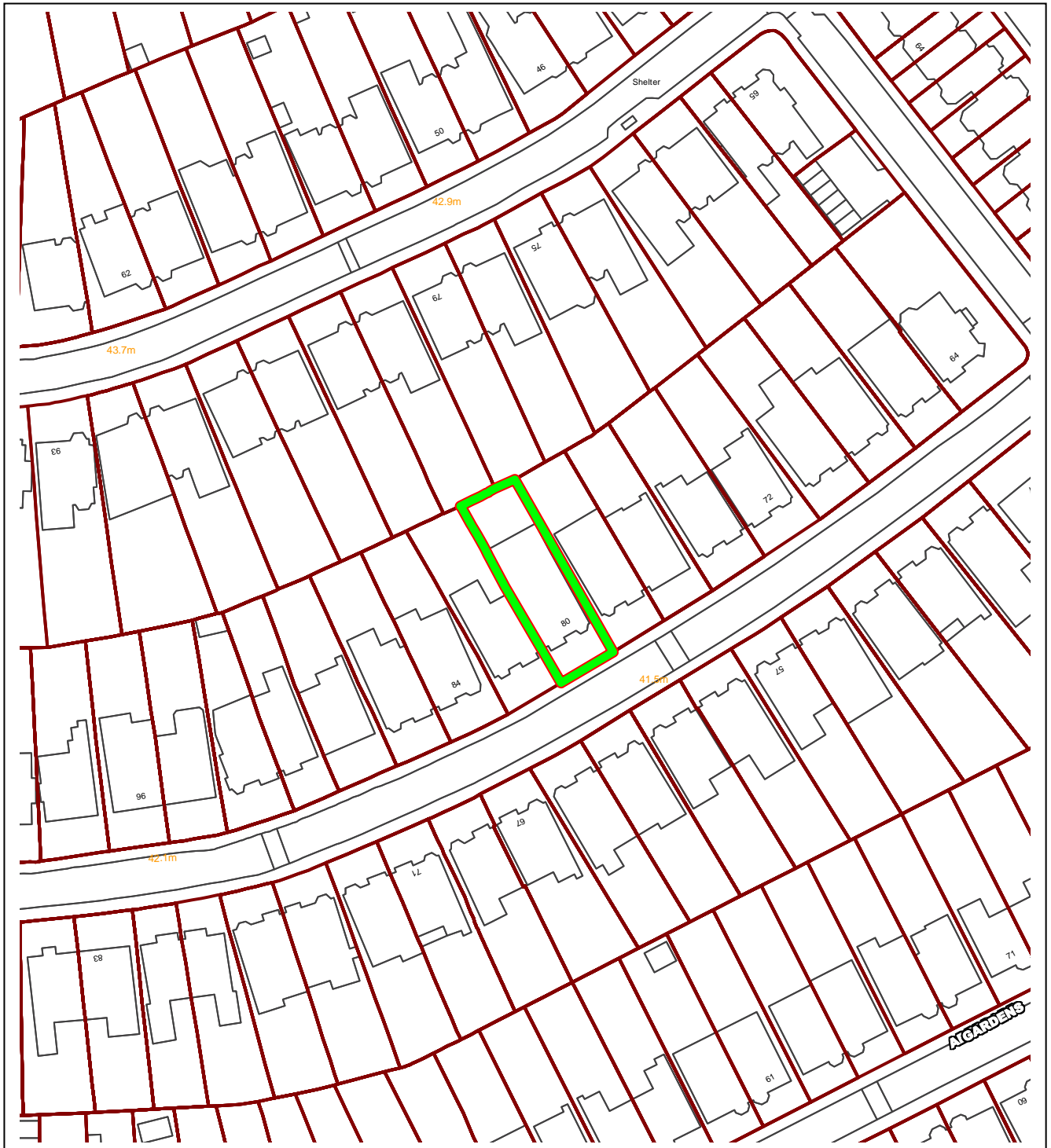


# 2024/1174/P – 80 Greencroft Gardens



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Figure One: Existing rear elevation



Figure Two: Proposed rear elevation



Figure Three: Illustrative image of the proposed works

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/11/2023</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>19/11/2023</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Brendan Versluys				2024/1174/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 2 80 Greencroft Gardens London NW6 3JQ				<i>See draft decision notice</i>			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Alterations and additions to rear elevation at ground and lower ground floors, including addition of 2 x rear bay window extensions and new French doors; erection of bridge over basement void.							
<b>Recommendation:</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full Planning Permission					

