

Design and Access Statement and Conservation Statement

Address: 161 West End Lane, London NW6 2LG

**Proposal: Rear ground floor extension to create a 1x1bedx2p apartment, including private amenity, infill of side walls to internal staircase landing
(RESUBMISSION OF APPLICATION REF NO. 2023/0925/P)**



INTRODUCTION

This application is a re-submission of application ref no. 2023/0925/P, which was recommended for approval subject to S106 and could not be completed at the time due to some difficulties with the freehold owners. The planning officer and the legal department recommended at the time that this application has to be withdrawn and re-submitted.

SITE AND SURROUNDINGS

The application site, 161 West End Lane, lies on the West side of West End Lane between Sheriff Road and Compayne Gardens and to the south of the train line and West Hampstead Station. It is located within the West Hampstead town centre and located within flood zone 1 (lowest risk). The PTAL rating of the site is 6a, representing a very good level of public transport accessibility.

The property is converted into 6 flats similar to the other properties on this side of West End Lane. The building is not listed but falls within the South Hampstead Conservation Area and together with its neighbours is identified as making a positive contribution to the character of the area. It is also situated in the Fortune Green and West Hampstead Neighbourhood Plan area.

The property is part of a series of 5no. large 3 storey detached properties on the West side of the street, similar in construction and size and with large communal gardens.

The property at no. 159 (also converted into 6no. flats) has a large ground floor extension approx. 10.5m in depth with a curved rear wall. No. 163, also converted into 6no. flats has a ground floor extension projecting approx. 8m into the garden with a conservatory approx. 4.5m away from the boundary with 161 with a two-storey element projecting approx. 3.5m from the original wall of the house.

Amongst these 3 properties, no. 161 is the only one which has not had any extensions.

RELEVANT PLANNING HISTORY

None for no. 161

Adjoining properties

No.157 ref 9401445 dated 25/05/1995 for large rear extension plus alterations.

No.159 ref TP/46420/1710 dated 29/04/1949 for large rear extension plus alterations.

No.163 ref TP/1762/1790 dated 30/12/1964 for small extension plus alterations.

No.165 ref 8700386 dated 18/04/1987 for conservatory

RELEVANT PLANNING POLICIES

NPPF 2012

London Plan (2021),

Camden Local Plan 2017

H1 Maximising housing supply

A1 Managing the impact of development

A2 Open space

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

T3 Transport infrastructure

The South Hampstead Conservation Area Appraisal

Fortune Green and West Hampstead (FGWH) Neighbourhood Plan 2015

POLICY 1: Housing

POLICY 2: Design & Character

POLICY 3: Safeguarding and enhancing Conservation Areas and heritage assets

South Hampstead Conservation Area Appraisal 2011

Camden Planning Guidelines

CPG Design

CPG Housing

CPG Amenity

CPG Transport

CPG Planning obligations

CPG Home Improvements

CPG Energy Efficiency and Adaptation

ANALYSIS/ASSESSMENT

Principle of Development

This proposal seeks to an additional 1 bedroomx2person flat by extending to the rear of the property. Such provision would accord with Policy H1 of the Local Plan because it provides acceptable quality of residential accommodation, which is analysed below.

Policy D1 of the Camden Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

Scale and Appearance

The proposed rear extension to the main building projects approx. 8m into the rear garden, leaving an area of approx. 190sqm of amenity. The rear wall of the proposed extension lines up with the rear corner of the curved projection at no. 159 which projects further another 3m. The height of the proposed extension is approx. 2.4m at eaves with a ridge height of 4.7m. The scale of the overall extension is broken into two sections so that the whole does not appear too bulky or overbearing. The first section of approximately 2m in depth has a flat roof and is approx. 2.8m in height, while the pitched roof section uses the traditional appearance of the host gabled end building and low eaves heights.

The appearance of the proposed extension would be enhanced by the use of traditional materials such as London Stock bricks to match existing, timber sash windows with brick arches and slate roof. The use of these materials, combined with the articulation of this extension would result in a proposal which does not harm the appearance of the host building and its setting.

Heritage

The application site is located within the South Hampstead Conservation Area, therefore special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

The group of these 5 large properties in West End lane, have all had extensions, albeit a long time ago, some larger than others.

The proposed extension at no. 161 aims to be smaller in size and volume from its immediate neighbours, thus not encroaching disproportionately into the large and open aspect of its garden space. This will enhance the integrity of the host building and its contribution it makes to the significance of the conservation area in line with Local Policy A2

Living conditions for future occupants

Private internal Space

The proposed apartment has an internal GIA of 49.7sqm, therefore in compliance with London Plan 2021. The apartment has a separate access through the side gate which is provided with security lock.

