

4 Wildwood Grove, London NW3 7HU

Planning application for a new rear extension

Design and Access Statement 4WG DAS 001/a

1. Introduction

Full planning permission is sought for works to a two-storey terraced family house, 4 Wildwood Grove, London NW3 7HU.

The proposals comprise the demolition of an existing small single storey rear annex and the construction of a new, larger, single storey rear extension to bring it into line with the other properties in the terrace.

In common with those properties, the new extension will extend the full width of the property, and it will extend rearwards to the same point as the existing rear annex of the adjoining property No.5, and of No.6 and the others beyond that, although not as far as the existing rear annex of the other adjoining property, No.3.

Two flat rooflights will be incorporated into the flat roof of the new annex, which will be configured as an accessible roof terrace, fitted with timber decking and surrounded by a balustrade, all commensurate with the other houses in the terrace.

2. Site and Location

Wildwood Grove is located within the North End / Hampstead Conservation Area. The North End neighbourhood is a loose cluster of varying, generally quite modest houses centred on the Olde Bull and Bush pub. The Hampstead Heath Extension banks up steeply all around. It has the distinct quality of a small enclave detached from urban life. Some of the roads peter out into paths leading into the adjoining heath and woodland.

Wildwood Grove is one such lane, being unadopted and gravel surfaced. It is single sided, with a terrace of brick built two storey houses running along the north side, and the tall blank wall of an adjoining property, with climbing roses and other planting on the other side, and terminating with the back of the taller Wildwood Terrace at the far end where a footpath leads up the side and ultimately to the heath. Both the Grove and the Terrace were built in 1886-7 by a local builder T. Clowser.

3. The existing property

Front elevation

Wildwood Grove is an unusually secluded spot, and the terrace has a mews-like character to the front elevation, which features small gardens, (more accurately large planting beds), a short parapet with serrated brick course below a simple cornice, and keystones above the front door and windows. It is well preserved in its original form, and no alterations to the front elevation are proposed.

Rear elevation

The rear aspect of the terrace of houses is quite a contrast. The houses have small courtyard gardens bounded by walls, of various heights and materials, equipped with pedestrian doors leading out onto the pavement of Hampstead Way, an altogether busier tarmac'd road lined by a variety of residential buildings, which also happens to be the Borough boundary and the Conservation Area boundary.

The overall form of the original terrace is clearly defined and visible, with the inverted gable form of each house reflecting the valley roof behind, creating a sawtooth profile, and with slightly lower projecting closet wing pairs echoing the same form.

The superstructure is painted in different colours, which accentuates the individuality of some of the houses, and the ground floor rear extensions, which are common to all of the properties in some form or another, vary widely in material and detail.

However, they generally project to the same extent, have flat roofs and accessible roof terraces enclosed by balustrade, and are equipped with flat rooflights.

In several cases the first floor rear window of the house has been converted into a door to give access to the terrace.

The exceptions to this model are the subject of this application, No.4 and its twin, No.5, which is in the same ownership and which is subject of an identical planning application with a view to developing the two houses as a symmetrical pair.

It is submitted that these two planning applications while separate should be considered in conjunction with one another.

Front elevation: 4 (left) and 5 Wildwood Grove



General view: Front elevation of Wildwood Grove



Composite view: Hampstead Way elevation of the rear of Wildwood Grove



Rear of Wildwood Grove : General view on Hampstead Way

Rear (Wildwood Grove) elevation of 4 (right) and 5 Wildwood Grove

4. Design proposals

The subject property, No.4, does not presently have a large ground floor extension, merely a small projecting extension below the closet wing, with the L-shaped courtyard wrapping round.

The design is for a full width single storey rear extension topped with an accessible roof terrace enclosed by a balustrade.

The window in the first floor rear bedroom is to be converted into a glazed door to access the roof terrace.

The courtyard garden is to be reduced in size (commensurate with the others in the terrace), owing to the enlargement of the extension, but increased in amenity, with direct access to the courtyard being provided by a large pair of glazed doors.

The existing brick shed against the rear boundary wall is to be demolished to increase the usable courtyard space.

A new, smaller shed is proposed along the boundary with No.5, for garden storage.

A new gate is proposed in the rear wall allowing direct access to Hampstead Way. All of the proposed features are common throughout the rest of the terrace.

The ground level of the individual houses in the terrace varies, stepping down slightly as it moves from 1-6, and then rising again from 7-13.

