

Delegated Report		Analysis sheet	Expiry Date:	23/08/2024
		N/A	Consultation Expiry Date:	04/08/2024
Officer			Application Number(s)	
Matthew Kitchener			2024/2662/P	
Application Address			Drawing Numbers	
The Lodge North End Avenue London NW3 7 HP			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear extension.				
Recommendation(s):		Refuse planning permission		
Application Type:		Householder Planning Application		

Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed 08/07/2024 which expired 01/08/2024. A press notice was published 11/07/2024 which expired 04/08/2024.</p>			
Other responses: <i>Officer's response in italics</i>	<p>Hampstead Neighbourhood Forum objected to the proposal:</p> <p>The emerging Neighbourhood Plan Policy DH3 supports net zero carbon development and expects all development to meet the highest environmental standards, while preserving the significance of any heritage asset. The revised Plan expects development to prioritise sustainable design and materials and, where possible, increase permeable surface areas. It further states that applicants should slow water run-off, using a sustainable drainage system where appropriate, such as attenuation tanks. We did not see this addressed in the proposal.</p> <p>The draft Local Plan Policy CC1, requires, among other provisions, that development is designed to be net zero carbon in operation and “enhances and protects existing green spaces, water sources enhancing biodiversity, strengthening nature recovery and providing multi-functional green infrastructure.”</p> <p>The D&A Statement lists some sustainable construction measures such as draught proofing, low energy lighting, insulation and external shading but does not address what action they have taken to reduce the embodied carbon in the development, as outlined in Policy CC4 of the emerging Local Plan.</p> <p>NE1 of the draft new Hampstead Plan supports development that provides a minimum of 10% Biodiversity Net Gain and lists measures that can be taken to improve biodiversity, which we would want to see in any new development.</p> <p>The D&A Statement states that the extension would be constructed on a largely paved area, but this paved area has the potential of supporting biodiversity whereas the extension, as proposed, does not.</p> <p><i>The Hampstead Neighbourhood Plan is an emerging plan and has not yet been adopted so it can be given some but not full weight in decision making processes. Under National BNG regulations householder permissions are currently exempt from a 10% BNG requirement.</i></p> <p><i>Various sustainable features have been proposed within the scheme and it is considered that the overall scheme would not conflict with Policy CC1 and would not impact on air quality as required by Policy CC4.</i></p>			

Site Description

The site comprises an existing detached two storey residential dwelling located at North End Avenue in Hampstead. The property is an L-shaped dwelling which is accessed via a private driveway, which also serves the neighbouring properties, Northstead and Northgate. The garden is located to the south of the plot and has boundary with a footpath which runs between North End Avenue and North End Way. The Lodge is a two-storey building originally built as a coach house for the more substantial house Northstead/Northgate to the immediate east (now divided into two houses), with which it still retains a contextual relationship.

The existing property is Arts and Crafts style and includes decorative red terracotta tiles and natural pebble dash render. The original house was constructed in the 1880s and was subsequently extended in the 1930s and 1980s.

The majority of garden sits at first floor level although its levels do vary. There is a lowered courtyard outside the ground floor.

Relevant History

Application Site:

A previous extension scheme with a flat roof design, first floor extension, external alterations and creation of roof terraces had been approved in October 2013 (ref: 2013/3790/P). However, this was not implemented. A revised 2017 scheme (ref: 2017/4695/P) for a slightly taller extension was refused. There were several reasons for refusal including:

“The use of large-scale glazing in this manner is contemporary in character, which contrasts with the use of the more traditional hipped, tile-clad roof. As such, the structure does not read as either a wholly traditional extension that blends with the design of the host building, or as a contemporary extension that is unmistakably a new addition.”

“The extension would fail to respect the architectural features of the host building, and would dilute, rather than reinforce, its historic characteristics. By virtue of its form, siting, scale and detailed design, the proposed extension would have an incongruent appearance that would harm the character of the host building and the character and appearance of the conservation area.”

Relevant policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

D1 - Design

D2 - Heritage

A1 – Managing the Impact of Development

Camden Planning Guidance

CPG Design (2021)

CPG Home Improvements (2021)

Hampstead Conservation Area Statement 2001

Hampstead Neighbourhood Plan 2025 (Emerging)

Assessment

1.0. Proposal

- 1.1 Planning permission is sought for a single storey rear extension. The extension is pitched roof and projects from an existing gable on the rear roof slope of the property. As the garden is raised at the rear of the property the extension is split level with the existing house and protrudes between the ground and first floor of the existing dwelling. The ridge height matches that of the ridge height of the gable of the existing building.
- 1.2 The main planning considerations for the proposal are:
- Design and Heritage
 - Amenity

