

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 12/07/2023	
		N/A		<b>Consultation Expiry Date:</b> 15/07/2023	
<b>Officer</b>			<b>Application Number(s)</b>		
Brendan Versluys			2023/1996/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 1 18 Agamemnon Road London NW6 1DY			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>					
Demolition of the existing rear extension and provision of a single-storey side and rear extension to ground floor flat.					
<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>	3	<b>No. of objections</b> 3
<b>Summary of consultation responses:</b>	<p>Site notice displayed 21/06/2023 to 15/07/2023</p> <p><u>Two objections</u> were received and can be summarised as follows:</p> <ul style="list-style-type: none"> <li>Object to the length of the proposed extension and its height at the boundary with our property, which would make the proposed extension disproportionately large and unprecedented in size compared to all properties on Agamemnon Road and will make negative impact on available light to our property.</li> <li>The extension is larger than other approved rear extensions on nearby properties</li> <li>Object to the disproportionately bulkiness of the extension</li> </ul>				
<b>Site Description</b>					
<p>The application site relates to a three level Victorian-era terrace, accommodating a ground floor flat and an additional three flats over the upper floors.</p> <p>The uses of the existing ground floor are unclear.</p>					

The property appears to accommodate an existing rear extension, built up to the adjoining boundary with 16 Agamemnon Road, but leaves a clear space of approximately 1.9 – 2m with the boundary with 20 Agamemnon Road. The existing extension is approximately 3.5m wide and 6m deep.

The rear of the site accommodates a garden, with mature specimen trees and a garden shed.

The site is part of a wider terrace which stretches along Agamemnon Road. Many of the properties have rear extensions.

The site is not located in a Conservation Area and does not accommodate a listed building.

## **Relevant History**

### **Site History:**

2023/1040/P - Single-storey side extension of ground floor flat, lowering of the existing window opening in order to install new bi-fold doors and replacement of the existing windows throughout.

### **Application under consideration**

## **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

### **Fortune Green and West Hampstead Neighbourhood Plan 2015**

Policy 2: Design & Character

### **Camden Planning Guidance (CPG)**

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

CPG Transport (January 2021)

## **Assessment**

### **3. Proposal**

- 3.1. Planning permission is sought for replacing an existing single-level ground floor rear extension with a new, larger single-level extension at the rear elevation of the existing ground floor flat.
- 3.2. The extension would accommodate a kitchen, and open-plan dining area and living room, and provide a larger internal living area for the ground floor flat.
- 3.3. The proposed extension would be approximately 6m wide and 9m deep (plus a 1.2m lightwell), with a height of about 3m to roof level and 3.2m to the parapets on the extension's side elevations.
- 3.4. A new patio, 1.5m deep and spanning the width of the extension, would be constructed adjacent to the rear elevation of the new extension.

- 3.5. The extension would be constructed with brick to match the existing building, with concrete coping at the top of the parapets. The extension would have 5 x rooflights, however as no roof plan has been provided the exact location of these rooflights in relation to the roof, as well as their form and design, is unclear.
- 3.6. Various repairs are proposed to be made to existing fenestration at the building's rear and side elevations.

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

- 4.1. The material considerations in the determination of this application are as follows:
- Design and Heritage
  - Amenity

#### **Assessment of proposals**

#### **5. Design and Heritage**

- 5.1. 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. 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.
- 5.2. 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.
- 5.3. CPG Home Improvements states that rear extensions should be subordinate to the building being extended, be built from materials that are sympathetic to the existing building, respect and preserve the historic pattern and established townscape of the surrounding area. It also states that materials should be contextual, resilient and durable.
- 5.4. The buildings within the wider terrace have varied rear elevations in terms of their original design, however many feature ground floor rear width extensions, of varying forms. The rear of the application building accommodates two, white render finish single-level ground floor extensions. The larger extension is closer to 3m in height with the smaller extension being closer to 2.5m in height. The proposal would replace these extensions with a consolidated, full-width extension.
- 5.5. The extension as proposed would have a negative impact on the appearance of the property, with the depth of the extension being excessive and out of proportion with the depth of the existing building. Occupying a similar sized footprint as the existing main building (excluding the existing rear extension), and noting the proposed extension's considerable height and full-width design, the extension would not be read as a subservient addition to the host building. The existing extension is 3.2m in depth and the proposed extension is more than 9m in depth from the main back wall of the house, 5.8m deeper than the existing extension. Its size and

scale is considered excessive in terms of its depth, and would not be read as a subservient addition to the property. It would result in the original plan form and rear elevation of the property being less legible and therefore would have a harmful impact on the appearance of the property.

- 5.6. While there are a number of ground floor rear extensions which exist in the locality, these are generally notably smaller in depth than the proposed rear extension (an exception to this is the rear extension at 39 Achilles Road), and they do not extend further than the building line of adjacent buildings.

## **6. Residential Amenity**

- 6.1. 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, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 6.2. Given the excessive length of the extension as viewed from the rear garden and existing extension of 20 Agamemnon Road, which are setback from the boundary with the application site, the proposed extension would create an undue sense of enclosure and adversely effect the outlook of occupiers of this adjacent property. The effect of the height along with the 9m length of the flank wall would appear oppressive, and the small amount of relief offered by the small 1.2m gap / lightwell would do little to mitigate the impact. Given the extension only projects a modest 1.8m from the edge of the existing extension at 16 Agamemnon Road, adverse effects to the outlook of residents of this property would not be unacceptable.
- 6.3. The extension would not allow for overlooking into adjacent properties, therefore visual privacy effects would be immaterial.
- 6.4. In terms of occupiers at the application site, the proposal would not result in any loss of sunlight or daylight or a significant loss of outlook for the occupiers as the extension would not project above the windows on the first floor on the rear elevation.
- 6.5. Overall, the extension would result in an unacceptable loss of amenity to residents of 20 Agamemnon Road.

## **7. Recommendations**

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

- 7.1. The proposed extension, by way of its siting, size and design, would result in an excessive and incongruous addition to the building which would be harmful to the character and appearance of the building, and be overly dominant and cause unacceptable amenity effects to residents of adjoining properties at 20 Agamemnon Road. The proposal would therefore be contrary to policies D1 (Design) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.