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| Delegated Report | | Analysis sheet | Expiry Date: | 13/02/2012 |
| | | N/A / attached | Consultation Expiry Date: | 26/01/2012 |
| Officer | | Application Number(s) | | |
| Fergus Freeney | | 2011/6115/P | | |
| Application Address | | Drawing Numbers | | |
| Flat 1 44 Goldhurst Terrace London NW6 3HT | | See decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
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| Proposal(s) | | | | |
| Erection of a single storey rear extension to existing ground floor flat (Class C3). | | | | |
| Recommendation(s): | Refuse Planning Permission | | | |
| Application Type: | Full Planning Permission | | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 17 | No. of responses | 02 | No. of objections | 02 |
| | | | No. electronic | 00 | | |
| Summary of consultation responses: | <p>Site notice: 23/12/2011 – 13/01/2012 Press notice: 05/01/2012 – 26/01/2012</p> <p>Two letters of objection received based on the following:</p> <ul style="list-style-type: none"> - The proposed extension would block light to both adjoining properties. - It would have a negative impact on the enjoyment of the garden/patio areas at both adjoining properties. - It would block views out of the rear windows at both adjoining properties. | | | | | |
| CAAC/Local groups* comments: *Please Specify | No CAAC or statutory local groups. | | | | | |

Site Description

The site is located on the western side of Goldhurst Terrace. It comprises a four storey, mid terraced building which is sub divided into flats.

The building is not listed, but is within the South Hampstead Conservation Area.

Relevant History

No relevant history.

Relevant policies

LDF Core Strategy and Development Policies

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 2011

South Hampstead Conservation Area Statement

Assessment

Proposal:

Permission is sought for the erection of single storey rear extension in association with the ground floor flat.

Assessment:

The proposed extension would be full width and would project 4m at most from the rear elevation of the building (3m projection from the existing bay), it would measure 2.6m in height and would be constructed from London Stock brick to match the existing. A timber framed sash window and timber folding doors would also be installed.

Design

The rear elevations of this part of the Goldhurst Terrace are visible from the Maryon Wilson Green Triangle/Goldhurst Open Space at the rear of Fairhazel Gardens and Goldhurst Terrace. Although private open space this community garden can be accessed by a large number of properties which surround it, it is also noted as being a Site of Nature Conservation Importance. Therefore any development adjacent to the open space should be of the highest quality given that it would be highly visible.

The proposal is not considered to comply with Camden Planning Guidance in that it would not respect or preserve the original design and proportions of the building or existing architectural features and would appear incongruous on the rear elevation.

The proposal would be full width and would intersect period features such as the projecting bay and lintels above the existing windows/doorways. It is noted that the proposed height is to reduce impact on the amenity of neighbours; however from a design point of view it appears somewhat squat and ill-proportioned on the rear elevation.

The rear elevations of this part of the Goldhurst Terrace are well preserved and homogenous in appearance with very few large scale alterations, the extension would project approximately 4m from the main rear façade which is considered to be too deep given that the terrace remains largely intact and the rear elevations are highly visible from the private open space. It is therefore not considered that the proposed rear extension would comply with local development framework policy DP25 which requires development to preserve and enhance the character and appearance of the wider

conservation area.

Amenity

It is noted that objections have been received on the grounds that there would be a loss of amenity to adjoining neighbours.

With regard to sunlight/daylight, given that the number 46 Goldhurst Terrace is due south of the development site there would be no impact on sunlight/daylight levels. Whilst number 42 Goldhurst Terrace is north of the site it has been demonstrated that there would be little or no harm to levels of sunlight/daylight entering habitable rooms – a 45degree line drawn from the centre of nearest window of a habitable room would not intersect the development – this assessment is in line with BRE guidelines. Whilst number 42 does have windows close to the boundary it should be noted that they relate to a W.C and one of them is opaque glazed.

Whilst there may be loss of direct sunlight to some parts of the garden at number 42 close to the boundary, in the second part of the day at certain times of year, it is not considered that this in itself is significant enough to warrant refusal.

As the rear elevations at this part of Goldhurst Terrace do not have additions other than the original bays, the outlook enjoyed by ground floor flats is relatively uninterrupted. Camden Planning Guidance advises that the outlook for occupiers should remain pleasant. Given that the extension would project approximately 4m from the main rear façade at a terrace which is largely intact and unaltered it is considered that the depth of the extension would have an unacceptably intrusive, oppressive and dominant impact on the outlook from number 46 Goldhurst Terrace given that a patio door is located close to the boundary with the application site. Although less significant, as habitable rooms are located further from the boundary, there would also be a detrimental impact on the outlook from 42 Goldhurst Terrace given the depth of the extension.

Summary

On balance the proposal is not considered to comply with Camden Planning Guidance or Local Development Framework Policies DP24 and DP25. In terms of design it does not respect the character, appearance or original features of the host building and would not preserve and enhance the wider conservation area.

It would also have a detrimental impact on the outlook to the private open space from adjoining properties; furthermore it would set an unwelcome precedent at a terrace which has remained relatively intact and unaltered by extensions at the rear.

Recommendation: Refuse Planning Permission

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