Floor to ceiling heights internally will measure 2.5m clear, the bedroom is of good size for a double bedroom and the whole unit benefits from dual aspect and sufficient openings to adequately satisfy a reasonable outlook.

Amenity

The proposed extension would be set away from the boundary of the neighbouring property at no. 163 (approx. 5.2m) therefore it would not affect this property and its extension from the point of view of daylight and sunlight. On the boundary with no. 159 the proposed building does not extend further than the existing property and it would be not higher than 2.8m with the gap between these two buildings approx. 1.5m. Therefore, it is not anticipated that the proposed extension would be harmful to either of the neighbouring amenities in terms of loss of light or privacy.

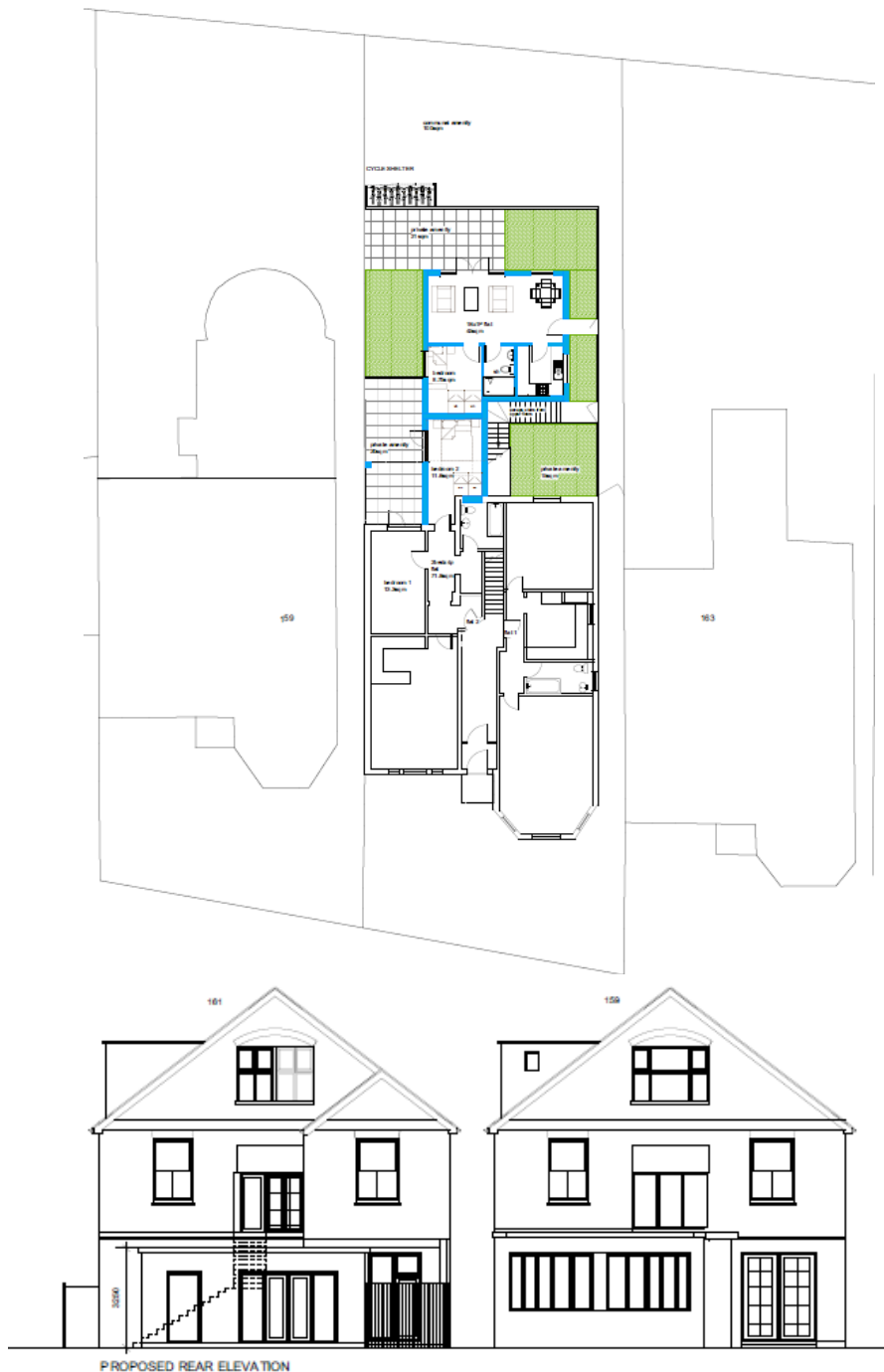
Transportation and Waste

A secure cycle shelter for 10 cycles will be provided at ground floor, at the bottom of the rear garden for all flats. The present arrangements for refuse collection for the flats would not be altered.

