

Delegated Report		Analysis sheet		Expiry Date:		09/09/2024			
		N/A		Consultation Expiry Date:		08/08/2024			
Officer									
Connie Marinetto				2024/2917/P					
Application Address									
78 Mill Lane London NW6 1NL				See draft decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Erection of a rear single storey extension to existing two storey outrigger.									
Recommendation(s)		Refuse planning permission							
Application Type:		Full Planning Application							
Informatives:		Refer to Draft Decision Notice							
Consultations									
Adjoining Occupiers:		No. of responses		0		No. of objections		0	
Summary of consultation responses:		<p>A site notice was displayed 26/07/2024 which expired 19/08/2024.</p> <p>No letters of objection were received.</p> <p>The Fortune Green and West Hampstead Neighbourhood Forum were consulted. No comments were received.</p>							

Site Description

The application site comprises a first storey two-bedroom flat above a commercial unit, within the Mill Lane Neighbourhood Centre.

The site is not within a Conservation Area and there are no listed buildings are affected.

The site is within the Fortune Green and West Hampstead Neighbourhood Plan Area.

Relevant History

Application Site:

2024/2915/P – Erection of front dormer and rear rooflights. **Granted 09/09/2024.**

2024/2916/P – Erection of rear dormer and front rooflights. **Granted 09/09/2024.**

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

CGP - Design
CPG - Amenity
CPG – Home Improvements

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 2 – Design & Character

Assessment

1.0. Proposal

- 1.1 Planning permission is sought for the erection of a rear single storey extension to existing two storey outrigger.
- 1.2 The proposed second floor extension would be approximately 2.8m high, 3.5m wide and 5.3m deep. It would be positioned on an existing two storey outrigger and would be constructed using matching materials to the existing property.
- 1.1 The main planning considerations for the proposal are:
 - Design
 - Residential Amenity

2. Design

- 2.1 Local Plan Policy D1 of the Camden Local Plan 2017 (Design) is aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area and development should respect local context and character. Policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015 requires all development to be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.
- 2.2 Adopted supplementary guidance in 'Home Improvements' 2021, sets out design principals for extensions in the Borough. It requires that development to 'respect and be complementary to the original character of the building' (Page 18); that has regard to the 'character and proportions of the host building, neighbouring ones and the wider area' (page 33). Specifically in respect of rear extensions it requires that the extension be 'subordinate to the building being extended...', 'respect and preserve the original design and proportions of the building' and 'be carefully scaled in terms of its height width and depth'. (Page 41).
- 2.3 The proposed extension would form a single storey atop the existing two storey rear outrigger. The extension would create an additional bedroom for the existing two-bedroom dwelling. The extension would be approximately 2.8m high, 3.5m wide and 5.3m deep with a window on the rear elevation. The proposal would not be subordinate to the existing building, and would not integrate with the existing scale, form and proportions of the host and surrounding properties. There is a degree of uniformity to the rear of the terraces between numbers 74-80, where the group of properties share a similar character, style and roof level, and each rear projection terminates at second floor level with a flat roof, below the eaves of the roof. None of the outriggers in this group have been subject to additions above first floor level. Furthermore, all other rear extensions visible in the local area do not intrude beyond the eaves of their respective roofs. It is therefore considered that the proposal would represent an overbearing, dominant and incongruous addition that would detract from the character of the building and from the overall character of the group of terraces it sits within. It is considered unacceptable to alter the form and extend above the existing rear projections and obscure the pattern of development.
- 2.4 It is considered that with the grant of planning permission for applications ref. 2024/2915/P and 2024/2916/P, for front and rear dormers, the applicant will still have the opportunity to add an additional bedroom to the property, achieved through more appropriate and less harmful design choices that are better integrated with the host and surrounding properties.
- 2.5 In summary, it is considered the proposed extension would not be a subordinate addition due to its siting, design and scale and would harm the character and appearance of the host and surrounding properties, and would therefore be contrary to policy D1 (Design) of the Camden Local Plan, policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan and would not be in accordance with the relevant Camden Planning Guidance documents.

3. Residential Amenity

- 3.1 Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.
- 3.2 The proposed extension would sit atop of an existing 2 storey extension. Given the proposed extension's size and location, the side flank of the extension is likely to impact the rear window of no. 76 through loss of outlook and light. The applicant has not provided a report to assess the impact of the proposed development on any neighbour's daylight / sunlight amenity. The extension is within the 45 degree line from the nearest habitable room window at no. 76, and is therefore considered to impact that window in terms of loss of light. Additionally, the extension would diminish the outlook for the neighbouring occupant and create a significant degree of enclosure.
- 3.3 No side facing windows are proposed and as such there would be no significant impact on overlooking to neighbouring windows.
- 3.4 Overall, the proposal is likely to directly and adversely affect the amenity of no. 76 in terms of diminished outlook and loss of light. As such, it would be contrary to Local Plan Policy A1 (Managing the impact of development) and relevant Camden Planning Guidance documents.

5. Recommendation:

Refuse Planning Permission for the following reasons:

1. The proposed extension, by virtue of its bulk, mass, scale, and design, would result in an incongruous and inappropriate addition that would harm the character and appearance of the host property and surrounding area, contrary to policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
2. The proposed extension, by virtue of its siting, scale, form and bulk, would result in harm to neighbouring amenity (76 Mill Lane) in terms of diminished outlook and loss of light, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.