roof extension.*

6.4. The CPG Design states that a roof alteration or is likely to be acceptable where:

- *'Good quality materials and details are used and the visual prominence, scale and bulk would be appropriate having regard to the local context;*
- *There is an established form of roof addition or alteration to a group of similar buildings and where continuing the pattern of development would be a positive design solution, e.g. helping to reunite a group of buildings or townscape;*
- *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.*

6.5. The CPG also states a roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene

- *There is an unbroken run of valley roofs;*
- *Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
- *Buildings or terraces which already have an additional storey or mansard;*
- *Buildings already higher than neighbouring properties where an additional storey would add*

*significantly to the bulk or unbalance the architectural composition;*

- *Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;*
- *Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*
- *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*
- *Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;*
- *Where the scale and proportions of the building would be overwhelmed by additional extension.*

6.6. The proposed roof extension would include two full-width dormers at the front and rear elevation. While the total existing roof height would be maintained, the dormers would be overly large and disproportionate to the size and scale of the existing roof.

6.7. While the principle of roof alterations and front and rear elevations dormers is established on terraced buildings on Sumatra Road, the size and scale of the proposed dormers at the application site would be out of character with the form of other dormers of other buildings as part of the same terrace along Sumatra Road. In contrast to the proposed dormers which are full-width and near full-height, existing front dormers to neighbouring properties in the street are much smaller in scale, subservient and constructed with materials to be in keeping with the host building. The existing dormers all have a pitched roof profile, as opposed to the flat roof of the proposed dormers, which further adds to the incongruous nature of the development.

6.8. The number of balconies proposed on the rear elevation would also be out of keeping with the character and proportions of the rear elevation, and be alien to the arrangement of the rear elevations of other properties in the terrace.

6.9..

6.10. With the exception of the proposed ground and first floor rear elevation windows, the design of the new windows, doors and balconies generally appear contemporary in nature and would contrast with the traditional design of the fenestration (to remain) used on the existing building. While the materiality used in the external works are not specified, it appears non-traditional materials (such as PVC and glass balustrade) would be used in the new fenestration and balconies. These would be unsympathetic to the traditional materials used in the building's existing fenestration.

6.11. Other than an indication of the proposed location of the bin and bike storage enclosure within the existing front elevation lightwell, no details of the enclosure have been provided. It is likely the location of the bin storage would be acceptable as this is set below and discreet from the street setting. However, as no details as to the height, materials and form of the enclosure have been provided, the overall acceptability of enclosure cannot be ascertained.

6.12. Given the above, the proposed dormers and rear balconies, by reasons of their excessive size, scale and prominent location. Would cause unacceptable harm to the character and appearance of the host property and the setting of the adjoining terrace.

## **7. Residential Amenity**

7.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The policy notes that the factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial lighting levels; impacts of the construction phase; and noise and vibration.

- 7.2. Given the extensions are located at roof level and do not directly face onto any adjoining property, the roof extensions would not give rise to unacceptable overlooking (from habitable rooms), loss of sunlight or daylight, and light pollution effects. Views into adjacent properties from the fenestration would be oblique, with the main line of sight from the rear elevation windows being over the rear garden and the adjacent railway line. The increased intensity of the use of the building, through the division of the above ground levels and additional second storey, into multiple flats, would result in negligible additional amenity effects compared to the existing situation, where the ground floors and first floors are already used for residential purposes.
- 7.3. The proposed rear balconies would however enable a high degree of overlooking of the rear garden at the adjoining property at 153 Sumatra Road. Given the proximity of the balconies to the shared boundary with 153 Sumatra Road, and the absence of other high-level intervening structures or vegetation at the shared boundaries, persons at the ground, first and second floor level balconies would be provided with direct views into the adjacent rear garden. The intensity of overlooking would also high given the balconies relate to the living areas of three separate flats. The balconies would therefore not retain a reasonable level of visual privacy to residents of the lower flat at 153 Sumatra Road.
- 7.4. Overall, owing to the provision and arrangement of the three rear balconies, the conversion of the two bedroom maisonette and extension at roof level as a new second floor, to accommodate two x 2 bedroom flats and a studio flat, would have unacceptable adverse external amenity effects.

## **8. Transport**

- 8.1. Policy T1 requires cycle parking facilities to be provided in accordance with the London Plan.
- 8.2. It is unclear whether the existing residences are provided with any on-site cycle parking. It is unlikely there is adequate space within the front yard for cycle storage. It is also understood the basement level flat has exclusive ownership over the rear garden.
- 8.3. As the proposal only provides for 60m<sup>2</sup> additional floor space and the site is within convenient walking distance to bus stops, train stations and other amenities, the provision of on-site cycle parking is not considered necessary. A cycle parking contribution could be secured by a s106 legal agreement, were the application to be recommended for approval.
- 8.4. Policy T2 requires all new developments in the borough to be car-free. A 'car-free' agreement could be secured by a s106 legal agreement, were the application to be recommended for approval. In the absence of a s106 agreement this becomes a reason for refusal.
- 8.5. Policy A1 on Amenity states in para 6.12 that 'Disturbance from development can occur during the construction phase. Measures required to reduce the impact of demolition, excavation and construction works must be outlined in a Construction Management Plan.' In the light of the location being on a local road, only extending an existing residential unit at roof level and alterations to the rear façade, it is considered that in this case a Construction Management Plan (CMP) would not be required.

## **9. Recommendations**

### **a) Refuse planning permission for the following reason-**

- 9.1. The proposed roof extension, by reason of its design, materials and location, is considered to

be unsympathetic and obtrusive features that are harmful to the character and appearance of the host building and wider street setting, contrary to policies A1 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017.