

Delegated Report		Analysis sheet		Expiry Date:		29/06/2020			
(Refusal)		N/A / attached		Consultation Expiry Date:		11/07/2020			
Officer				Application Number(s)					
Jaspreet Chana				2020/1921/P					
Application Address				Drawing Numbers					
Flat Ground Floor 33 Ravenshaw Street London NW6 1NP				<i>See draft decision notice</i>					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Erection of a single-storey ground floor wrap-around side infill and rear extension.									
Recommendation:		Refusal							
Application Type:		Full Planning Application							
Conditions or Reasons for Refusal:		<i>Refer to Draft Decision Notice</i>							
Informatives:									
Consultations									
Summary of consultation:		A site notice was displayed near to the site on 17/06/2020 (consultation end date 11/07/2020).							
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		<i>No responses were received following statutory consultation.</i>							
CAAC/other organisation:		<i>The Fortune Green & West Hampstead Neighbourhood Forum were consulted on 15/06/2020. No response was received.</i>							

Site Description

The application site refers to a two-storey (plus loft) mid-terrace dwelling located on the south side of Ravenshaw Street, at the junction with Glastonbury Street. The surrounding area is predominantly in residential use with Victorian terraces of a similar size and design. The building is not listed nor located within a conservation area but located within the Fortune Green and West Hampstead Neighbourhood Plan.

Relevant History

No.77 Ravenshaw Street

2007/5765/P – The retention of a single storey rear extension to an existing flat. **Granted 16/01/2008**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)

Fortune Green and West Hampstead Neighbourhood Plan 2015

- Policy 2: Design & Conservation

Assessment

1. The Proposal

1.1. Planning permission is sought for:

- Erection of a single-storey wrap-around side infill and rear extension.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design
- Neighbour Amenity

3. Design

3.1. 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.

3.2. 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 the Fortune Green and West Hampstead area.

3.3. 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.

- 3.4. 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.
- 3.5. The buildings within the wider terrace feature varied rear elevations in terms of their original design; however, all feature two-storey rear closet wings. Some properties have additional single-storey rear extensions at ground floor level of varying forms including side infill extensions and rear extensions off the closet wing. The only property that features a full wrap-around extension off the rear closet wing is at no.77 Ravenshaw Street, which received planning permission on 16/01/2008 (ref. 2007/5765/P). This rear wrap-around extension is notably less deep than the subject proposal.
- 3.6. A wrap-around extension is proposed at ground floor level. It would occupy the entire side passage leaving a small space for a lightwell at the rear elevation, extending the full width of the rear elevation from the rear of the closet wing by 3m. The extension would have a flat roof with rooflights and a height of 2.7m adjacent to both side boundaries.
- 3.7. The proposed wrap-around extension is considered to cumulatively have a negative impact on the appearance of the property, completely engulfing the rear closet wing. The extension would occupy a similar sized footprint as the existing main building (excluding the closet wing), and when combined with the extension's height, full width design, and considerable depth would not be read as a subservient addition to the host building. It would result in the loss of legibility of the original rear closet wing form and elevation, and would therefore have a harmful impact on its appearance. Further, the extension by way of its form and depth is out of character with rear extensions approved on neighbouring properties.
- 3.8. As noted above, there are no precedents for wrap-around rear extensions on the block of terraces on Ravenshaw Street between Broomsleigh Street and Glastonbury Street, aside from that at no.77. The wrap-around rear extension at no.77 Ravenshaw Street, which was granted consent in 2008, was assessed and approved under now superseded Council policies and guidelines and is considerably less deep than that of the proposed extension. Therefore, it is considered that the extension at no.77 cannot be seen as a suitable or comparable precedent.
- 3.9. Therefore, the proposed wrap-around extension would fail to preserve or enhance the character and appearance of the host property, or the wider area. The extension would be contrary to guidance within the CPG Design and CPG Home improvements, as well as policy D1 of the Camden Local Plan.

4. Neighbour Amenity

- 4.1. The subject site is 0.5m lower than neighbouring No.31 Ravenshaw Street (west) and is level with No.35 Ravenshaw Street (east). No.31 has a two-storey rear closet wing which is set back from the boundary. The proposed side infill extension would be set down by 0.50m and therefore would only project 0.50m above the existing 1.8m high boundary fence with No.31. Given the level change and the flat-roofed design, the proposed extension is not considered to result in any detrimental harm to the amenities of No.31 with regards to loss of daylight/sunlight, outlook or privacy. Given that the single storey rear extension would only project 0.5m beyond the existing 2m high boundary fence between the subject site and No.35, it is not considered the additional 0.5m height would have an impact to the amenity of No.35 with regards to loss of daylight/sunlight, outlook, or privacy.
- 4.2. Therefore, proposed wrap-around extension would not have any impacts on neighbouring properties by way of loss of daylight/sunlight, outlook, or privacy.

5. Recommendation

- 5.1. Refuse Planning Permission on the following grounds:

- The proposed wrap-around single-storey rear extension, by reason of its size, form, and design would result in an excessive and incongruous addition to the host building thus harming its character and appearance. The proposal is therefore contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017.