

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>25/01/2010</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	29/12/09
<b>Officer</b>			<b>Application Number(s)</b>		
Katrina Christoforou			2009/5384/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
1 Parfitt Close London NW3 7HW			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
The erection of six dormer windows at roof level and ground floor extensions to both sides and rear of single dwelling house plus alterations to the fenestration including enlargement of windows on the south and west elevations.					
<b>Recommendation(s):</b>		<b>Grant planning permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	23	No. of responses	06	No. of objections	06
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was erected on the 08/12/2009. Six neighbours from 2, 3, 4-5, 8 and 10-11 Wildwood Grove and Heath Cut Lodge objected to the proposals. The objections are summarised below:</p> <ul style="list-style-type: none"><li>- Dormer windows on the east elevation would face directly onto the bedrooms of Wildwood Grove. (See para 3.1)</li><li>- Do not object to the other works apart from the noise and disturbance that will be caused. (Not a material planning consideration. Hours of work etc controlled under Environmental Health legislation, as would be advised by way of an informative)</li><li>- Affect on value of neighbouring properties. (Not a material planning consideration)</li><li>- Overlooking of room and external space of Heath Cut Lodge. (See para 3.1)</li><li>- Object to making a large house even bigger. Not in keeping with the rest of the area. (See para 2.2)</li><li>- Dormers were refused at number 4 Parfitt Close. (There is no number 4 Parfitt Close)</li><li>- The uniformity of the pair of houses would be broken. (See para 2.6)</li><li>- No need for dormers. ('Need' is not a material accommodation in respect of this application)</li><li>- Would set a precedent for enlargements. (See para 2.6)</li><li>- Increased traffic. (See para 3.2)</li></ul>					
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC: No objection.					

## Site Description

The property forms one of a pair of houses built in the 1980's on a back-land private site accessed from North End Way. The detached building is two storeys with a pitched roof set in gardens. The site is within the Hampstead Conservation Area and the Archaeological Priority Area. The Old Bull and Bush Public House to the south of the application site is grade II listed.

## Relevant History

Planning permission 8400573 was granted on the 19/09/1984 for the development of the rear of Wildwood Lodge by the erection of two houses with entrance from North End. Condition 5 of this permission removed permitted development rights under Classes I and II of schedule 1 of the order.

Planning permission **2004/5301/P** was granted on the 17/02/2005 in relation to neighbouring property number 2 Parfitt Close. The permission was for the erection of single storey extensions to form porch to south elevation and conservatory to north elevation, alterations to south elevation garden wall, alterations to the windows and doors on the north and south elevations, infill of garage on west elevation to form bedroom, alterations to windows to west elevation and the installation of two rooflights to north elevation roof pitch.

## Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life  
SD6- Amenity for occupiers and neighbours  
B1- General design principles  
B3- Alterations and extensions  
B6- Listed buildings  
B7- Conservation Areas

Camden Planning Guidance 2006

## Assessment

**1.1** The application has been made for alterations and extensions to the dwelling house including:

- A wrap around single storey side and rear extension following the removal of the existing porch and conservatory (north and east elevations).
- Partial depth ground floor infill side extension (west elevation).
- Erection of 3x dormer windows on the east roof slope and 3x dormer windows on the west roof slope.
- Removal of the chimney (west roof slope).
- Alterations to and replacement of windows including new and enlarged window opening on the south west elevation, enlarged window and replacement of garage door on the south elevation.

### Design and appearance

**2.1** The existing two story brick building appears to date from the 1980's and includes a steeply pitched roof providing habitable rooms at second floor level. At ground floor level there is an original projecting glazed porch and conservatory. It is proposed to remove these elements and add a ground floor extension wrapping around the north east side of the building in an L-shape. The extension would project from the east elevation by the same as the existing porch (1.1m) and would run along part of the length of the elevation to the north east corner where it would join the 4m by 6.8m rear part of the extension. The extension would be 3.3m high with a flat roof and would be metal clad. New metal framed sliding doors would be installed.

