

Delegated Report		Analysis sheet		Expiry Date:		16/07/2024	
		N/A		Consultation Expiry Date:		01/02/2025	
Officer				Application Number			
Sarah White				2024/2028/P			
Application Address				Drawing Numbers			
14 Richborough Road London NW2 3LU				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Erection of a part-single part-two storey rear extension.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses		A site notice was displayed outside the site from 08/01/2025 until 01/02/2025. No responses were received.					
Fortune Green and West Hampstead Neighbourhood Forum		No response received.					
Site Description							
The application site is located on the northern side of Richborough Road at No.14 and comprises a two-storey semi-detached property with a small front garden and large rear garden. The site is not located within a conservation area, nor is it a listed building or located within proximity to any listed buildings. The site is located in the Fortune Green and West Hampstead Neighbourhood Plan Area.							
Relevant History							
2024/2026/P – Erection of single storey rear extension measuring 6m in depth, with a maximum height of 4m and an eaves height of 2.9m. Granted on 23/12/2024.							
2024/2027/P – Erection of a hip to gable extension with full width rear dormer and insertion of 3 x front							

roof lights to the front roof slope (Lawful Development Certificate). **Granted** on 04/07/2024.

Relevant Policies

National Planning Policy Framework (2024)

London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development
D1 Design

Camden Planning Guidance

CPG Amenity (2021) – sections 2 and 3
CPG Design (2021) – section 2
CPG Home Improvements (2021) – section 2.1.1

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 2 Design and Character

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. Proposal

- 1.1. The application seeks planning permission for the erection of a part-single- part-two-storey rear extension at 14 Richborough Road. The ground floor extension would be full width, extending 2.7m in depth, with a maximum height of approximately 3.4m on the northeastern site boundary shared with No.15 Richborough Road. The first-floor extension would be half width, extending 2.7m in depth, with an eaves height of approximately 6.4m on the southwestern boundary shared with No. 13 Richborough Road.
- 1.2. There would be a full width bi-folding door at ground floor level and one rear facing window at first floor level. The extensions would be constructed in brick and roof tiles to match the existing with uPVC windows and door.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
 - Design
 - Neighbouring Amenity
 - Biodiversity Net Gain (BNG) Requirements

Design

- 2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 of the Camden Local Plan and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan outline that development should respect local context and character and comprise details and materials that are of high quality and complement the local character.

- 2.3. The CPG Home Improvements provides further guidance on rear extensions, noting that the design of extensions should:
- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing.
 - Be built from materials that are sympathetic to the existing building wherever possible.
 - Respect and preserve the original design and proportions of the building, including its architectural period and style.
 - Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks.
 - Be carefully scaled in terms of its height, width and depth.
 - Allow for the retention of a reasonably sized garden.
- 2.4. The application property forms part of a semi-detached pair with No.15. The rear elevations of this pair, in addition to the properties at Nos. 16-18, have distinctive two-storey projecting bays. These projecting bays contribute positively to the character and appearance of the rear elevations and create cohesion and rhythm between the properties. These rear elevations are highly visible from Oak Grove and remain largely unaltered and unobstructed at first floor level.
- 2.5. The proposed first floor extension would be approximately 6.4m in height and would not be set down from the eaves of the principal roof. The height and bulk of the first-floor extension would appear overly dominant, and in combination with the ground floor extension, the extensions would overwhelm the rear elevation. The extensions would fail to appear subservient to the host property, adding excessive bulk and height to the rear.
- 2.6. Additionally, the first-floor extension would obscure the southern side of the projecting bay, failing to respect the existing architectural features of the host building. This would not only impact on the character and appearance of the host property but would also disrupt the pattern and subsequent rhythm and cohesion of unobstructed projecting bays amongst the adjoining properties.
- 2.7. In terms of materiality, the extensions would be constructed in brick and roof tiles to match the existing with a uPVC window and door, which is acceptable.
- 2.8. In summary, the proposed extensions in combination would overwhelm and dominate the rear elevation and fail to achieve subservience to the host building. Additionally, the first-floor extension would fail to respect the architectural features of the host building, and pattern of unobstructed projecting bays amongst the adjoining properties. As such, proposal would cause harm to the character and appearance of the host property and the cohesion and rhythm between the properties at No.14-18 Richborough Road. This is therefore a reason for refusal.

Neighbouring Amenity

- 1.1. Policy A1 outlines that the Council will seek to protect the quality of life of occupiers and neighbours and will not grant permission for development where it would cause unacceptable harm to amenity.
- 1.2. The proposed ground floor extension would sit alongside the northeastern site boundary shared with No. 15 Richborough Road for a depth of 2.7m and at an eaves height of 3.4m. At ground floor level, this neighbouring property has a bay with one smaller side facing window and a rear facing door which serves a habitable room, likely a bedroom. There is a small patio area located to the rear of this dwelling, adjacent to the shared boundary.
- 1.3. The extension would pass the 45-degree test in elevation and as such would be considered

not to result in significant or unacceptable impacts on the sunlight and daylight received by the adjoining ground floor windows. The height on the boundary, when considered with the shallow depth, is not considered excessive and given that the primary outlook from the neighbouring bay is to the rear, it is not considered that the extension would appear overbearing or result in a loss of outlook.

- 1.4. On the other side, the part 2-storey extension would be setback from the southwestern boundary shared with No. 13 Richborough Road by approximately 0.5m, and it is noted that the neighbouring property is also setback from the shared boundary by an equal distance. The neighbouring property has an existing two storey rear projection which adjoins the shared boundary. The proposed ground and first-floor extensions would be approximately 0.4m shallower than the rearward extent of the neighbouring projection. As such, the proposal would not result in any adverse amenity impacts on this neighbouring property by way of loss of light or outlook, nor would it appear overbearing or enclosing.
- 1.5. No windows are proposed on the side elevations of the extensions; thus, it would not impact on the privacy of the adjoining neighbours by introducing new opportunities for overlooking.
- 1.6. The dwellings to the rear along Ash Grove would be located at least 28m from the proposed extensions and as such the proposal would not impact upon the amenity of these neighbouring occupiers.
- 1.7. Overall, the proposed extensions would not result in unacceptable harm to the amenities of neighbouring properties.

Biodiversity Net Gain (BNG) Requirements

- 1.8. Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024, however, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this proposal will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder Application.

2. Recommendation

- 2.1. Refuse planning permission for the following reasons:

1. The proposed extension, by reason of its height, bulk and siting would be harmful to the character and appearance of the host building and would be detrimental to the cohesion and rhythm of the pair of semi-detached properties, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 (Design and character) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).