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Our Ref: ENQ/03958
Contact: Neil Zaayman
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Date: 20 June 2012

Dear Mr Sandler

**RE: LOWER GROUND FLOOR SINGLE STOREY REAR EXTENSION AT
NO. 191 GOLDHURST TERRACE, NW6 3ER.**

I write with reference to your recent enquiry of 17th May 2012, in which you requested preliminary advice regarding the construction of a single storey rear extension at the above mentioned address.

My initial letter of 31st May 2012 raised concerns in respect of the character, design and overall bulk of the extension. You have subsequently sent a revised scheme showing a brick extension across the existing bay / closet extension to the rear. A glazed "pavilion" extension would be linked to the main rear extension and this part of the proposal would have an overall depth of 3.5m. The intention is to recover the existing render which currently extends across the ground and 1st floor rear façade back to the original brickwork.

The site in question forms part of a row of terrace dwellings and has been converted into self-contained residential flats. The development falls within the South Hampstead Conservation Area (formerly known as the Swiss Cottage Conservation Area). The site benefits from a large rear garden, measuring approximately 28m.

Planning history shows that rear extensions at these properties south of Goldhurst Terrace are not uncommon. Although none of the extensions have been approved since the adoption of the South Hampstead Conservation Area and Management Strategy, as such these extensions can not be regarded as setting a precedent.

Design / Impact on character:

Development plan policy DP22 (Securing high quality design) of the Council's LDF require all developments to be of a high standard design and take into consideration the character, setting, context, form and scale of the host building and surrounding properties.

Also of importance is the South Hampstead Conservation Area and Management Strategy which states that the long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead Conservation Area, and their preservation is of paramount importance. It identifies large rear extensions and a significant loss of rear gardens to hard landscaping as an issue for concern.

According to Camden's Policy Guidance (CPG1 – Design), rear extensions should be secondary to the scale, proportions and dimensions of the host building; rear extensions should respect and preserve the original design and proportions of the building; this includes its architectural period and style.

The changes that are reflected in this revised scheme are welcomed from a design and character point of view. The proposals have been discussed with one of the Council's design advisors / conservation area officers and we are of the opinion that the revised scheme would be sympathetic to the character and architectural style of the host dwelling. The brick extension would be a significant improvement in terms of overall quality and sustainability and would therefore preserve the character of the host building and the wider conservation area. The glazed extension is modest in size and lightweight in design. Whilst this part of the proposal is more modern in character, it is considered to acceptably integrate with the existing dwelling and the proposed brick extension.

As mentioned in my email to you dated 19th June 2012, the proposal to recover the original brickwork to the rear elevation would be welcomed as it would enhance the character and appearance of the host building. This would be a positive contribution to the character of the conservation area. I would advise you to submit a method statement to show how this will be achieved and that the process would not harm the original brickwork.

Impact on neighbouring amenity:

Without details of the neighbouring properties, their internal layout and details of current extensions, I am unable to provide detailed advice on the proposal's impact in terms of overshadowing and overall dominance.

My initial views are that at 4m in depth, the height of the extension should be kept to a minimum especially if there are no extensions currently present at the neighbouring properties directly adjacent the application site.

There would be no harm in terms of overlooking. The proposal would provide a flat roof and although not forming part of your current scheme, any proposal to use the roof as a terrace is not likely to be supported due to overlooking / privacy issues.

Conclusion:

The proposal to extend at ground floor level is acceptable in principle. The proposed design and appearance would not harm the character of the host building and is considered to preserve its character and that of the wider conservation area. The proposed scheme would be acceptable in terms of its overall design and appearance.

No immediate issues are raised in terms of the development's impact on neighbouring amenity. Consideration should be given to the impact of the proposal in terms of sunlight and its appearance from the neighbouring sides. To this extend, keeping the height to a minimum would be recommended.

The issues raised above are a brief summary of my informal views on the proposal.

Finally, you will appreciate that these comments are given informally and without prejudice to any decision reached by the Council upon full consideration of any application which you may chose to submit.

I trust that the content of this letter is of assistance to you. If any part of this letter is unclear or you would like to discuss matters further, please do not hesitate to telephone me on the number given at the top of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Neil Zaayman', with a long horizontal flourish extending to the right.

Neil Zaayman
Planning Officer

