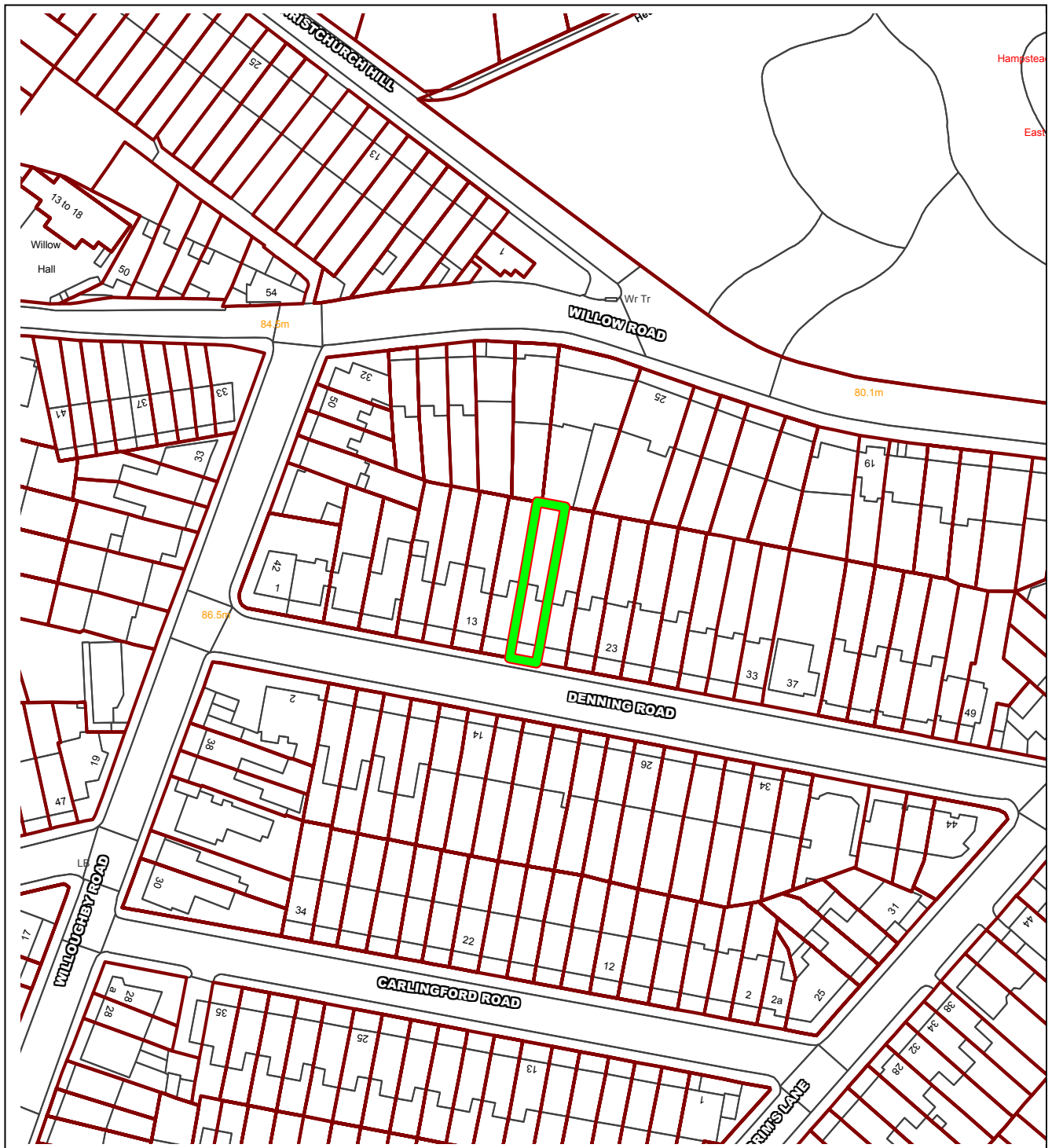


# 2015/2739/P 17 Denning Road



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<b>Delegated Report</b> Members Briefing	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>14/07/2015</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>18/06/2015</b>
<b>Officer</b>		<b>Application Number(s)</b>	
Obote Hope		2015/2739/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
17 Denning Road London NW3 1ST		Refer to decision notice	
<b>Proposal(s)</b>			
Conversion of existing residential flats (1x2 bed, 4x1 bed) from 5 units to 1 x 3bed, 1 x 2bed l and 1 x 3bed, the erection of a two storey infill extension between lower-ground and ground floor, following the demolition of the rear addition and external staircase, new roof terrace at first and ground floor level, increased in size of the rear and front dormer window and associated alterations to the rear elevation.			
<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	10	No. of responses	03	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 22/05/2015 to 12/06/2015 A press notice was published in the Ham &amp; High from 28/05/2015 to 18/06/2015.</p> <p>An objection was received from 15A Denning Road:</p> <ol style="list-style-type: none"><li>1. Lower-ground floor shows a window in the kitchen, floor plan shows a double window, accesses via full length door are these windows? <b>(officer's response: please see comment 1 below)</b></li><li>2. Ground floor bedrooms 2 I assumed these are full length windows? They are not clear; <b>(officer's response: please see comment 2 below)</b></li><li>3. What material are the balustrades, obscured glass would offer more privacy. (officer's response: <b>(please see comment 3 below)</b>)</li><li>4. First floor window shows window in bedroom2 floor plans shows a wider/double window, access to bedroom 1 via balcony via double door (floor plan) because the elevation appears to be sash window; (officer's response: <b>(please see comment 4 below)</b>)</li><li>5. How the balcony accessed, floor plans show wide glass, elevation is shows single opening. <b>(officer's response: please see comment 5 below)</b></li><li>6. Concern about the two storey extension over the party wall with the conservatory at the side, and; <b>(officer's response: please see comment 6 below)</b></li><li>7. Loss of privacy (officer's response; <b>(please see the amenities section below)</b>)</li></ol> <p><b><u>Officers comments</u></b></p> <ol style="list-style-type: none"><li>1. The proposed lower ground floor window