

Delegated Report		Analysis sheet		Expiry Date:	02/09/2013
		N/A / attached		Consultation Expiry Date:	05/09/2013
Officer			Application Number(s)		
Paul Gardiner			2013/4215/P		
Application Address			Drawing Numbers		
Flat 3, 38 Netherhall Gardens London NW3 5TP			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of additional storey to existing side extension benefiting flat 3					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	35	No. of responses No. electronic	03 00	No. of objections	03
Summary of consultation responses:	<p>Two letters of objection received, with the following summarised concerns:</p> <p>The proposal would be contrary to the principles set out in CPG1 – Design regarding side extensions due to the increased height.</p> <p>The proposal would be out of character in the street scene, linking existing detached houses into a terrace.</p> <p>The proposal may result in a loss of light to existing properties in the main house.</p> <p>The proposed side windows would overlook the front windows serving the main house and front garden and will result in a loss of privacy.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	Fitzjohns/Netherhall CAAC – No objection.					
Site Description						
<p>The site is occupied by a large detached building on the southern side of Netherhall Gardens near its junction with Maresfield Gardens. The building is a 4-storey, red brick, late C19th house typical of this part of the conservation area. It has been extended previously with a 2-storey side extension towards the rear, and a single storey side extension at the front, above the vehicular access to the rear. The building has been divided into flats. The site lies within the Fitzjohns/Netherhall Conservation Area and is listed as a building that makes a positive contribution to the conservation area.</p>						
Relevant History						
<p>2010/6436/P: Erection of rear and side extensions to existing garden flat (Class C3) and alterations to the driveway. Granted, 01/02/2011.</p> <p>TP100692/15063: Alterations and addition at to form a self-contained flat and the concentration of five prefabricated lock-up garages at the rear. Granted, 27/10/1960.</p>						
Relevant policies						
LDF Core Strategy and Development Policies						
<ul style="list-style-type: none"> • CS1 - Distribution of growth • CS5 - Managing the impact of growth and development • CS13 - tackling climate change through promoting higher environmental standards • CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity • CS16 - Improving Camden's health and well-being • CS14 - Promoting high quality places and conserving our heritage • DP22 - Promoting sustainable design and construction • DP23 - Water • DP24 - Securing high quality design • DP25 - Conserving Camden's heritage 						

- DP26 - Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2006 and 2011
Fitzjohns/Netherhall Conservation Area Statement**

Assessment

Proposal:

Planning permission is sought for the erection of an additional storey to an existing 'coach house' at the above address. The additional storey would be in the form of an attic and would be contained within a dual-pitched, gable-end roof. Changes would be made to the existing facing details, fenestration, its relationship to the host building, and front garden to form a waste storage area.

Design and Heritage

The site is located within the Fitzjohn/Netherhall Conservation Area. LDF Development Policy 25 – 'Conserving Camden's heritage'; outlines the Council's approach to development within the conservation area, which will only be permitted where it "preserves and enhances its character and appearance."

The detailed design of the existing coach house does not make a particularly positive contribution to the character or appearance of the area. However, as noted within the D&A statement, its scale remains "modest, unassertive and subdued within the overall context", and is not prominent in the street scene. As such, it does not contribute negatively or significantly detract from the surrounding character of the street. Because the coach house was originally conceived of as an ancillary building to the main dwelling, its impact remains fairly neutral to the character of the conservation area.

The proposal will alter the character of the structure from a modest ancillary building, clearly subservient to the host property, to a new, infill dwelling that would appear to be independent of the original host building. The proposal would further compromise a locally characteristic gap between dwellings and would adversely affect views through to mature trees in rear gardens. The increased mass of the proposed building would detract from the setting of the host building, which is a positive contributor to the conservation area, and would significantly reduce attractive views of the cornice and chimney of the side extension at number 40. In this context, the proposed extension and alterations could not be considered to 'preserve and enhance' the character of the conservation area and would be contrary to Camden planning policy.

Amenity

The proposed additional storey would adjoin the existing blank wall of no. 40 Netherhall Gardens and would not project further forward of, to the rear of, or above this building. As such the proposal is not considered to contribute to a loss of residential amenity to this neighbouring property.

The proposal would result in the blocking up of the bathroom window to flat 4, and the communal staircase at no.38 Netherhall Gardens. Although these windows do not serve habitable rooms, the proposal would be likely to contribute to an unacceptable, enclosing effect to residents of these properties who would also be affected by a loss of light.

Residents of the main building at no.38 Netherhall Gardens have raised concerns regarding a potential for overlooking from proposed upper ground floor side windows facing onto the front path. It is considered that should the proposal have been acceptable in all other regards revision could be

sought to either remove these windows, or a condition could be imposed securing obscurely glazed and non-openable window to the elevation.

Conclusion:

The proposed extension by means of its scale, bulk, mass, design, and prominent location would result in an unacceptably obtrusive addition to the street, to the detriment of the character of the street and conservation area. The proposal would further compromise a characteristic gap between dwellings and would adversely affect views through to mature trees in rear gardens. The increase mass of the proposed building would detract from the setting of the main building at no.38, and would significantly reduce attractive views of the cornice and chimney of the side extension at number 40. In this context, the proposed extension and alterations could not be considered to 'preserve and enhance' the character of the conservation area and would be contrary to LDF Core Strategy and Development Policies 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 2006 and 2011 and the Fitzjohns/Netherhall Conservation Area Statement.