**2.2** The extension would be limited to ground floor level towards the rear of the property and in terms of its proportions and position is considered to be subordinate to the original building and its setting. The proposed materials and modern design would give the extension quite a distinct appearance that would clearly appear as a later addition to the dwelling. Limited detail of the proposed metal cladding has been provided. It is likely that the cladding would contrast with the brickwork of the original house, but subject to suitable choice of colour and texture the two would not necessarily conflict. Limited detail of the proposed material has been provided and it is therefore recommended that any permission be subject to a condition requiring the submission of a sample for approval by the Council.

**2.3** A 9m (length) by 2m (width) by 2.9m (high) side extension with flat roof would partially infill the narrow passage along the west elevation at ground floor level. The extension would be concealed by the high boundary wall. This extension would be finished with white render and would have door opening onto the remaining passage and the bin store created at the front. The extension would be recessed 1.5m from the front building line. The extension would also be limited to ground floor level, would be relatively limited in size and would be recessed from the front building line. This extension is not therefore considered to have a significant impact on the overall appearance of the building.

**2.4** Three equally sized 2.3m wide by 1.8m high dormers would be added to the east roof slope and two to the west roof slope. A larger 3.1m by 1.8m dormer would also be added to the west roof slope. The dormers would be metal clad with timber framed windows. The proposed dormers are sized and positioned in accordance with Camden Planning Guidance and the large area of pitched roof is considered to be substantial enough to take the additional mass of the dormers.

**2.5** All the existing timber framed windows would be replaced (replacements with timber frames also). To the west elevation a new large floor to ceiling window would be created at ground floor level, the circular window at first floor level would be removed and a double height window spanning the ground and first floors would be added. To the south elevation the ground floor window sill level will be dropped to create a larger opening. It would appear that the works to existing windows and the creation of new or enlarged openings on the original part of the house would be permitted development and would not require planning permission. In any case, they are not considered to be harmful to the overall appearance.

**2.6** It should also be noted that the site is a back-land development and that the property is discreetly located in an enclave set away from the public highway and the public realm. Visibility of the alterations would be limited to the garden of number 2 Parfitt Close and the upper levels of the properties on Wildwood Grove and from Heath Cut lodge. The property is largely screened by its position, high existing walls and trees. Objections have been raised on the basis that the extension would break the uniformity of the two properties in Parfitt Close. The two properties are built to the same design but are detached and are positioned at 90 degrees to one another. The arrangement and the enclosed nature of the site prevent the two properties from being read as a completely uniform pair. From the private entrance to Parfitt Close the alterations would not be readily visible with the exception of the dormers from some angles. The position of the dwelling within the site and the screening provided by mature trees and high boundary walls restrict most views from outside of the close.

Planning permission was granted in 2005 for alterations to number 2 (See Planning History section). It is not considered that alterations of the scale proposed causes harm to the character of Parfitt Close, surrounding streetscape or conservation area.

**2.7** The works are therefore considered to preserve the character and appearance of the host property and the conservation area and are not considered to impact upon the setting of the neighbouring listed building in line with policies B1, B3, B6 and B7 and the supplementary guidance.

#### Amenity

**3.1** The proposed additions would be at too great a distance from the neighbouring properties to have any affect in terms of light and outlook. The ground floor extensions would look out onto the private garden/passage space. The dormer windows to the east elevation would look out over the gardens also and would not face directly onto any neighbouring properties. The dormers to the west elevation would have a direct line of sight across the car parking area towards Heath Cut Lodge and the Limes but the window to window distance would be approximately 30m and views are obscured by the trees. A distance of 18+m is generally considered sufficient to mitigate overlooking. To the south west the dormers would look over the Old Bull and Bush PH car park. It is therefore considered that no overlooking or loss of privacy to neighbours would occur.

**3.2** Objections have been raised on the basis of increased traffic. As the proposal involves an extension to an existing dwelling and no new dwellings are being created, it is unlikely that the proposals would have any significant affect on local traffic.

#### Recommendation:

Grant planning permission.

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