This is reflected in slight variations in the roofline, and asymmetry of some of the closet wing pairs.

As a result of the changing ground level, the height of the proposed roof terrace has been set slightly below that of No.3. The level is maintained No.5 (in the separate planning application proposals for that property) and then it steps down again to the roof terrace of No.6. The effect will be natural and very subtle.

5. Materials

Existing

The front facade is brick with timber sash windows. No alterations are proposed to the front.

The rear elevation is white painted render with a combination of timber sash windows to the first floor and closet wing, and UPVC windows to the ground floor.

The main roof is slate covered with a felt lined valley gutter, and the closet wing is also roofed with slate.

Proposed

The new extension will be painted render to blend with and complement the existing main rear elevation.

The terrace railings will be steel uprights painted in 'Railings' colour (near black) to match the rainwater goods.

One of the existing timber sash windows will be replaced with a painted timber glazed door detailed with a matching style of glazing bar.

The rear of the new extension, which faces into the private courtyard at ground level, will feature a glazed screen with a pair of hinged doors, executed in W20 ("Critall") steel framing. The frames will be powder coated in the same dark grey as the railings.

The roof will be finished with a timber deck with two flush fitted "walk-on" rooflights inlaid.

The new shed will be clad with stained timber boarding.

The boundary wall will be the existing brickwork, cleaned and repointed.

The new pedestrian gate will be painted steel to match the new extension windows and railings and the rainwater goods.

6. Planning History.

The property

Pre-application advice has not been sought for the current proposal.

An application to replace all the rear windows with UPVC was made in 2015 (ref 2015/3993/P) but appears to have been withdrawn.

There are no other planning records pertaining to the property available online.

Relevant precedents

There are a large number of planning precedents for the proposals.

Of primary relevance are the planning decisions relating to the other properties in the terrace, all of which contain similar, if not identical elements to the proposals.

The following list of recent planning decisions encompasses all the other properties in the terrace with the exception of No.9 and No.13, which nonetheless mirror the key characteristics

It demonstrates that the present application proposals are entirely commensurate with what has been permitted previously under identical circumstances.

All the permitted proposals listed are consistent in their overall aims, general form and technical characteristics, although they differ slightly in detailed realisation.

1 Wildwood grove

2010/5608/P

Proposal:

Installation of iron railings to enclose roof of ground floor extension to single dwelling house (Class C3).

Permission granted.

2 Wildwood Grove

2018/4291/P

Proposal: Erection of a single storey rear extension with terrace at 1st floor level and other external alterations.

Permission granted.

Notes:

Includes a similar sized extension, roof terrace, railings and spiral stair to garden.

Reasons for granting permission acknowledges "significant mutual across the building group as several of the properties, including the adjoining occupiers at no's 1 and 3 have terraces above their existing ground floor rear extensions".

3 Wildwood Grove

2006/0354/P

Proposal: retention of railings.

Permission granted.

5 Wildwood Grove

5 Wildwood Grove is subject of a planning application to alter to the roof height of the existing rear annex, creating an identical appearance to the current subject proposals, and is conceived as the other half of a symmetrical pair with No.4.

6 Wildwood Grove

2019/0120/P

Proposal: Erection of replacement rear extension and reprovision of terrace and external staircase; alterations to rear fenestration.

Permission granted.

Notes:

Includes a similar sized extension, roof terrace and railings, and window to door alteration.

Reasons for granting permission included:

"Whilst extensions of this scale relative to the size of the host property are not typically supported, especially in conservation areas, it is considered acceptable in this instance given the existing extension and the pattern of rear development across the wider building group which consists of several extensions of a similar form and scale. The extension would not reduce the existing garden space at ground floor level and would increase the amenity space at first floor level..."

" It is proposed to convert the existing rear first floor window into a door to access the enlarged terrace. Two other properties on Wildwood Grove have carried out the same alteration. The door would be timber with glazing bars to correspond with the style of windows elsewhere on the property. The alteration is considered acceptable."

" The new door, staircase and terrace balustrade would be visible from Hampstead Way; however, given the visibility of the existing situation and other similar features along the terrace, this would not appear incongruous or harmful to the building group and wider conservation area."

"The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013."

"There is significant mutual overlooking across the building group as several of the properties, including the adjoining occupier at no. 7 which has a terrace above their existing ground floor rear extensions. The enlarged terrace would not materially increase the views possible to the rear first floor window of no.5 and given the existing terrace, there would be no change to the amenity of no.7."