<b>Conditions or Reasons for Refusal:</b>	<i>Refer to Draft Decision Notice</i>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>Site notice(s) were displayed near to the site on the 5/04/2024 (consultation end date 29/04/2024).</p> <p>A press notice was advertised 04/04/2024 (consultation end date 04/04/2024).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>3</b>	No. of objections	<b>3</b>
<b>Summary of consultation responses</b>	<p><u>Objections:</u></p> <p>3 objections have been received.</p> <p>A summary of responses are as follows:</p> <p><u>Design:</u></p> <ul style="list-style-type: none"> <li>• The extensions are substantial and would decrease the size of the garden and are not of an appropriate design to the conservation area.</li> <li>• The extension would adversely affect the privacy of neighbouring residents.</li> </ul> <p><u>Flooding:</u></p> <ul style="list-style-type: none"> <li>• The area is prone to flooding and the extensions would exacerbate flooding in the area.</li> </ul> <p><u>Amenity:</u></p> <ul style="list-style-type: none"> <li>• The proposed roller shutters may cause noise.</li> </ul> <p><u>Officer's response:</u></p> <p>Design and heritage effects are assessed in section 4 of this report.</p> <p>Flooding/drainage effects are assessed in section 5 of this report.</p> <p>Amenity effects are assessed in section 6 of this report.</p>			
<b>Combined Residents' Associations of South Hampstead (CRASH):</b>	<p>A letter of objection on behalf of the CRASH was received on 8/04/2024.</p> <p><i>This new application sees even more use of glass balustrading across the whole of the surrounding walls of the basement void and the bridge, and the first floor terrace and as such, should be rejected. Having said that the bridge (proposed in green steel) is also completely out of keeping in the conservation area exacerbated by the fact that 80 Greencroft Gardens already extends more deeply into the rear garden than other nearby properties as evidenced in the block plan. Given the scale of the void and depth into the garden - use of metal balustrading would also be highly detrimental to the rear garden, residents with views onto this garden and out</i></p>			

*of keeping with the local conservation plan and multiple Camden policies.*

*The proposed new "bay window" would also not conserve or enhance the conservation area and is out of keeping with neighbouring properties - given that it extends further into the garden than other properties, the materials proposed are green painted steel and glass and its design. It is not "contemporary in nature" so in design terms would not provide a contemporary juxtaposition with a period property.*

*There would likely be far more light spillage from the void and it seems likely that external lighting would be placed around the balustrading and across the bridge which would affect neighbours and local animals (wild and domesticated) negatively.*

*Greater paving would also be introduced around the void with a consequent loss of vegetated area which would impact negatively on rain sink into an area which is prone to garden flooding during rainfall.*

*CRASH requests that this application is rejected or significantly amended.*

Officer's response:

Design and heritage effects are assessed in section 3 of this report.

## Site Description

The subject site is a two level maisonette, which occupies part of the ground floor and the entirety of lower ground floors of the five level building. A one bedroom flat is also located on the ground floor; however this flat does not extend to the building's rear elevation. The building accommodates seven flats in total. The maisonette has three bedrooms; two of these being on the lower ground floor, with the third bedroom and open plan living, kitchen and dining area occupying the ground floor.

The ground floor has access to/ownership over the ground level garden located to the rear of the building. An outdoor staircase provides access between the lower garden and ground level garden.

It is understood side passages to the side elevations of the building are gated to restrict general access to the rear garden.

A pergola (which is currently being considered for retrospective planning permission (2022/4478/P)) is located at the rear of garden, adjacent to the site's rear boundary with properties on Canfield Gardens.

Buildings of a similar era, bulk and height as the subject building are located on adjacent sites on Greencroft Gardens and Canfield Gardens.

The application site sits within the South Hampstead Conservation Area.

