

Delegated Report		Analysis sheet		Expiry Date:	16/10/2023
		N/A / attached		Consultation Expiry Date:	10/12/2023
Officer				Application Number(s)	
Sam FitzPatrick				2023/3434/P	
Application Address				Drawing Numbers	
51 Woodsome Road London NW5 1SA				Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of rear extension and side infill rear extension with rooflight at ground floor. Erection of single storey rear extension at first floor level to existing closet wing. Associated external works including fenestration changes.					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	02	No. of objections	02
Summary of consultation responses:		<p>Site notices were displayed from 15/11/2023 to 09/12/2023 and a press notice was published on 16/11/2023 that expired on 10/12/2023.</p> <p>Two objections were received from local residents, whose objections can be summarised as follows:</p> <ul style="list-style-type: none"> Proposed extensions not in keeping with houses in neighbourhood and would be overbearing; The new bedroom would overlook neighbouring gardens. <p><u>Officer Response</u></p> <ol style="list-style-type: none"> Please see section 3 of this report for concerns relating to design and conservation; Please see section 4 of this report for concerns relating to amenity impacts. 			

Site Description

The application site is a three-storey mid-terrace house (with a converted loft level) located on the north side of Woodsome Road, close to the intersection with York Rise. The site is within the Dartmouth Park Conservation Area and is recognised as a positive contributor (along with all of the terrace it is part of), though is not listed.

Relevant History

Application site

2023/2726/P – Erection of a single-storey rear infill extension with rooflight and fenestration changes at ground floor level. **Permission granted 02/10/2023.**

2021/3712/P – The erection of a timber outbuilding in a residential garden. **Permission granted 12/11/2021.**

Nearby sites

68 Woodsome Road

2013/4689/P – Erection of first floor rear extension to closet wing and installation of metal balustrade and door at rear second floor in connection with use of flat roof as a roof terrace. Replacement of existing ground floor extension and existing patio door with 3 panel sliding door at rear ground floor level to existing dwellinghouse.(Class C3). **Refused 27/03/2014 and dismissed at appeal 25/03/2015.**

Reasons for refusal:

- 1) The proposed first floor rear extension, bay window and metal railings, by virtue of their depth, bulk, location, and detailed design, would disrupt the balance and harmony of the terrace, failing to preserve the appearance of the host building and the character and appearance of the Dartmouth Park Conservation Area.
- 2) The proposed roof terrace, by reason of its size, location, and proximity to residential dwellings, would increase opportunities for overlooking of, and noise disturbance to neighbouring properties, particularly the flats to the immediate north-east, resulting in a detrimental impact upon the amenities of its occupiers.

Relevant policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

Camden Planning Guidance

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

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

1. Proposal and background

- 1.1. Planning permission is sought for the erection of a ground floor rear extension, a ground floor side infill extension to the rear, and a single storey rear extension at first floor level, to the flat roof of the existing closet wing. There are also additional associated external works, including the raising of the party wall and the redirection of the soil vent pipe.
- 1.2. An application for the erection of the ground floor side infill extension to the rear only was granted at this site under 2023/2726/P on 02/10/2023. This proposal was considered to be acceptable due to the fact that, as the decision notice for that application states, the proposed extension did “not extend further into the garden and would retain the uniform rear building line that is established along this part of the terrace”.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
- Design and conservation
 - Amenity

3. Design and conservation

- 3.1. Local Plan Policy D1 (Design) states that the Council will aim to achieve the highest standard of design in all developments and requires development to be of the highest architectural and urban design quality, which improves the function, appearance, and character of the area. The supporting text to this policy states that development should consider the form and scale of neighbouring buildings, the character and proportions of the existing building, the scale of surrounding development, and the impact on existing rhythms, symmetries and uniformities in the townscape.
- 3.2. Local Plan Policy D2 (Heritage) states that the Council will seek to preserve and, where possible, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The supporting text to this policy also states that the character of conservation areas derives from factors including scale and pattern of development.
- 3.3. In support of this, the Council's 'CPG Design' makes clear that the that “*the Council will only permit development within Conservation Areas that preserves and where possible enhances the character and appearance of the area*”. Additionally, 'CPG Home Improvements' states that dormers should be subordinate to the roof slope that they are located within and should consider the impact on neighbouring buildings, their rooflines, and the wider streetscape.
- 3.4. The application site is located within the Dartmouth Park Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area. The property is recognised as a positive contributor by the Dartmouth Park Conservation Area Appraisal and Management Strategy. The statement also sets out guidelines for development, including for rear extensions. It states that “*the original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern*”. This is noted as particularly important where rear extensions are exposed to public views from the surrounding streets.
- 3.5. As previously detailed, the approved scheme under 2023/2726/P was considered

acceptable because it would not extend further into the garden and would retain the uniformity of the rear building line along the terrace. This scheme proposes extending beyond this rear line, as well as adding an extension to the rear closet wing, both of which would result in harm to the character and appearance of the building and the conservation area. As such, it would be contrary to both the policies of the Local Plan and the statutory obligation for the Council to seek to preserve or enhance the character and appearance of its conservation areas.