2.0 Design and Heritage

- 2.1 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development that respects local context and character. Policy D2 (Heritage) states that development within conservation areas preserves or, where possible, enhances the character or appearance of the area and preserve garden spaces which contribute to the character and appearance of a conservation area.
- 2.2 The site lies within the Hampstead Conservation Area the character and appearance of which the Council has a statutory obligation to preserve or enhance. The Lodge has been identified as an “unlisted building which makes a positive contribution to the special character and appearance of the area.” It is proposed to construct a single room double-height extension to one side of the building (creating an extension the ridge height of which virtually matches that of the two and a half storeys of the main house). The extension’s walls will be fully glazed on the south and west elevation. It would have a dual pitch tiled roof to match the existing dwelling. It would be 9 metres deep and 5 metres wide with an overall approximate maximum height of 7 metres.
- 2.3 The ‘Hampstead Conservation Area Statement policy H26 states that ‘extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability’. Although the extension is single storey in terms of its internal use, due to its design and location on sloping ground it is approximately 7m high at its maximum height and therefore appears dominant in height and does not appear to be a ‘standard’ single storey extension

design when viewed in context with the host building. It is considered that the height and massing of the proposed extension is contrary to this policy and would result in an extension that is not subservient to the host building and negatively impacts on the balance and harmony of the current property.

- 2.4 Policy H27 states that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances and H28 goes on to state that rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings. The overall size and bulk of the proposed extension is considered to negatively impact the rear elevation of the original building due to its dominant bulk and to not be in harmony to the massing of the original dwelling.
- 2.5 Policy H29 relates to conservatories and says that Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building. The proposed extension consists of fully glazed walls to the west and south elevations which would be contrary to the existing character and appearance of the original host dwelling and would also result in an increase in light pollution emitted from the property.
- 2.6 Policy H30 of the Hampstead Conservation Area Statement advises that the infilling of yards and rear spaces between buildings will generally be unacceptable. Policy D2 of the Camden Local Plan says that development should preserve garden spaces which contribute to the character and appearance of a conservation area. This part of the conservation area is characterised by extensive gardens. This proposed extension is large in size in terms of both footprint and massing and would therefore result in what is considered a large infill of the existing rear garden of the property contrary to policies H30 and D2.
- 2.7 The impact of the proposed extension on the positive contribution which the host building makes to the character and appearance of the conservation area is considered to be deleterious, i.e. fails to preserve or enhance. This is due to its scale, siting, height, materials and detailed design. Due to the nature of the topography the proposed extension is effectively of more than one storey above grade. This has the effect of dominating the host building. In order to appear subservient extensions should be very considerably lower than the eaves and ridge height of the host building. The proposal is contrary to policy D1 and D2 of the Camden Local Plan 2017 and Policies H26, H27, H28, H29 and H30 of the Hampstead Conservation Area Statement 2001.
- 2.8 Considerable importance and weight have been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Energy

- 3.1 Policy CC1 of the Local Plan expects development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards. Policy CC2 requires development to adopt climate change adaptation measures, which includes

steps to reduce urban and dwelling overheating, including the application of the cooling hierarchy. These reflect the aims of the NPPF for a move to a low carbon future.

- 3.2 Glazing is less energy efficient than wall construction and generally requires extensive shading to prevent overheating. Overheating can then result in the need for active cooling (air conditioning) which further increases energy demand in conflict with the cooling hierarchy. The extensive areas of glazing across the southeast and southwest elevations far exceed the LETI guidance of 20-25% glazed areas on facades for south elevations, or the 10-15% area recommended for east and west elevations. It is likely to result in thermally inefficient building and result in overheating, contrary to policies CC1 and CC2 of the Camden Local Plan 2017.

4. Amenity

- 4.1 Policy A1 aims to protect the quality of life of occupiers and neighbours. This includes such factors as visual privacy, outlook, sunlight, daylight, overshadowing and artificial light levels.
- 4.2 Due to the extensive amount of glazing proposed to the south and west elevations of the extension there is a potential for light pollution emitting from the extension. Although the property is surrounded by established tree planting there is still potential for light leakage and this could potentially negatively impact most on the property to the east of the application site. It is considered that the proposal has the potential to result in detriment to the amenities of neighbouring occupiers and the visual amenity of the conservation area and is contrary to policy A1 of the Camden Local Plan and the aims and objectives of the Hampstead Conservation Area Statement 2001.

5. Recommendation:

Refuse Planning Permission for the following reasons:

1. The proposed extension by reason of its form, siting, scale and detailed design would be a dominant and incongruous addition to a building which otherwise makes a positive contribution to the character and appearance of the Hampstead Conservation Area. The proposed works would cause harm to the character and appearance of the host building and the conservation area contrary to Policies A1, D1 and D2 of the Camden Local Plan 2017, Policies H26, H27, H28, H29 and H30 of the Hampstead Conservation Area Statement 2001 and the National Planning Policy Framework 2023.
2. The extensive areas of glazing across the southeast and southwest elevations are in conflict with the cooling hierarchy and likely to result in a thermally inefficient building and result in overheating, contrary to policies CC1 and CC2 of the Camden Local Plan 2017 and the National Planning Policy Framework 2023.

'Arboricultural Survey, Impact Assessment & Method Statement', 'Design and Access Statement', 'Fire Safety Strategy'