would be enlarged to the west elevation where the existing kitchen is located, the staircase will be removed and the infill extension would incorporate full length windows;</li><li>2. Ground floor bedroom 2 would incorporate full length windows;</li><li>3. The Balustrades would be metal; please refer to section 5.0-5.2 below for amenity assessment;</li><li>4. The first floor rear elevation balcony would be accessed via double doors with a 1.8m high privacy screen to the west elevation (adjacent to No.15);</li><li>5. The existing balcony would be accessed internally at second floor level and terraces erected at first floor and ground floor would also be accessed internally.</li><li>6. The proposed ground floor elevation and site photos shows there would be</li></ol>					

	<p>sufficient gap to construct the extension, the rear elevation drawings indicate that the extension would be constructed between the two chimneys. The party wall agreement should be undertaken between both parties, this element is not a material consideration;</p> <p>7. The conservatory is fully glazed and the proposed extension at ground floor level would not have a detrimental impact daylight/sunlight into the conservatory.</p>
CAAC/Local groups* comments:	<p>The Hampstead CAAC objected to the application: This is very badly presented, the drawings are almost unreadable and the planning statement is incomplete (<b>officer's response: The plans and elevation drawings were revised to overcome this issue</b>)</p> <p>The net loss of 2 residential units would contravene LDF Policy DP2, The applicant seek justification for the substandard sizes and layouts of the existing accommodation this could be rectified by a different plan in conjunction with the extensions proposed (<b>officer's response: please see section 2.0-3.0 below</b>)</p> <p>The proposed extensions proposed is poorly designed with excessive use of glazing, badly designed dormer window alterations, with disregard of the essential architecture(<b>officer's response: see section 4.0 in assessment below</b>)</p> <p>The proposed balcony at 2<sup>nd</sup> floor and the enlarged 1<sup>st</sup> floor balcony would lead to overlooking and noise pollution (<b>officer's response: see section 5.0 -5.3 in assessment below</b>)</p>

## Site Description

The application site comprises a three storey plus basement terraced house situated on the north side of Denning Road. The property is divided into five flats with an existing terrace at second floor and a raised platform to the rear at ground floor level.

