

Delegated Report		Analysis sheet		Expiry Date:		25/04/2014	
		N/A		Consultation Expiry Date:		27/03/2014	
Officer				Application Number(s)			
Rachel Miller				2014/1439/P			
Application Address				Drawing Numbers			
16 Goldhurst Terrace London NW6 3HU				See decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear single-storey, upper ground floor conservatory extension.							
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	21	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 05/03/2014 until 26/03/2014 Press notice displayed from 06/03/2014 until 27/03/2014 One objection response received with the following comments: <ul style="list-style-type: none"> - Given its size and visibility to a wide number of neighbours this large glass box is not only entirely out of keeping with all the neighbouring properties but does not address any overlooking issues. - Gardens in the area are small and the suggestion that most activity occurs at the end of each garden is incorrect. Increasing overlooking issues to an area which already has plenty would be a mistake - Concerned that this would set a precedent in a well maintained and consistent conservation area 					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The application site is an end-of-terrace, three-storey property plus lower ground floor and two-storey rear addition. The property is located on the northern side of Goldhurst Terrace and is located within South Hampstead Conservation Area. The property also has an Article 4 direction and is identified as a building that makes a positive contribution to the Conservation Area.

The building is divided into three flats and a rear extension at lower ground floor level is currently being constructed.

Relevant History

2013/6028/P - Removal of existing rear upper ground level square bay, and erection of a rear upper ground floor level conservatory extension, with associated insertion of double doors in connection with residential flat (Class C3). Refused on 10/12/2013 for the following reasons:

- 1) The proposed rear extension, by reason of its design, bulk and the removal of original architectural features, would result in an unacceptable impact to the character and appearance of the original building to the detriment of the surrounding conservation area. The proposal would therefore be contrary to Camden Local Development Framework Core Strategy and Development Policies CS5, CS14, DP24, and DP25.
- 2) The proposed glazed conservatory at ground floor level, by reason of its height and bulk in close proximity to the adjoining properties, would appear overbearing and harm outlook from the neighbouring properties to the detriment of the amenity of their occupiers. The proposal would therefore be contrary to Camden Local Development Framework Core Strategy and Development Policies CS5, and DP26.

2012/5609/P - Erection of a single storey rear extension with terrace at ground floor and associated balustrade, relocation of metal stairs, alterations to fenestration to include replacement of doors at rear lower ground level, replacement of window with door and bricking up of door and window at side elevation to existing residential flat (Class C3) – Approved on 13th December 2012.

2011/5048/P – Additions and alterations to include dormer window on rear roof slope and 2 rooflights on the side hipped slope in association with loft conversion of dwelling flat (Class C3). Approved on 14/12/2011.

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

CPG1 (Design) 2013 – Chapters 1-4

CPG6 (Amenity) 2011

South Hampstead Conservation Area Appraisal and Management Strategy 2011- pages 8-9, 14-15, 24-25, 27, 38, 43 and 58.

London Plan 2011

NPPF 2012

Assessment

Proposal:

Planning permission is sought for the erection of a rear extension at upper ground floor level. It would measure 3m in depth by 6.20m in length by 3.0metres in height. The extension would be erected on top of the single storey rear extension which is currently under construction following planning permission 2012/5609/P. The proposed extension would be constructed using frameless glass, retaining the existing first floor bay window and window. Access to the extension would be from the existing double doors in the bay window.

Design:

Planning application 2013/6028/P was refused on 10/12/2013 for the erection of a rear upper ground floor level conservatory extension. The application was refused on the grounds that the detailed design, height and bulk would harm the appearance of the host building conservation area and would appear overbearing and harm outlook for neighbouring properties. It is considered that this current application has not fully addressed the two reasons for refusal.

CPG1 (Design) states in Chapter 4 (paragraphs 4.10 - 4.15), that extensions should be designed proportionally in relation to the existing buildings and groups of buildings, and in particular should be secondary to the building being extended in terms of form, scale and proportions. Rear extensions should also respect the historic pattern of the townscape in regards to the ratio of built and un-built space. They should also respect the rhythm of existing rear existing rear extensions. The South Hampstead Conservation Area Statement says that extensions to the rear of buildings in conservation areas should respect the historic pattern of development.

The upper ground floor extension would be readily visible from lower ground floor level from the rear of properties along Goldhurst Terrace. There is no pattern of development at this upper ground floor level along the rear of the terrace. This application proposes retention of the bay window which was considered unacceptable in the previous refusal 2013/6028/P. However the use of large quantities of glazing and a contemporary design at rear upper ground floor level would not be appropriate to the historic character of the original building, and would detract significantly from its appearance. Further, the additional bulk of the structures would unbalance the appearance of the rear elevation of this group of buildings, resulting in an obtrusive addition.

Overall, the proposal would fail to adequately respect the design of the original building, and would result in an unacceptable impact to the appearance of this historic building.

Amenity:

The previously refused scheme (ref 2013/6028/P) proposed to install obscurely glazed panels on each side of the extension. This current application does not propose this however as planning permission was granted (ref 2012/5609/P) which included a roof terrace at upper ground floor level it is considered that the proposed sun room would not give rise to any more overlooking than already approved.

It was considered within the previously refused scheme (2013/6028/P) would contribute to an unacceptable overbearing and enclosing impact to neighbouring properties. Whilst this application does not propose obscurely glazed panels, the additional enclosing impact of the extension would remain and would be likely to adversely affect the ability of neighbouring occupiers to enjoy their outdoor space and is considered to be unneighbourly.

Given the orientation of each property to the path of the sun, and the existing step-back of no.14, the proposal would be unlikely to result in significant additional overshadowing or an unacceptable loss of light to neighbouring properties.

Recommendation:

It is recommended that this application is refused on design grounds.