## Relevant History

The planning history for the application site can be summarised as follows:

**2013/5966/P** - Erection of single storey rear extension at ground floor level, two dormer roof extensions and inset terrace at roof level and new entrance door on side elevation at ground floor level to create 2 x self contained flats to ground floor and roof space (Class C3). **Granted 03/12/2013**

**2016/2822/P** - Extensions to the property at basement, ground and roof levels including the provision of no.2 front lightwells, rear sunken garden and rear terraces to facilitate sub-division from 4x into 7x self-contained residential units (C3). **Granted 17/04/2018**

**2018/3103/P** - Variation to conditions 3 (approved plans) and 11 (cycle parking spaces) of planning permission 2016/2822/P dated 17/04/2018 for the 'Extensions to the property at basement, ground and roof levels including the provision of rear terraces to facilitate sub-division from 4x into 7x self-contained residential units (C3)'; namely, to reduce the scale of the proposed basement, omit approved front lightwells and reduce size of one unit from a 3bed into a 1bed unit (resulting mix 2x3 bed 2x2bed and 3x1 bed). **Granted 29/11/2018**

**2022/4478/P** – Installation of pergola to rear garden. *Currently under determination*

**2022/5431/P** - Installation of roller shutters and single-pane bi-folding doors to rear elevation of the lower maisonette, and installation of glass balustrades around the lower floor rear sunken garden (retrospective) – **Refused 28/02/2023, Appeal allowed APP/X5210/C/23/3326337 26/03/2024.**

## 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
- **CC3** Water and flooding

**Camden Planning Guidance:**

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

**South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)**

**Draft Camden Local Plan**

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1. The proposal

The application seeks to remove the existing bi folding doors and roller shutters at the ground floor to the rear elevation, and replace with bay windows. One of the bay windows would be rectangular and the other would have a traditional bay form. A set of French doors, with matching brick surrounds, would replace the existing glazing within the centre of the existing extension. At lower ground floor level, two large set of glazed doors are to be replaced by four sets of double doors.

The existing rear extension was built circa 2017 and is characterized by London brick, anthracite grey doors and large roller shutters.

Additionally, a lightweight bridge with glass balustrades (to match the existing glass balustrades) would be constructed over the existing lightwell/void to the rear of the extension.

### 2. Assessment

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

- Design and Heritage
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

### 3. Design and Heritage

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.

3.2. The proposals would firstly remove the existing roller shutters at ground floor, which are considered harmful to the character and appearance of the building and conservation area. While replacement shutters may be installed internally to the proposed bay windows, these would be a lot less visually obtrusive than the external roller shutters and the roller shutter housing units would not be visible.

3.3. The existing rear extension is very large both in depth and width, it also has full width full-height glazing which exacerbates its bulk and dominance. The bay windows would have a very modest additional depth, but have the effect of breaking up the large bulk of the extension, which is considered an improvement to the existing situation. The bay windows would provide some variation, albeit sympathetically designed, to the rear elevation. Some objectors have noted that the curved nature of one of the bay windows is not consistent with the rectangular form of other bay windows on rear elevations in the locality. While the curved bay window may be an exception in the locality, given it would be attached to a rear extension with a modern design, and have the same proportions of the adjacent proposed rectangular bay window, the curved bay window is not considered to be out of keeping with the character and appearance of the building or conservation area. As viewed in the context of other rear extensions along Greencroft Gardens, the additional depth is considered acceptable.

3.4. Along this side of Greencroft Gardens, there are a mix of rear extensions, with a range of depths and widths and no one consistent theme. The proposed rear extension, with the minor additional depth of the bay windows, would not appear as out of keeping within this context, notwithstanding the improvements of the bay windows to the form of the extension as noted above.

3.5. The steel materiality of the bay windows would complement the contemporary form of the rear

extension, and be consistent with the steel framing of the existing bi-fold doors to the rear elevation.

3.6. With regard to the bridge over the rear lightwell, this would be a minor element of the rear garden and not visible from the public-realm. The bridge would be at level with the existing garden and simply have the effect of minimising the large lightwell void, by separating this into two. The glass balustrading of the bridge would also match the glass balustrading at the edges of the existing lightwell. Overall, the proposed bridge would have a limited impact on the character and appearance of the conservation area owing to its low profile, proportionate location within the existing lightwell, and being constructed with materials to match the existing glass balustrades in the rear garden.