The site is located in Hampstead conservation area and is identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

**2013/6577/P**- Planning permission refused on 20/12/2013 for: Conversion from 5 flats (1x2 bed, 4x1 bed) to single dwelling (Class C3) with erection of rear infill extension at lower ground floor level and single storey addition to closet wing extension at second floor level and associated elevational alterations.

**CTP/E7/13/6/2599** – Planning permission granted on 04/11/1966 for the erection of a new bathroom and improvements to existing flat lets.

### 19 Denning Road

**9005400** – Planning permission granted on 04/07/1991 for erection of an extension at the rear at lower ground level to provide a breakfast room together with a new staircase.

**9201302** – Planning permission refused on 01/04/1993 for erection of a conservatory at rear upper ground floor level. Reason for refusal: *The proposed extension would, by reason of its size and location, result in an unacceptable loss of natural light to, and unreasonable over-looking of windows in the adjoining premises to the detriment of the amenities of the residential occupiers.*

**9300770** – Planning permission granted on 05/08/1993 for the erection of a conservatory on the roof of the single storey rear extension.

**2013/1390/P** – Planning permission granted on 05/06/2013 for alterations to rear fenestration and doors at upper and lower ground floor levels to existing dwelling house (Class C3).

### 15 Denning Road

**8804441** – Planning permission granted on 09/02/1989 for erection of a lower ground floor single storey extension to rear and bin store to front.

## Relevant policies

**National Planning Policy Framework 2012**  
**London Plan 2015**

### **LDF Core Strategy and Development Policies**

#### **Core Strategy**

- CS1 - Distribution of growth
- CS5 - Managing the impact of growth and development
- CS6 - Providing quality homes
- CS14 - Promoting high quality places and conserving our heritage

#### **Development Policies**

- DP2 - Making full use of Camden's capacity for housing
- DP5 - Homes of different sizes
- DP6 - Lifetime homes and wheelchair housing
- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance**

- CPG 1 - Design 2014

## Hampstead Conservation Area Statement 2001

### Assessment

#### 1. Proposal

1.1 This application proposes conversion of the existing five flats into three flats. The mix would be 1 x 3bed maisonette between the lower and ground floor level, 1 x 2bed flat at first floor level and 1 x 3bed maisonette between 2nd and 3rd floors.

1.2 The following external alterations are also included with the proposal:

- Erection of a single storey full width extension at lower-ground floor level with full length windows. The extension would measure 5.9m (d) x 3.4m (w) x 3.1m (h);
- Demolition of the rear staircase and extension 1.8m (w) x 3.8m (h) and erection of a new lower-ground floor extension 2.6m (h) x 2.8m (w);
- New balcony at ground floor level (closet wing);
- Formation of a rear roof terrace at first floor level over the new extension with metal balustrade and 1.8 timber screening and;
- Installation of a new door at second floor level;
- Dormer windows to the front and rear elevation.

#### 2. Background

2.1 Planning Consent was **refused (2013/6577/P)** for: Conversion from 5 flats (1x2 bed, 4x1 bed) to single dwelling (Class C3) with erection of rear infill extension at lower ground floor level and single storey addition to closet wing extension at second floor level and associated elevational alterations. The application was refused on following grounds:

- *The proposed development would result in the net loss of four self-contained residential units which would compromise the Council's ability to meet the housing demands of the projected household growth in the future, contrary to policies CS1 (Distribution of growth) and CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Local Development Framework Development Policies'*
- *'The proposed second floor rear extension, by reason of its location, form and detailed design, would be harmful to the character and appearance of the host building and the character and appearance of the Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies' and;*
- *'The proposed rear roof terrace, associated fenestration and Juliet balconies, by reason of detailed design and choice of materials would be harmful to the character and appearance of the host building and the character and appearance of the Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies'*

2.2 The application was subjected to a planning appeal and the appeal was dismissed. The inspector considered:

- The existing flats were substandard and the principle of converting the 5 flats into a single dwelling would be contrary to local and national policies. The proposed conversion would not make the best use of limited land resources in the borough and minimise the loss of homes. And as such, realistic,

deliverable and policy compliant scenarios that would make full use of Camden's capacity for housing presented before him would not constitute as policy justification for the net loss of more than two units applicable to the appeal site.

