

7A Denning Road – 2013/5712/P





Rear elevation



Rear side passage



Relationship with neighbouring property at 5 Denning Road

Front elevation





Existing front door to Flat A

<b>Delegated Report</b> <b>(Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>27/11/2013</b>
	N/A	<b>Consultation Expiry Date:</b>	<b>07/11/2013</b>
<b>Officer</b>		<b>Application Number(s)</b>	
Rachel Miller		2013/5712/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
Flat A 7 Denning Road London NW3 1ST		Please refer to decision notice	
<b>Proposal(s)</b>			
Erection of single story rear infill extension, to include creation of lightwell, in addition to alteration to existing rear openings, repositioning of front entrance door at lower ground floor level of residential flat (Class C3).			
<b>Recommendation(s):</b>	Approve with conditions		
<b>Application Type:</b>	Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>12</b>	No. of responses	<b>05</b>	No. of objections	<b>05</b>
			No. Electronic	<b>05</b>		
<b>Summary of consultation responses:</b>	<p><b>Site notice displayed from 11/10/2013 until 01/11/2013</b>  <b>Press notice displayed from 17/10/2013 until 07/11/2013</b></p> <p><b>Five letters of objection</b> have been received from neighbouring properties with the following comments:</p> <ul style="list-style-type: none"> <li>- 1) Concerns about the loss of the tree. The proposed extension would have an adverse impact on the Tree of Heaven in the rear garden</li> <li>- 2) There is no site plan showing context</li> <li>- 3) The location plan shows an inaccurate footprint of number 5 Denning Road which reduces the perceived impact on number 5</li> <li>- 4) Lack of consideration to context shown in the proposed plans, sections and elevations which don't show the neighbouring properties.</li> <li>- 5) The metal clad extension and fenestration would not sit well within the predominantly brick site</li> <li>- 6) The alterations to the front of the house would be detrimental to the character of the street, contrary to Hampstead Conservation Area Statement.</li> <li>- 7) No elevation of the proposed new front door is provided</li> <li>- 8) The proposed development does not compliment the neighbouring buildings nor the existing building or the Hampstead Conservation Area.</li> <li>- 9) The proposal would lead to overshadowing for number 5 Denning Road</li> <li>- 10) Loss of daylight and sunlight to rear living room and bedroom at number 5 Denning Road</li> <li>- 11) The proposal should include a sunlight and daylight report to determine the impact on the neighbouring property</li> <li>- 12) The proposal would be an overdevelopment of the site</li> <li>- 13) There are structural concerns about stability of the rear of the building and removal of the archway at the front of the building</li> <li>- 14) The application site is already the largest building in the street</li> <li>- 15) The rear extension would reduce natural soakaway and could cause drainage issues</li> <li>- 16) The applicant has not contacted neighbouring properties about party wall issues.</li> </ul> <p><u>Officer comment</u></p> <ul style="list-style-type: none"> <li>1) See section 2.5</li> <li>2) – 4) Further drawings were requested by Officers and have been submitted. These appropriately show the context of the proposed alterations and the relationship with the adjacent buildings.</li> <li>5) See section 2.4</li> <li>6) See section 2.1</li> <li>7) This has now been provided</li> <li>8) See section 2.2</li> </ul>					

	<p>9) – 11) See section 3.1  12) See section 2.2  13) See section 2.1  14) This is noted.  15) The proposals are considered relatively smallscale and would be unlikely to cause drainage issues.  16) This is not a material planning consideration.</p>
<p><b>CAAC/Local groups* comments:</b>  *Please Specify</p>	<p>Hampstead CAAC – object to the proposed rear extension as follows:</p> <ul style="list-style-type: none"> <li>- 1) overdevelopment</li> <li>- 2) loss of open/garden space</li> <li>- 3) no context to judge relation to neighbouring house</li> <li>- 4) loss of the toothed profile unacceptable.</li> </ul> <p><u>Officer comment</u></p> <p>1) See section 2.2 of assessment  2) See section 2.3  3) The Applicant has provided additional drawings to show the relationship between the application site and the adjoining property  4) see section 2.3</p>

### Site Description

The site comprises a semi-detached residential building on the north side of Denning Road. The building is converted into six flats. The proposal relates to the garden which has its own entrance at front lower ground floor level. There is an existing three storey closet wing extension at the rear of the building.

The site is within the Hampstead conservation area and the building is noted as one that makes a positive contribution to the special character and appearance of the area.

### Relevant History

CTP/E7/13/28/15996/R - The conversion of No. 7 Denning Road, NW3 to provide 6 residential flats. Approved on 11/05/1973

CTP/E7/13/28/20918 - The change of use to 5 self-contained flats including the installation of two new dormer windows at the front and works of conversion. Approved on 24/06/1975

8402163 - Erection of a rear extension at first floor level to provide a new bay window. Approved on 27/02/1985

2013/6598/T - REAR GARDEN: 1 x Tree of Heaven - [Option 1] Reduce back to previous reduction points. [Option 2] Fell. No objection to works to tree in a Conservation Area. Approved on 12/11/2013.

### Relevant policies

#### LDF Core Strategy and Development Policies, 2010

CS5 - Managing the impact of growth and development

CS14 - Promoting high Quality Places and Conserving Our Heritage

DP24 - Securing High Quality Design

DP25 - Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance  
Design (CPG1) 2013  
Amenity (CPG6) 2011

Hampstead Conservation Area Statement 2001

London Plan 2011

NPPF 2012

## **Assessment**

### **1.0 Proposal**

1.1 Planning permission is sought for the installation of a single storey infill rear extension and creation of a small courtyard at lower ground floor level. The proposals include the insertion of new doors at lower ground floor level of the rear closet wing and alterations to the front elevation that include moving the front door to the lower ground floor flat.

