

Delegated Report		Analysis sheet		Expiry Date: 10/12/2024	
		N/A		Consultation Expiry Date: 17/11/2024	
Officer			Application Number(s)		
Matthew Kitchener			2024/4230/P		
Application Address			Drawing Numbers		
23 West Hampstead Mews London NW6 3BB			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Roof alterations and extension, demolition of a chimney and erection of a rear ground floor extension.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Householder Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	00	No. of objections	00
Neighbour Consultation		Site Notice: posted 18/10/2024, expired 11/11/2024 Press Notice: published 24/10/2024, expired 17/11/2024 <i>No responses received. Hampstead CAAC and Fortune Green & West Hampstead Neighbourhood Forum were consulted but did not comment.</i>			
Site Description					
<p>The subject property forms the end of a terrace of mews style dwellings dwelling located on the western side of Hampstead Mews, near the northern end of the street where it meets Broadhurst Gardens. The property is a two storey plus loft mews style dwelling with the third storey being located within the tiled dual pitch hipped roof.</p> <p>The property is not listed. West Hampstead Mews is located within South Hampstead conservation area and was set out as part of the original 1870s layout of the area. The buildings within West Hampstead Mews are identified as ones that make a positive contribution to the character and appearance of the conservation area, and are thereby acknowledged to be Non-Designated Heritage Assets (NDHAs).</p>					
Relevant History					

2024/3707/P – Rear extension with rooflight at ground floor level, changes to windows at first floor level to the rear, roof extension with rooflights and PV panels and demolition of existing chimney - **Refused 28/10/2024** – Development is not permitted development under GPDO 2015 (as amended).

8601758 - Retention of dormer and ground floor timber and glass extension to the rear – **Approved 02/12/1986**

8600715 - Amendment by alterations at ground floor and first floor levels including change from integral garage to provision of a hardstanding – **Approved 03/06/1986**

8501965 - Erection of a three-storey mews house with integral garage – **Approved 18/02/1986**

Relevant Policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance (CPG)

CPG Design (January 2021) – Section 3. Heritage

CPG Amenity (January 2021)

CPG Home Improvements (January 2021) – Sections 2.2 Roof Extensions

Fortune Green & West Hampstead Neighbourhood Plan 2015

Policy 2 (Design & Character)

Policy 3 (Safeguarding and Enhancing Conservation Areas and Heritage Assets)

South Hampstead Conservation Area Appraisal and Management Plan (2011)

Assessment

1. Proposal

- 1.1. It is proposed to alter and extend the existing roof to provide an enlarged third floor, the works include the demolition of a chimney and the erection of a rear ground floor cedar clad extension.
- 1.2. It is proposed to add an additional floor to the property by means of a full width roof extension and an increase in the width of the first floor dormer at the rear to the full width of the property to enable the roof extension to take place above. At the front of the property the extension has been designed to reflect the rendered arches inherent in the design of the building and wider terrace.

2. Planning Considerations

- 2.1. The material considerations in the determination of this application are as follows:
 - Design and Heritage
 - Amenity
 - Biodiversity Net Gain

3. Design and Heritage

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.
- 3.2. Camden's Local Plan is supported by CPG Home Improvements, specifically Sections 2.2 (Roof Extensions) Section 2.2 (Roof Extensions) advises that a successful roof extension would consider the overall roof form of the existing building, adjoining buildings, and be proportionate to the roof slope being extended.
- 3.3. The Fortune Green & West Hampstead Neighbourhood Plan states that extensions should be in character and proportion with their context and setting, including the relationship to any adjoining properties. It also states that proposals which detract from the special character, and/or, architectural and/or historic significance, and setting of Conservation Areas and heritage assets in the Area will not be supported.
- 3.4. The South Hampstead Conservation Appraisal and Management Strategy notes that the variety of roof forms in the area means that each proposal must be carefully judged on its design merits; alterations should not result in increased visual bulk to the roof, nor should they draw more attention than existing to the roof slope. Where a building forms one of a harmoniously composed terrace or group, or indeed is a prominent corner building with a carefully designed hipped roof, insensitive alterations this can be particularly damaging to the design of the host building and the street as a whole. It goes on to say that roof extensions can be damaging to the character of the area where what is proposed does not take into account the careful design of the original building – its front elevation and traditional roof form - and the pattern of neighbouring buildings as a whole.
- 3.5. The terrace the host building sits at the end of, is noted in the Conservation Appraisal as being one of two traditional mews in the CA: West Hampstead Mews and Wavel Mews. These properties are generally two storeys with pitched roofs hidden behind parapets and attractive simple elevations in keeping with their original function as garages, workshops and stables. As is typical in mews properties, the front elevation is not set back.
- 3.6. The proposal involves the removal of the current tiled dual pitch hipped tile roof with a front and rear dormer which is located behind a low parapet and its replacement with a higher zinc profile mansard style flat roof with dormer windows front and back. To facilitate this the original chimney will also be removed. The overall height of the roof will remain the same due to the new flat roof design, however the resultant zinc mansard style roof will be larger in bulk and massing than the current roof.
- 3.7. It is also proposed to erect a single storey rear extension at the rear of the building. This would be finished in cedar cladding and located adjacent to the boundary with the flank wall of the neighbour at No. 22. The rear of the property cannot be viewed from the public realm. It is considered that the rear extension would not cause harm to the visual appearance of the host property or conservation area due to its location at the rear or its choice of external materials. It is also not considered to negatively impact on the amenity of the adjoining property due to its size and its location being partially screened by the neighbouring property's flank wall. It is therefore considered that the rear extension is acceptable.
- 3.8. The proposed roof extension represents a bulky and incongruous alteration to the roofline and design and appearance of the positive contributing mews terrace. The development is considered visually intrusive and alien in form, design and material, and is out of character and form of the host and neighbouring buildings. It is considered that the use of the zinc cladding for

the roof form would further draw attention to the roof extension and would appear out of character in this highly visible end of terrace location. The roof extension is considered to cause harm to the character and appearance of the host building, terrace of mews properties and conservation area.

3.9. 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.

3.10. As such, the proposed roof extension would serve to harm the character and appearance of the host building, the terrace of properties and the South Hampstead Conservation Area, thus not be in compliance with Policies D1 and D2 of the Camden Local Plan and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan.

4. Amenity

4.1. Policy A1 (Managing the impact of development), supported by Camden Planning Guidance (Amenity), seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission for development that would not harm the amenity of communities, occupiers, and neighbouring residents.

4.2. Given its placement, and its existing front and rear dormer windows, the proposed development including the single storey rear extension would not have a detrimental impact on neighbouring amenity in terms of loss of light or outlook, or through an increase in noise. Overall, the development is considered to adhere to Policy A1.

5. Biodiversity Net Gain (BNG)

5.1. Based on the information available this proposal would not require the approval of a BNG Plan before development is begun because the planning permission is a householder application within exemption threshold.

6. Conclusion

5.1 In conclusion, the proposed roof extension by virtue of its bulk, mass, design and materials would appear as an incongruous and dominant addition which would fail to respect the original design of the building and mews terrace, harming the character and appearance of the host building, the mews terrace of properties and the South Hampstead Conservation Area. As such, the development is considered contrary to the requirements of Policies D1 and D2 of the Camden Local Plan 2017 and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

7. Recommendation

7.1. Refuse planning permission.