- The extension at basement level with fully glazed windows, rebuilding of the second floor extension and installation of glass balustrades at ground floor level to provide a roof terrace would be acceptable in design due to the noticeable glazed extension to the rear with No.19 at ground floor level. Furthermore, the properties along the terrace have been significantly altered including tall closet wings. And as such, shares the appellant submission that there is little existing homogeneity or consistency and is satisfied that the alteration to the rear would not unbalance or harm the appearance of the terrace or have a poor relationship to the character, proportions or rhythm of the host building."

### **3.0 Assessment**

3.1 The main planning considerations material to the determination of this planning application are:

- Loss of housing units
- Design – impact of the external alterations on the character and appearance of the host building and Hampstead conservation area
- Amenity – impact of the proposal on the amenity of adjoining occupiers
- Transport

#### **3.2 Revision**

The scheme has been revised in light of the previous refusal dismissed on appeal. The number of units being lost has been revised to two. It is proposed to erect a two storey extension, at lower ground floor and ground floor levels. The existing staircase to the rear elevation would be demolished and the proposed extension would infill the area where the staircase is currently located with a full width extension within the existing rear building line of the host property. The proposed ground floor extension would be parallel with the existing conservatory of the neighbour at No.19. The second floor extension would not be rebuilt, and as such, remain as existing and a new door would be installed. At roof level the existing front and rear dormer windows would be enlarged.

#### **3.3 Loss of housing units**

Policies CS6 and DP2 apply to all development that involves the net loss of residential homes. Camden's Core Strategy indicates that the projected growth in the number of households exceeds the anticipated supply of additional homes. The Council therefore seeks to minimise the net loss of existing homes. Policy DP2 seeks to protect existing housing in the borough and section f) states that the Council will seek to minimise the loss of housing in the borough by resisting developments that would involve the net loss of two or more homes, unless they:

- Enable sub-standard units to be enlarged to meet residential space standards;

The above criteria are assessed separately below.

#### **3.4 Living standards**

The site currently comprises 4 x 1-bed that measures 34sqm, 45sqm, 45sqm and 43sqm categorised as being of low priority within CPG 2 and 1 x 2-bed flat approximately 65sqm is of high priority residential units. The existing three of the 1bedrooms flats meet the minimum standard for one single person flat of 38sqm and falls short for 1b2p flat which is currently 48sqm. The London plan (2015) minimum space standard for a 1p flat currently stands at 37sqm whilst a 1b2p flat is 50sqm. The proposed conversion of the existing low and medium size flats into 2 x 3bedroom flats (medium priority) and 1 x 2bed flat is of high priority in the borough. All the proposed units would exceed the minimum residential floorspace standards in CPG 2 and the Mayor's London Plan (2015). Furthermore, the proposed flats will benefit from adequate levels of daylight, outlook and natural ventilation. The proposed units would meet the criteria of the Lifetimes Homes standards where possible. This element has therefore overcome the concerns raised at appeal.

#### **4. Design**

4.1 The overarching aim of policies CS5, CS14, DP24 and DP25 are to secure high quality design that safeguards the heritage of the borough. CPG1 also provides detailed advice on acceptable forms of development. In respect of extensions to residential properties in general, the Council would expect development to consider the character and proportions of existing buildings.