1.2 The proposed rear infill extension at lower ground floor level would be located between the existing closet wing and the boundary fence with number 5 Denning Road. It would measure 2.6metres wide x 5.2metres deep x 2.59metres high. The extension would be set away from the rear boundary wall of the existing house in order to create a courtyard area. It would be constructed of painted brick with aluminium cladding on the rear façade and a zinc roof with glazed rooflights. The new doors to the rear elevation of the closet wing and the extension would be aluminium sliding doors.

1.3 The changes to the front elevation involve moving the front door at lower ground floor level to the side. The existing arch where the existing front door is located would be retained and converted to a window for a new bedroom.

1.4 The key issues to consider are:

- The impact of the proposal on the character and appearance of the host building and surrounding conservation area
- The impact of the proposal on residential amenity of neighbouring properties

### **2.0 Design**

2.1 With regards to the changes to the front of the property, steps are already in place leading down to the basement level and the installation of a door to match the existing at the side is considered to be a minor alteration. The arch over the existing front door would be retained and a window inserted to match existing windows. The views from the streetscene would be very limited and it is therefore considered to cause no harm to the host building or the streetscene of Denning Road or conservation area.

2.2 Concerns have been raised regarding the proposal being an overdevelopment and the loss of the rear tooth profiles of this side of Denning Road. The proposed extension would be at lower ground floor level only and following advice from Officers would be set back from the closet wing rear building line by 600mm. As such it is considered that the rear infill extension with internal courtyard would appear subordinate to the original building and in accordance with policy DP24 and guidance within CPG1. It is considered that there would be no harm to the character and appearance of the host building and the conservation area as a result of the proposals in accordance with policy DP25.

2.3 Hampstead CAAC has objected to the loss of the garden space. It is considered that the existing outdoor amenity space between the rear closet wing and the boundary fence with number 5 Denning Road is narrow and of limited usability, gaining little sunlight. The loss of this space is considered acceptable as an adequate outdoor garden area would remain.

2.4 Concerns have been raised about the proposed use of materials for the extension and fenestration. The proposed design is contemporary with almost full width glazed doors at the rear of the closet wing and extension and zinc cladding. As the proposed extension would be single storey and located at lower ground floor level at the rear of the building it would not cause any harm to the visual appearance of the terrace or the wider area. There would be very limited views of the extension from any surrounding buildings.

2.5 Neighbouring properties are concerned about the impact of the proposals on the Tree of Heaven which is located on the boundary of number 5 and the application site. The Council's Tree Officer has considered the proposals and there is a recent application for works to the tree of which the Council has no objection (see history section above). The tree is considered to have low visibility from the public realm and it is not a particularly large or noteworthy example of its species. The tree has previously been reduced which has affected the form of the tree and is growing out of a crack in concrete footings which would appear to be affecting the growth of the tree in a way which may affect its stability. Notwithstanding this, the proposed alterations would be sufficient distance away to not have an impact on the tree.

2.6 The proposed alterations are considered acceptable in design terms and would be sympathetic to the existing building in accordance with policies DP24 and DP25.

### **3.0 Amenity**

3.1 Denning Road is on a slope with the application site being lower than number 5 Denning Road. The rear of the application site is north facing. Following advice from Officers, the height and depth of the extension have been reduced to minimise the impact to the adjoining lower ground flat at number 5 Denning Road and in order to comply with CPG1. The boundary wall would increase in height by 1.4metres as a consequence of the extension however would not give rise to an unacceptable loss of light to the occupiers of the lower ground floor flat at 5 Denning Road which has a single storey rear extension set away from the boundary wall. Due to the orientation of the site and the proposed extension being single storey and adjacent to the existing three storey closet wing there would be no unacceptable overshadowing for number 5 Denning Road. It is therefore considered that a Daylight and Sunlight Report is not required with the application. The proposals comply with policy DP26 and guidance within CPG6.

3.2 As the extension would be located on the boundary with number 5 Denning Road, there would be no amenity impact for number 9 Denning Road (which is on the opposite flank of the application site and thus not impacted upon)

### **4.0 Conclusions**

4.1 It is considered that the proposed alterations would be acceptable in design and amenity terms therefore the application should be approved subject to conditions.

**DISCLAIMER Decision route to be decided by nominated members on Monday 9<sup>th</sup> December 2013. For further information please click [here](#)**

NFA Architects Limited  
The Brick Barn  
Court Road  
St Nicholas-at-Wade  
Kent  
CT7 0PTApplication Ref: **2013/5712/P**  
Please ask for: **Rachel Miller**  
Telephone: 020 7974 **1343**

04 December 2013

Dear Sir/Madam

**DRAFT**  
**DECISION**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted**Address:  
**Flat A**  
**7 Denning Road**  
**London**  
**NW3 1ST****DECISION**

## Proposal:

Erection of single story rear infill extension, to include creation of lightwell, in addition to alteration to existing rear openings, repositioning of front entrance door at lower ground floor level of residential flat (Class C3).

## Drawing Nos:

Siteplan, (4022-GA-) 002-C, 003-C, 004-B, 005-B, 006-B, 007-B, 008-B, 009-A, 010-B, 011-B, 012-A, 013-B, 014-B, 015-B, 016.

## Supporting document:

Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Siteplan, (4022-GA-) 002-C, 003-C, 004-B, 005-B, 006-B, 007-B, 008-B, 009-A, 010-B, 011-B, 012-A, 013-B, 014-B, 015-B, 016.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

**DRAFT**

**DECISION**