3.7. As mentioned in the history, a recent planning Appeal was dismissed on the site. Within the appeal, the Inspector noted the following:

*“So far as relevant to the development, the significance of the CA relies on the continuity of high-quality, attractive, large-scale Victorian semi-detached and terraced residential properties with traditional fenestration layouts and detailing. There are variations in detailing and form, especially at ground floor level, on the rear elevations of buildings within the CA. This can be partially seen from the appeal site. Views of ground floor rear elevations, including that of the appeal building, in this part of the CA are restricted by thick boundary planting between large gardens. 16. Notwithstanding the restricted views, I saw examples of modern finishes, including windows and extensions, to ground floor rear elevations at other buildings within the CA. I also saw a glass balustrade in front of upper floor windows within the CA. The significance of the CA does not therefore rely on a complete absence of modern building features on rear elevations, especially at ground and basement floor levels where views are restricted”.*

3.8. The Inspector goes on to state *“The glass balustrades are minor features which are sympathetic in design to the extension”.*

3.9. The Inspector then concludes *“The development does not therefore conflict with Policies D1 and D2 of the Camden Local Plan (2017). This is due to its limited visibility from outside the appeal site, the context in which it is seen, and its design and materials being consistent with those of the authorised rear extension. Those policies require development to respect local context and character and preserve heritage assets without causing harm to their significance, amongst other things.”.*

3.10. Therefore, this planning appeal decision is a material consideration for any further development, especially the changes to the rear elevation as well as the use of the glass balustrade and bridge across the void.

3.11. As discussed under section 3.2, the proposal would remove the existing ground floor (external) roller shutters, with the possibility of replacement shutters being installed internally, which would be less visually intrusive and not extend the full width of the elevation, in contrast to the existing situation. As noted under section 3.3, the bay windows have a very modest depth and the additional bulk of the building would be offset by the bay windows breaking up the overall large length and depth of the extension and relate to a contemporary rear extension already constructed with modern fenestration. The changes to the lower ground floor elevation would break up the bulk of the building and are welcomed addition to this level, which is not visible from the public realm. The proposed bridge would not be visible from the public-realm, and notwithstanding would not appear out of keeping with the character of the existing lightwell.

3.12. For these reasons above and stated within the recent appeal decision, the proposal would preserve the character and appearance of the site and its wider surrounds, including the South Hampstead Conservation Area.

3.13. 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 [ERR] 2013.

#### **4. Flooding/drainage**

- 4.1. Policy CC3 seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible.
- 4.2. While it is acknowledged flooding is an identified issue in the local area, the proposed bay windows have a relatively small footprint and be located over an existing paved area and would not require the removal of existing vegetation.
- 4.3. Additionally, green roofs would be implemented over the bay windows roofing, improving drainage and reducing the amount of water runoff at the site. A condition is recommended to secure full details of the green roofs, prior to implementation of works.
- 4.4. For these reasons, the proposal is not considered to exacerbate flooding or drainage issues in the local area.

#### **5. Amenity**

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 5.2. Given the modest depth of the bay windows and that they would not exceed the height of the existing rear extension, and remain generously offset from adjoining properties, the bay windows are not considered to cause a reduction of privacy or light. No new lighting is proposed as part of the works, and the new bridge would reduce the amount of light visible from the basement windows.
- 5.3. The proposed internal roller shutters would not constitute 'development' being located internally to the building. Notwithstanding, any new internal rollers would likely cause less noise than the existing external roller shutters to be removed.

Overall, the proposal would result in acceptable amenity effects.

#### **6. Recommendation**

- 6.1. Grant conditional Planning Permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20<sup>th</sup> May 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2024/1174/P  
Contact: Brendan Versluys  
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Date: 13 May 2024

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# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**Flat 2**

**80 Greencroft Gardens**

**London**

**NW6 3JQ**

# DECISION

Proposal:

Alterations and additions to rear elevation at ground and lower ground floors, including addition of 2 x rear bay window extensions and new French doors; erection of bridge over basement void.

Drawing Nos: SKA 08 00 01, A00; SKA 08 00 02, rev A00; SKA GG 08 70 01, rev D00; SKA GG 08 70 02, rev D00; SKA GG 08 70 03, rev A01; SKA GG 08 00 04, rev D00; SKA GG 08 00 05., rev A01; SKA GG 08 70 04, rev A01; SKA GG 08 70 05, rev A01; Covering letter DAS prepared by SK Architecture, dated 21/03/2024

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- SKA 08 00 01, A00; SKA 08 00 02, rev A00; SKA GG 08 70 01, rev D00; SKA GG 08 70 02, rev D00; SKA GG 08 70 03, rev A01; SKA GG 08 00 04, rev D00; SKA GG 08 00 05., rev A01; SKA GG 08 70 04, rev A01; SKA GG 08 70 05, rev A01;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
  - i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

**DRAFT**

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

**DECISION**