4.2 Irrespective of the principle of the conversion, there is little homogeneity or consistency along the rear elevation of which the host property sits along the terrace, the terrace have been significantly altered and majority of the properties have being infill with a mixture of two-three storey rear additions. These include tall closet wings, prominent roof terraces, balustrades and conservatories, the ground floor extension proposed would be of a similar design to the 2013 refusal. The only difference being there would be ground floor extension and a terrace proposed at first floor level. The 2 storey rear extension between the lower and ground floors would be 0.4m higher than No.19 ground floor conservatory and is considered to be acceptable as it pays adequate regard to the character and proportions of the host building in terms of its scale, siting and design. The removal of the rear staircase, the infill of the gap that occupied the staircase and the replacement of the existing uPVC window at lower-ground floor level would be welcomed and the additions. Furthermore, the installation of the full length windows is considered to be acceptable, particularly as No. 19 (neighbouring property) was recently granted planning permission (ref. 2013/1390/P) to install triple-fold doors at the lower ground floor level and ground floor level.

4.3 The extensions would not be overly bulky addition on account of the size, scale and detailed design. Moreover, the proposals would retain a consistent vertical proportion of the existing building. The proposals would not unbalance or harm the appearance of the terrace or have a poor relationship to the character, proportions or rhythm of the host building.

4.4 The metal balustrade at first floor level (to serve the roof terrace) is considered to be in keeping with the character of the neighbouring terrace and would therefore preserve the character and appearance of this part of the Conservation Area. The detailed design and choice of materials would not have a detrimental impact on the character and appearance of the property or the conservation area and is therefore compliant with policies DP24 and DP25 of the LDF.

#### **Rear roof terraces**

4.5 The principle of a roof terrace at ground, first and second floor levels are considered acceptable. The ground floor terrace to the west elevation would be omitted from the previous refusal (2013/1390/P) and a terrace would be erected at first floor level measuring 3.3m deep and 3.2m wide that would be of a similar size to the 3.4m deep x 2.2m wide terrace (due to the rooflights) and the planning inspector raised no objection. To the east elevation the balcony would be replaced with a small terrace that would be 1.1m deep and 2.4m wide. Following the external staircase between lower-ground and ground floor level being removed to incorporate the proposed infill extension and the proposed ground floor terrace railings would be replaced with a new metal balustrade that is considered to have an acceptable design and appearance.

4.6 The existing timber balustrade would be replaced with metal balustrades of the closet wing adjoining No.15 roof terrace at second floor level. Furthermore, No.13 balcony consist of metal balustrades that are characteristic design features to the rear of the neighbouring properties that would not have a detrimental impact on the host building's appearance. The installation of a timber framed door to the roof terrace to replace the existing uPVC door at second floor level is considered to be acceptable as the existing door is non-original and its replacement would be more sympathetic to the original age and appearance of the property.

#### **Rear Dormer**

4.7 There are currently two dormers and the proposals include insertion of one larger dormer to the rear elevation and would retain the height of the existing dormer window. The dormer extension would measure 3.6m wide x 1.3m high. Whilst the dormer extension would not comply with CPG1 as it would only be 0.4m below the roof ridge and 0.4m from the eaves, it is considered that the design is acceptable as it follows the height of the existing dormers. Notwithstanding, the proposed dormer would not be visible from the public



domain, as such, would be acceptable in design.

### Front dormer

4.8 The dormers along the front of Denning Road are of a varied character, some of which are considered to be contrary to the guidelines set out in CPG 1. It is also noted that some of these dormers were built prior to the current CPG guidance, development policies and conservation area statement guidelines.

4.9 The front dormer window would be located 0.5m from the ridge and 0.4m from the roof eaves. The proposed dormer extension would fall just short of CPG guidance. However, the dormer extension is not overly large and considered as a sympathetic addition to the host building and wider terrace. The dormer will be set below the ridge and would respect the proportions of the existing windows in the front elevation. The proposal has been reviewed by a conservation officer who has considered the proposal in this particular context acceptable.

## **5. Amenity**

5.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

5.2. A comparison of the existing and proposed lower-ground floor plan indicates that the extension would retain the existing building line and would not contribute to an increased in sense of enclosure or overlooking. The ground floor conservatory at no.19 is obscurely glazed this would therefore eliminate privacy concerns a condition would be attached for the proposed side windows of the ground floor extension to be obscurely glazed.