Pre-application advice

The proposal has had the benefit of a pre-application process (ref no. 2022/3027/NEW)and it has benefited from several revisions and further consultations with the Planning Officer (Alex Kresovic), and is detailed below.

1. The initial proposal submitted for pre-application consisted of a larger extension (approx. 60sqm) including an additional bedroom for the existing ground floor flat, together with a first floor extension to add another bedroom for the first floor flat and other alterations

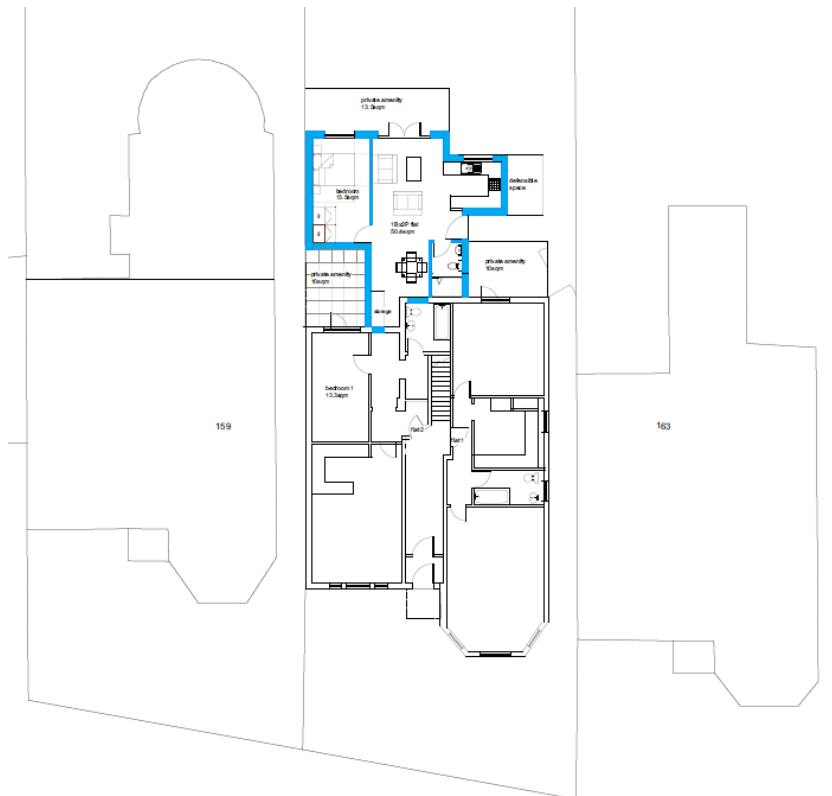


pre-app proposal

The response is outlined below (full response document is attached with this application):

“The Council is not in a position to support any such proposal in its current form due to the sprawling nature of the additions and the low quality design of the extension. As such, the proposal shall be drastically reduced in size and scale to be considered by Council.”

2. Following this response a revised proposal was submitted for comments by the Planning officer and Conservation officer. This included a first floor extension and a more sympathetic design with a sloping roof and matching materials



proposed ground floor



First revision after pre-app

The response to these revisions are outlined below:

“From looking at the plans at a glance, I cannot see Council’s conservation officer supporting the amended scheme. However, there is certainly improvements in the design.

