

Delegated Report		Analysis sheet		Expiry Date:	10/10/2011		
		N/A		Consultation Expiry Date:	22/09/2011		
Officer			Application Number(s)				
Ben Le Mare			2011/3875/P				
Application Address			Drawing Numbers				
119 Canfield Gardens London NW6 3DY			Refer to decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey rear extension with internal courtyard (following demolition of existing single-storey rear extension) in connection with existing ground floor flat (Class C3).							
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	20	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was put up outside the property on 24/08/2011 and a press notice was issued in the Ham & High on 01/09/2011. One letter has been received from the occupier of the adjoining property which raises no objections to the proposal.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The property is a large three storey semi-detached building, sited on the southern side of Canfield Gardens. It has been sub-divided into separate residential apartments. The site is located within the South Hampstead Conservation Area and is identified as a 'positive contributor' to the character of the area.

Relevant History

8601286 – The retention of a single storey extension at the rear – Granted 11/09/1986

TPD1637/1589 – Conversion of basement into two one room flats and the self-containing of two one room flats on first floor – Granted 04/09/1964

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

South Hampstead Conservation Area Statement 2011

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 2 (Housing)

CPG 3 (Sustainability)

CPG 6 (Amenity)

Assessment

The Proposal

The application proposes the erection of single-storey rear extension with an internal courtyard, following demolition of existing single-storey rear extension, in connection with existing ground floor flat.

Assessment

The main issues raised by this application relate to design/visual impact, standard of living accommodation and residential amenity. These issues are addressed below in the context of planning policy and other material considerations.

Design/Visual Impact

Policies DP24 and DP25 of the LDF requires all extensions and alterations to existing buildings to be of the highest design standards and expects development to have regard to character, setting, context and the form and scale of neighbouring buildings. CPG 1 (Design) also requires rear extensions to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing.

The ground floor flat is sited at the rear of the host building with a single-storey rear extension, comprising a bricked structure and Upvc conservatory, providing the majority of the internal floorspace. The existing extension measures approx 8.6m in length, 5m wide and has a height of 2.8m - 3.2m (total area 43m²). The application proposes to demolish the existing extension and replace it with an extension of a more contemporary design, incorporating features such as a courtyard/lightwell, bi-folding doors and rooflights. The proposal measures 10.8m in length, 6m wide and has a height of approx 3m (total area 64m²).

The proposed rear extension only measures 2.2m more in length than the existing extensions on the rear elevation of the property. However, the combination of an increase in length, height and width results in an

unacceptable level of massing on the rear elevation of the host building. The proposed extension is therefore considered not to represent a subordinate addition to the property and fails preserve the architectural style and character of a 'positive contributor' with the South Hampstead Conservation Area. The proposal is therefore regarded not to preserve and enhance the character and appearance of the South Hampstead Conservation Area, contrary to Policies DP24 and DP25 of the LDF.

Standard of living accommodation

The quality of the existing living accommodation is fairly poor, with low levels of natural light being achieved in the bedrooms. The existing rear extension is also in a relatively dilapidated state and regarded not to be very energy efficient.

The extension will increase the size of the existing bedrooms and provide additional light into the property by two large rooflights and a courtyard/lightwell. The flat will have a total area of approx 96m², which comfortably meets the minimum size for a 5 person dwelling set out in CPG 2 (Housing).

The external walls, roofs and floors are proposed to be insulated and will meet the requirements of Approved Document L1B of the Building Regulations and minimise energy consumption. The proposed green roof will also contribute towards water retention and reduce the heating and cooling energy usage of the property.

Residential Amenity

The proposed rear extension is at single storey level will be marginally higher than the existing boundary walls on either side of the garden. The side elevations of No's 117 & 121 Canfield Gardens have no windows and the proposal will therefore not result in a loss of daylight or sunlight to habitable rooms.

The windows on the side elevation of the proposed extension directly face an existing boundary wall and will not result in a loss of privacy to the occupiers of No.117. In addition, the bi-folding doors on the rear of the extension are over 35m from the nearest directly facing windows.

The extension will be visible from the upper floors of the host building and neighbouring property, however there will be no significant loss of outlook.

Based on the above considerations, the proposal is in accordance with Policy DP26 of the LDF.

Recommendation

Refuse planning permission

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