- 3.6. Along the rear of the row of houses that the application site belongs to (nos.39-57 Woodsome Road), there is a clear building line at rear ground level, with any extensions having a maximum depth of approximately 4.1m. No extension has been granted or constructed that extends past this consistent building line. There is a consistent form along the rear elevations and specifically closet wings of this terrace of houses, with each property featuring a two-storey closet wing at lower and upper ground levels. None have been extended higher than this, and as such there is a relatively consistent character and pattern of development. Due to the short terrace of houses, the rear elevations of many are also visible from York Rise, as shown by the picture below (with the host property visible as the house with the dormer to the left of the picture).



Picture 1: Rear elevations of Woodsome Road from York Rise (51 Woodsome Road shown to left of picture with dormer, behind lamppost).

- 3.7. The proposed extension at ground floor level would project approximately 1m from the existing rear elevation of the closet wing. There would also be an infill extension at the rear to the side of the closet wing, and this is considered acceptable for the same reasons as set out in the decision notice for application ref. 2023/2726/P. However, the erection of the rear extension beyond the rear of the closet wing would disrupt the uniformity in the row of houses, resulting in an uncharacteristic addition that breaks the otherwise consistent rear building line. The extension would also add bulk and massing that would be harmful to the established pattern of development along the rear elevations of this property and the neighbouring properties.
- 3.8. The proposed extension to the closet wing would result in an obvious disruption of the uniform appearance of the rear elevations, which are clearly visible from the public realm on York Rise. The result would be to fundamentally change the character of development along the rear of this row of houses, adding bulk and massing that would significantly increase the scale of the closet wing and would fail to be subordinate to the

host property, as well as breaking the established pattern of development. As noted earlier in this report, the Dartmouth Park Conservation Area statement specifically notes that rear extensions would not be acceptable where they diverge significantly from the historic pattern – which in this case, the proposed works to the closet wing would do. Therefore, the development would fail to either preserve or enhance the character and appearance of the building or the wider conservation area.

- 3.9. The proposed materials of the extension would be of London stock brickwork to match the existing building and timber double doors and a timber window. There is no objection to the materials proposed, as these would match the character and appearance of the existing building.
- 3.10. It should also be noted that a similar application nearby at no.68 Woodsome Road to erect a single storey extension to the existing closet wing was refused for reasons relating to the harm caused to the host building and conservation area. This case is outlined in the 'relevant history' section of this report.
- 3.11. Given the above, the principle of the extensions to the rear and flat roof of the closet wing are in principle unacceptable and would constitute harmful additions that fail to preserve or enhance the appearance and character of the building and the wider Dartmouth Park Conservation Area, contrary to Policies D1 and D2 of the London Borough of Camden Local Plan.
- 3.12. Local Plan Policy D2, consistent with the National Planning Policy Framework, seeks to preserve and enhance heritage assets, stating that the Council will not permit development that results in harm that is 'less than substantial' to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.
- 3.13. The proposed development would result in harm to the character and appearance of the Dartmouth Park Conservation Area. Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighted against the public benefit of the proposal. The Council is unable to identify any significant or sufficient public benefits that would outweigh the less than substantial harm caused. As such, the application is therefore recommended for refusal on this basis.

4. Amenity

- 4.1. Policy A1 (Managing the impact of development) 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, outlook, daylight, and sunlight. The Council's guidance contained within 'CPG Amenity' provides specific guidance with regards to these aspects.
- 4.2. Due to the scale and positioning of the proposed extensions, it is not considered that there would be any resulting unacceptable impact with regards to light availability. The extension to the closet wing would potentially have an impact on the nearest neighbouring window at no.49 (above the closet wing at first floor level), however while the window is clearly within 45 degrees of the extension in planform, it is only just within 45 degrees in plan. Additionally, the window is likely to serve a stairwell rather than a habitable room considering the typical layout of the houses along this terrace, so it is not considered likely that there would be significant impacts on daylight or sunlight to that neighbouring property.
- 4.3. Due to the scale and positioning of the proposed extensions, it is not considered that there would be any resulting unacceptable impact with regards to outlook or privacy. One objection received did raise the concern that the new window serving the first floor

closet wing extension would overlook the garden of neighbouring properties. While some overlooking would occur, the new window would not create any additional opportunities for overlooking, and would not create any new views into the habitable spaces of any neighbouring occupiers, only into amenity spaces. As such, it is not considered that any harm in terms of overlooking or privacy would be significant or constitute grounds for refusal.

- 4.4. Given this, the proposal would be acceptable in terms of amenity impact, notwithstanding the design and conservation issues raised in the previous section of this report. Therefore, the proposal would be in accordance with Policy A1 of the London Borough of Camden Local Plan.

5. Conclusion

- 5.1. The proposed extensions at the rear of the property and to the flat roof of the existing closet wing are considered to be incongruous and inappropriate additions that would fail to preserve or enhance the appearance and character of the conservation area. There is a clear established pattern of development to the rear elevations of the row of houses that the application site is part of, and the disruption of this through the addition of additional massing and depth would break the uniformity and detract from the character of the building and adjacent buildings. This is particularly notable given the clear public visibility of the rear elevations from York Rise. As such, these additions would fail to preserve and enhance the character and appearance of the conservation area. Although the proposed materials and the erection of the infill extension to the rear would be acceptable, the insubordinate extensions, disruption of the uniform building line, and divergence from the historic pattern of rear elevations would cause harm to the building and the wider conservation area, and therefore the application should be refused, in the absence of any public benefits that would outweigh this harm.

6. Recommendation

- 6.1. Refuse planning permission.