

Application ref: 2022/3027/PRE  
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## **RE: 161 West End Lane, London, NW6 2LG**

Thank you for submitting a pre-planning application for the above property, which was received on 18/07/2022, and the fee of £1,084.00 that was paid in full on 13/10/2022.

### **1. Proposal**

Rear ground floor extension to create an additional bedroom for Flat 2; and the creation of a self-contained studio flat; first floor rear extension to create additional bedroom to Flat 4, including new external fire escape for all upper floor flats and internal alterations

### **2. Site Description**

The application site located 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. The host building is divided into 6 flats. The property is not listed but falls within the South Hampstead Conservation Area and the host building 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.

### **3. Site constraints**

- Article 4 Direction Basement Development
- South Hampstead Conservation Area
- Fortune Green and West Hampstead Neighbourhood Forum
- Underground development constraint - Slope stability
- Underground development constraint - Surface water flow

### **4. Relevant Planning History**

Subject site: N/A

Adjoining sites:

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.

## **5. Relevant Policies and Guidelines**

### National Planning Policy Framework 2021

#### 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

##### 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

## **6. Assessment**

### **Design/Heritage**

The planning considerations material to the determination of this application are as follows:

- **Design**
- **Quality of Accommodation**
- **Amenity**
- **Transport**
- **Energy and Sustainability**

### **Principle of development**

Given the existing residential use of the building, there is scope to provide an additional unit on site subject to high quality design and high quality of residential accommodation being provided, which would be assessed in the submission of a formal application.

## **Design/heritage**

The application site is located within the South Hampstead Conservation Area, wherein the Council has a statutory duty to pay 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).

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. The policy notes that the Council will not permit development that results in harm to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

The application site is one of five large 3-storey Italianate villas built in the mid-19<sup>th</sup> century, an architectural style made popular by the building of Osborne House for Queen Victoria. Each property sits grandly within its own plot, set back from the roadway thus creating a sense of grandeur to the streetscene.

West End Lane is located in the north-west corner of the South Hampstead conservation area, an area populated by similarly grand villas in a range of architectural styles. All these villas, along with the application site are considered to make a positive contribution to the character and appearance of the conservation area.

Of the five similar villas, the application site appears to be the only villa without a rear extension. The other four villas have extensions that range in size from excessive (by current considerations) to small. The applications that cover these works are all dated and cannot be taken as a precedent.

Whilst a subordinate and sympathetically designed extension could in principle be considered acceptable, the extension that is proposed is not. The sprawling nature of the additions and the unsympathetic architectural style of the extension are considered to undermine the integrity of the host building and its contribution it makes to the significance of the conservation area. As such, this proposal cannot be supported in its current form.

Local Plan Policy A2 seeks to protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure. The Council will resist development that occupies an excessive part of the garden, and the loss of garden space which contributes to the character of the townscape.

The proposed scale of the proposed works are considered to be excessive, and the loss of rear garden space is considered to be harmful to the amenity and character of the conservation area. The Council will protect such spaces in accordance with paragraph 74 of the National Planning Policy Framework.

Please note, the South Hampstead Conservation Area Appraisal and Management Strategy (SHCAAMS) refers to the harm that results from poorly designed alterations to buildings. The appraisal should be read for direction in how to proceed with any proposal.

## **Amenity**

Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight and noise. CPG Amenity provides specific guidance with regards to privacy, overlooking and outlook.

The proposed extensions would be appropriately setback from the neighbouring properties to the side and rear elevations. Thus, it's not anticipated that the proposed extension would be harmful to the neighbouring amenities in terms of loss of light or privacy.

Any formal consent would be subject to a condition restricting the use of the flat roof of the rear extension to ensure that neighbouring privacy is maintained. In addition, to avoid issues of noise and disturbance for neighbours as well as to ensure that no substandard accommodation is formed.

## **Quality of accommodation**

Notwithstanding the fact the proposed massing and design is considered unacceptable, the internal amenity of the new ground floor unit would be sufficient. The unit would comply with the minimum size requirements for a 1b 1p flat as per the Nationally Described Space Standards. Furthermore, the unit comprises sufficient window openings to allow for adequate daylight and outlook.

## **Transport**

The Council would welcome the additional 10 bicycle spaces on site in line with Local Plan Policy T1. These should be located and designed in accordance with the guidance on cycle parking in CPG Transport.

It is to be noted that a S106 legal agreement would need to be prepared for the purpose of a car free development (no onsite parking or on street parking permits) and signed should any application be submitted with the addition of units onsite. This would apply to both the new unit and the redeveloped units unless it can be demonstrated that the same occupier would be returning to the units following the work.

## **Energy and Sustainability**

The Council requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy CC1 requires all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy; supports and encourages sensitive energy efficiency improvements to existing buildings; and expects all developments to optimise resource efficiency.

Policy CC2 requires all development to adopt appropriate climate change adaptation measures such as:

- a. the protection of existing green spaces and promoting new appropriate green infrastructure.
- b. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems.
- c. incorporating bio-diverse roofs, combination green and blue roofs, and green walls where appropriate; and
- d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

No details of energy or sustainability measures have been provided as part of the pre-application document. Retrofitting the building with more energy efficient measures to minimise energy consumption (draft proofing, thermally efficient windows, and insulation) should be considered as part of any works. Details of this should be provided in the D&A statement or sustainability statement.

## 7. Other

### Consultation channels

The applicant is encouraged to engage with the Fortune Green and West Hampstead Neighbourhood Forum and the neighbours prior to any formal submission.

## 8. Conclusion

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.

Should a formal planning application be submitted to Council, any such application shall require the following information to be able to conduct a full and proper assessment:

- Arboricultural Impact Assessment
- Waste Management Plan (could be included in the Design and Access statement)
- Design and Access Statement
- Energy and Sustainability Statement
- Full set of existing and proposed Architectural Plans, which includes but is not limited to the following; elevation, section, floor plans, site plan.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Alex Kresovic** on **020 7974 3134**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Alex Kresovic  
Senior Planning Officer