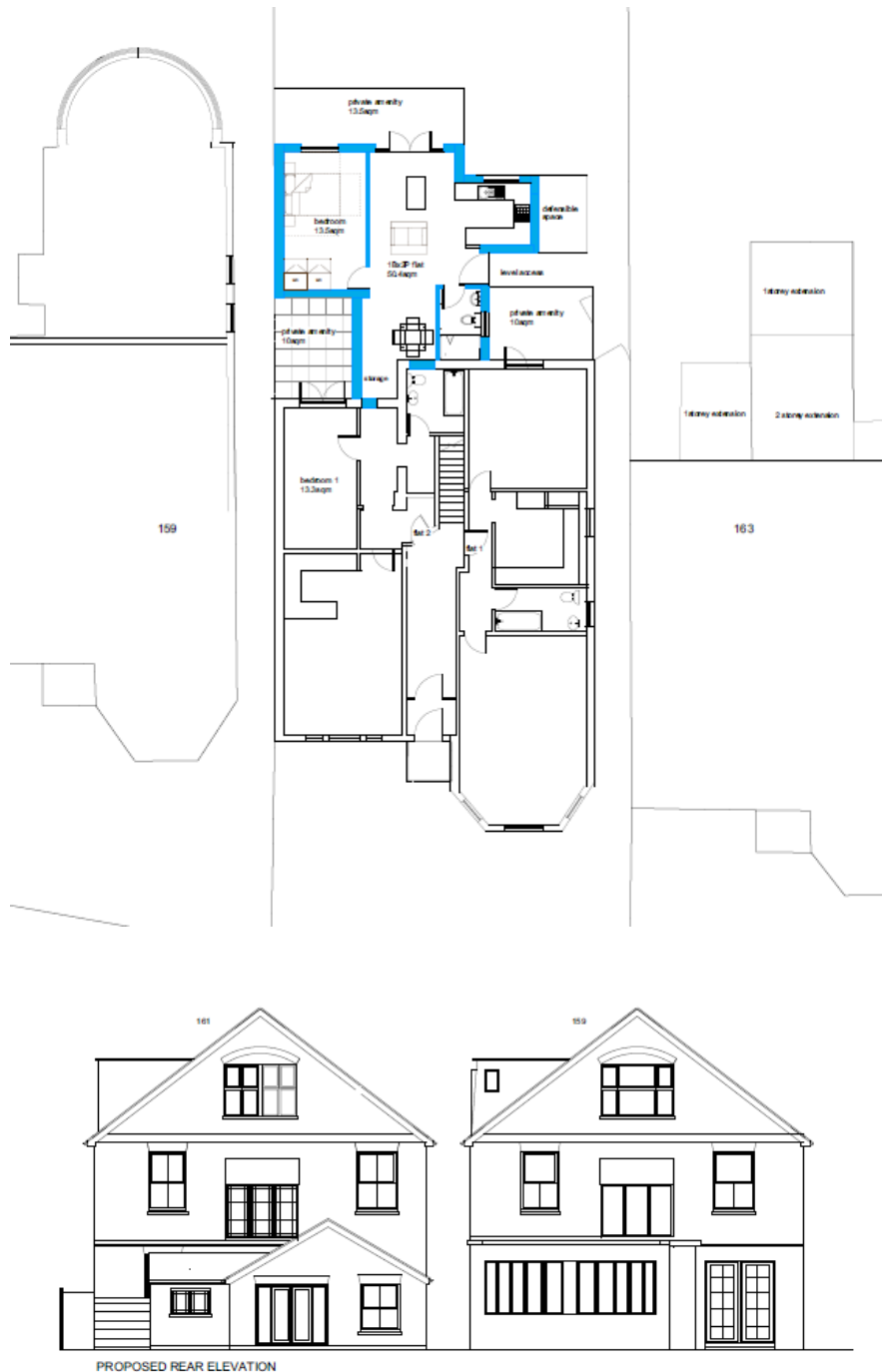
I’d like to see the elevation from the adjoining neighbour at 159 West End Lane due to the scheme proposing to be built on the boundary.

In regards to the rear first floor extension, I would suggest deleting it. I note Council’s comments previously, however, with the amended design, and when considering policy H6 of the Camden Plan, which requires a diverse range of housing to be provided onsite, it would be best to delete it.

As stated in the pre app response, it is encouraged to engage with the Fortune Green and West Hampstead Neighbourhood Forum and the neighbours prior to any formal submission.

Once the rear first floor extension is deleted and then the neighbourhood forum and neighbours are consulted, I would then consider submitting a planning application.”

3. Following the second response, a new proposal was submitted which involved the omission of the first floor extension and adjustments to the elevations in the previous submission, as shown below



Second revision after conservation comments

The response followed, as below:

“I have talked to Council’s Conservation Officer.

Please note, the proposed amended scheme is an improvement over the one initially submitted. However, a few minor change is required. Please refer to the below:

The kitchen wing area is to be lined up with the bathroom external wall as this would improve the amenity space but also the connection between the proposal and garden. Once the kitchen is squared up, then I’d suggest submitting a planning application”

This requested further revision was incorporated in the application recommended for approval on 24/4/2023

Consultation

Following these final revisions, the proposal was sent to Fortune Green and West Hampstead Neighbourhood Forum and the following response was received.

“Dear Ms Altaras,

Thanks for this.

I don't think that the NDF will be commenting on this as it does not appear to contravene the Neighbourhood Plan.

Best regards

Nick Jackson

Co-Chair Fortune Green and West Hampstead Neighbourhood Forum”

SUMMARY AND CONCLUSION

The proposed additional residential unit would cause no harm to residential amenity, the appearance and character of the neighbouring buildings and conservation area or local transport networks. Consequently, the proposal would be in compliance with London Plan 2021, and the Local Plan.