

Delegated Report		Analysis sheet	Expiry Date:	26/11/2014
Members Briefing		N/A	Consultation Expiry Date:	13/11/2014
Officer			Application Number(s)	
Obote Hope			2014/5473/P	
Application Address			Drawing Numbers	
8 Old Brewery Mews London NW3 1PZ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear Infill extension at first floor level terrace, following the demolition of existing external staircase and the installation of new window to the flank elevation.				
Recommendation(s):	Grant conditional permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	03	No. of objections	03
			No. Electronic	03		
Summary of consultation responses:	<p>Two objections were received a summary of which is provided below:</p> <ul style="list-style-type: none"> • Concern of the size of the extension in particular the overall massing (Please refer to paragraph 2.2 below) • Lead to overcrowding (Please refer to paragraph 2.2 below) • Potential blocking of light (Please refer to paragraph 3.1 below) • The extension would extend half of the garden area (Please refer to paragraph 1.2 below) 					
CAAC comments:	<p>Hampstead CAAC objected to the proposal, the details of which is listed below:</p> <ul style="list-style-type: none"> • Any extension is considered as overdevelopment, also taking up precious space at ground floor level (Please refer to paragraph 1.2 and 2.3 below) 					

Site Description

The application site comprises a three storey mews property located on the north side of Old Brewery Mews. The site is 1 of 6 mews properties constructed in the 1970's, accessed via a private road to the north of Hampstead High Street and the west of Willoughby Road.

The site is located within an area covered by an Article 4 Direction which states that the following development comprised within Class A of Part 1 of Schedule 2 would not be considered as permitted development:

(a) The enlargement, improvement or other alteration to the principal elevation of a dwelling house or a side elevation of a dwelling house which fronts a public highway or private street or other publically accessible space.

Penn House (South West side of No.13A Penn Studio), Rudall Crescent is a Grade II listed building to the north east of the application site, for which no boundary is shared.

The property is not listed. However, the site is located in the Hampstead Conservation Area.

Relevant History

2013/5613/P planning permission for: The erection of a single storey rear extension at ground floor level associated with existing residential dwelling house (Class C3). **Granted** 14/11/2013

Associated Sites

7 Old Brewery Mews:

- **2013/6381/P** – Planning permission granted (14/01/2014) - Erection of single storey extension to first floor rear terrace.

5 Old Brewery Mews:

- **2011/3899/P** – Planning permission granted (19/09/2011) - Erection of first floor extension to rear elevation of existing house (Class C3).

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

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

Camden's Planning Guidance 2013

1-Design & appearance

6-Amenity

Hampstead Conservation Area Statement (2001)

Assessment

1. Proposal

1.1 Planning permission is sought for the erection of a single storey extension (5m wide, 1.9m deep and 2.8m in height) upon an existing rear first floor level terrace. The extension would feature a profiled metal roof with 3 aluminium sliding doors onto the existing garden area.

1.2 To clarify, the submitted drawings indicate that the proposed works are for a rear ground floor extension. However, the works have been permitted as part of 2013/5613//P and as the proposal was not implemented and the agent submitted the application for the rear extension (granted consent), the proposed first floor extension and the installation of the proposed window associated with the ground floor rear extension works. planning permission is sought for:

- Erection of a single storey rear extension at first floor level, measuring 1.6m in depth x 6.1m in width x 2.7m in height, following the increase of the rear parapet wall by 0.3m.
- The installation of new window to the flank elevation, measuring 2.5m wide x 0.9m high, within the rear flank elevation of the approved rear extension.

1.3 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Residential amenity

2.0 Design

2.1 The north side of Old Brewery Mews, namely Nos.3-8 (cons), is characterised by an unusual recessed pattern of plan for each property within the terrace. The building lines of each property are recessed from the neighbouring properties, with the defining brick parapet walls separating each building.

2.2 To the rear, each building features a recessed terrace at first floor level, with gardens below of approximately 20-30sqm. Many of these rear gardens have subsequently been in-filled by single storey extensions. Nevertheless, the proposed infill extension would have an overall floor space of approximately 12sqm, and as such, it is not anticipated that an extension of this size would lead to overdevelopment. Furthermore, planning permission is not sought for the conversion of the property into flats that may lead to overcrowding. Therefore, the proposed first floor extension would not have a detrimental impact with the overall massing on account of its design.

2.3 At first floor level, permission was granted to No.5 Old Brewery Mews in 2011 (**2011/3899/P**) for the erection of an extension to infill the existing terrace at first floor level measuring 5.5m wide, 1.9m deep and 3.2m in height sloping up to 4m. This permission remains extant and can be implemented. Planning permission was also granted in 2013 for the neighbouring property No. 7 (**2013/6381/P**) for a similar style extension at first floor level that measures (5m wide, 1.9m deep and 2.8m high). The proposed site is an end of terrace property within the mews and given the staggered design of the property it is not considered that the proposed extension would be read as over-dominant addition.

2.4 In light of the recent decisions, which is an important material consideration in this case, particularly given that no significant amendment to policy has taken place since, the principle of an extension to infill the existing terrace at first floor level is acceptable.

2.5 With regard to detailed design, the metal framing with panels of glazing would appropriately match the style and appearance of the main building, this design would match the previous consents for approval and as such would not detract from the host building.

2.6 The proposed first floor extension would be a sustainable design that incorporate a green roof by virtue of the proposed materials, design and upstand, and the size and bulk when taken into consideration the applications that were granted planning consent over the last few years, The proposed rear extension is considered appropriate that would not have a detrimental impact in terms of its design. Therefore, the first floor extension would broadly meet planning policies DP22, DP24, DP25 and CS14 of the LDF.

2.7 The proposed window would be located at ground floor level to the flank elevation the window would be facing the west elevation, looking onto the existing garden space. The proposed window would be constructed using aluminium material that matches the existing fenestration to the rear elevation, and as such, would be considered acceptable.

3. Neighbour amenity

3.1 In assessment of amenity and the impact of the extension proposed at no. 8 Old Brewery Mews the proposal would not give rise to overlooking as this would be reduced due to the extension being fully enclosed and as such, would not worsen the existing impact when compared with the existing terrace situation. Furthermore, the proposed extension would be set between the existing brick parapet walls. It is therefore considered that the proposed infill extension would not have a detrimental impact on the levels of sunlight/daylight to any neighbouring properties.

3.2 In terms of direct views with No. 9 the proposed extension would be set back by approximately 1.6m from the terrace area of 11 Rudall Crescent with no direct views into the property from the flank elevation, and as such would not have a detrimental impact in terms of loss of privacy.

3.3 The proposed extension would be opposite to No.11 that looks directly towards the application building. The proposal would essentially involve the enclosure of an existing first floor level terrace. The proposal would not involve moving a viewing/standing area closer to opposite site. The extension would not therefore allow greater or closer views than the existing arrangement. Whilst it is acknowledged the existing arrangement results in mutual overlooking, the proposal would be of no greater detriment or harm than the existing arrangement. It is therefore acceptable and would be in accordance with DP26 and CS5 of the LDF.

4. Other Material Considerations

4.1 An informative shall be attached notifying the applicant that noise from demolition and construction works and sound insulation between dwellings is subject to control under the Building Regulations and/or the London Buildings Acts.

5. Community Infrastructure Levy (CIL)

5.1 The proposal would not be liable for the Mayor of London's CIL as the proposal would result in a development of less than 100sqm.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 1st of December 2014. For further information please click [here](#)