7 Wildwood Grove

2021/6269/P

Proposal:

Replacement of existing infill conservatory with infill extension, insertion of 3 rooflights to roof and 1 rooflight to closet wing roof, replacement of rear boundary wall, replacement of rear fenestration.

Permission granted.

Notes:

Includes a similar sized extension, roof terrace with balustrade.

8 Wildwood Grove

2017/6386/P

Proposal: Erection of replacement single storey rear infill extension and installation of 1 x rooflight to the existing flat roof of the rear projection. Erection of replacement rear boundary wall.

Permission granted.

Notes:

Includes a similar sized extension, roof terrace with balustrade.

10-11 Wildwood Grove

2018/1023/P

Proposal:

Erection of a single storey rear extension and extension to existing first floor rear terrace. Alterations to first floor rear fenestration.

Permission granted.

Notes:

Includes a similar sized extension, roof terrace with balustrade. In this case the proposal approved is for a symmetrical pair of houses, thus relevant to the subject application and its counterpart application for identical symmetrical works at No. 5

12 Wildwood Grove

2014/4736/P

Proposal:

Erection of a single storey rear extension with terrace at first floor level and erection of a rear garden wall with gate.

Notes:

Includes a similar sized extension, roof terrace with balustrade.

7. Amount of Development

The GIA (Gross Internal Area) of the existing house will be increased by 12.6 sq.M

This will bring the house into line with the others in the terrace, and provide improved living space.

8. Layout

The proposals work naturally with and augment the original plan form of the house.

The extra space created at ground floor level and the generous doors connecting to the courtyard will allow the space to become the main focus of day to day life in the house, working in conjunction with the courtyard as a green space and a natural extension to the living space when weather permits.

The roof terrace will provide additional outdoor amenity space.

9. Scale and Appearance

The proposed extension is a single storey volume entirely commensurate with those of the other properties in the terrace, with the same modest appearance and minimal impact on adjoining users.

It will align in terms of projection with the other rear extensions, with the exception of No.3 which projects further out, and against the blank brickwork side of which the new extension will happily abut.

The materials will complement the existing rear elevation and become one with it, rather than creating any strong contrast.

10. Amenity

The proposal has no material impact on the amenity of the immediate neighbours, one of which already has a roof terrace abutting, with first floor door to access it, and the other one of which is the subject of a planning application for the same.

11. Landscaping

The existing courtyard is paved and unappealing.

The new courtyard will be refreshed and renewed and will offer opportunities for planting, as will the roof terrace.

12. Sustainability

The new part of the building will be constructed to the relevant Building Regulations standards, with particular attention to thermal performance, with insulated floor slab, walls and roof, and double glazed thermally broken windows.

The large glazed doors and rooflights will contribute to a naturally well lit interior, reducing the need for artificial lighting.

13. Access and Refuse

The proposed extension will not affect vehicular or pedestrian access to or within the property.

Refuse provisions will not be affected.

14. Parking

The property enjoys rights to one parking space at the front of the property in Wildwood Grove.

Neither the need for or provision of parking is affected by the proposals.

15. Conclusion

It is understood that the proposed extension, relative to the size of the host property would not necessarily always be supported in isolation, but in this instance, given the pattern of rear development across the wider building group - including the immediate neighbours, which consists of numerous extensions of a similar form and scale, it is entirely appropriate.

It offers amenity benefits and complements the form and character of the existing property.

Other properties in the group have accessible roof terraces with railings and with the first floor rear window converted into a door for access to it, so these aspects of the proposals are demonstrably acceptable.

The new door and terrace balustrade, while visible from Hampstead Way, would not, given the visibility of other similar features along the terrace, appear incongruous or harmful to the building group or to the wider Conservation Area.

The proposal can be considered to preserve the character and appearance of the Conservation Area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There is significant mutual overlooking across the building group as several of the properties, including the neighbouring No.3, already have a terrace above their existing ground floor rear extensions.

The proposed terrace would therefore not materially impact neighbours views or enjoyment of their property.

While screening on the boundary line with No.3 has been considered, neither party desires this (No.3 has been consulted and expressed this view).

The planning history of Wildwood Grove as a whole has been taken into account and it is submitted that, on the evidence of previous decisions, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan, and accords with the London Plan 2016 and the National Planning Policy Framework, and permission should be granted.