5.3 The first floor roof terrace would not result in any further overlooking into neighbouring garden which currently exist within the closet wing. It is also considered that no further harm would arise as a result of the terrace as it seeks to replace an existing external staircase.

5.4 At the officer's request, the proposed first floor terrace has been revised to incorporate 1.8m timber screening to the flank elevation, to protect the amenities of the No.19 from undue overlooking.

## **6. Transport**

6.1 As the existing units have access to parking permits and the proposal would result in a decrease in the number of housing units it is considered that a car-free development would not be required in this Instance as it is envisaged that there will be no increase in car parking levels at the site.

## **7.0 Conclusion**

7.1 The loss of two units is considered to be acceptable as they would improve the quality of accommodations and introduce a mix of units that are appropriate for this site and considered a priority in the borough.

7.2 The principle of the closet wing extensions are considered to be acceptable as the proposed rear infill extension at lower ground floor and ground floor levels although full width, will continue to remain subordinate in scale and will be an improvement to the existing rear elevation. The detailed design and choice of materials for the proposed extensions are considered to be appropriate for this context.

7.3 The proposed dormer windows to the front and rear would be enlarged and would be increased in terms of the width, fenestration to the rear would introduced glazing at lower and ground floor level which are considered to acceptable in design and the addition of the first and ground floor terrace would not have a detrimental impact with the loss of privacy with the neighbouring properties to the rear elevation.

## **8.0 Recommendation**

8.1 Grant Planning Permission

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 10th August 2015. For further information please click [here](#)**



Rear elevation showing the neighbouring extension

[This needs annotation? What number is it? Where is the development site?](#)





North elevation looking south showing the neighbour's balustrade and various dormer extensions

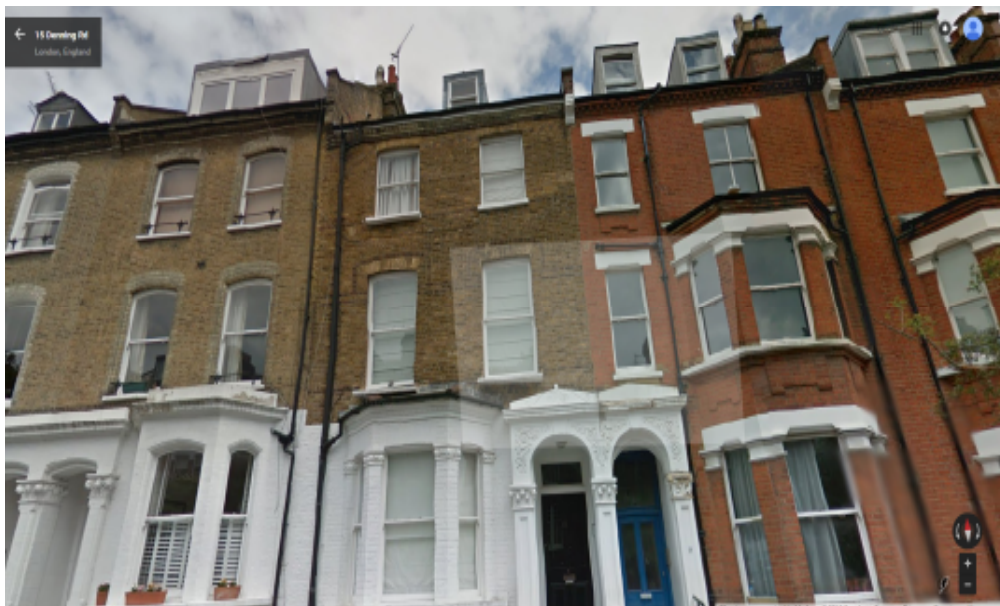


Shows the existing staircase and landing and the large Mansard roof extension.





Rear east of the neighbour obscured glazed extension and various roof alterations



Front elevation which shows the various examples of dormer extension adjoining the host building.