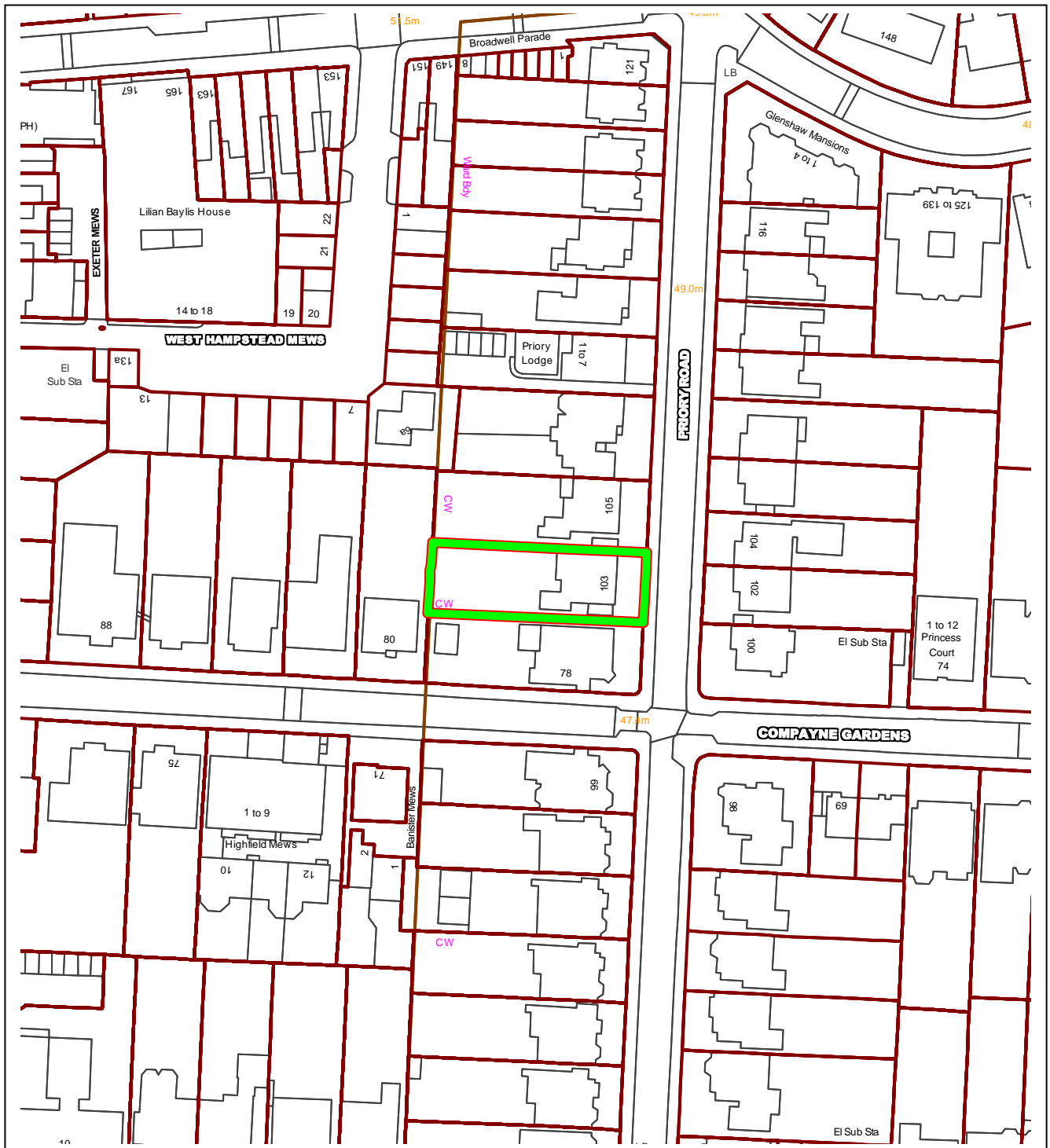


# 103 Priory Road (2015/4258/P)



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Photo 1: Front elevation of the host property (neighbouring property 78 Compayne Gardens just visible to the left of the photo)



Photo 2: Boundary with 78 Compayne Gardens. Existing single storey side garage and existing two storey side/rear projection can be seen.



Photo 3: Front elevation from the north



Photo 4: Location of proposed side extension





Photo 5: Side elevation of host property



Photo 6: Existing single storey front side extension



Photo 7: Rear elevation of the host property. The existing oriel window can be seen in the centre of the photo.

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>18/09/2015</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>27/08/2015</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Laura Hazelton			2015/4258/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
103 Priory Road London NW6 3NN			Please refer to draft 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>					
Erection of 2 storey side extension and 1st floor rear extension.					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					

## Consultations

<b>Adjoining Occupiers:</b>	No. notified <b>28</b>	No. of responses <b>04</b> No. Electronic <b>00</b>	No. of objections <b>04</b>
<b>Summary of consultation responses:</b>	<p>The application was also advertised in the local press on 06/08/2015 (expiring 27/08/2015) and a site notice was displayed between 31/07/2015 to 21/08/2015.</p> <p>4 objections were received from neighbouring residents:</p> <p>Ground floor flat, 78 Compayne Gardens (freeholder of the entire building)</p> <ul style="list-style-type: none"> <li>• Overshadowing: Extension would overshadow the kitchen and living room (both windows face the host property). The extension would block light from entering the room. The first floor flat above would be similarly overshadowed.</li> <li>• Loss of privacy to ground floor and first floor flat.</li> <li>• The host property is already close to no.78, would increase this and add to the overlooking.</li> </ul> <p>Flat 4, 78 Compayne Gardens</p> <ul style="list-style-type: none"> <li>• Strongly opposed to the planned extension unless sufficient noise controls can be put in place.</li> </ul> <p>Flat 3, 78 Compayne Gardens</p> <ul style="list-style-type: none"> <li>• Will block natural light to the kitchen.</li> <li>• Reduced privacy.</li> </ul> <p><b>Officer response</b></p> <ul style="list-style-type: none"> <li>• Please refer to section 4 on amenity below for a detailed response regarding impacts on privacy and daylight.</li> <li>• The proposal does not include additional residential units; therefore levels of rubbish generated are unlikely to be affected.</li> </ul>		
<b>CAAC/Local groups* comments:</b> *Please Specify	The South Hampstead Conservation Area Advisory Committee were notified of the application but no response has been received to date.		

## Site Description

The application property is a three storey detached property on the western side of Priory Road, near to the junction with Compayne Gardens and north of its no.78. The property is in residential use and has been split into five self-contained flats.

The building is not listed, but is located within the South Hampstead Conservation Area (formerly Swiss Cottage) and has been identified as making a positive contribution to the area.

## Relevant History

**2015/2653/P** – erection of Single storey rear extension with rooflight. Granted 07/07/2015

**2012/0324/P** - Replacement of an existing door with a window and an existing window with French doors granted 30/03/2012.

**2008/2069/P** - Erection of single-storey rear extension, single-storey side extension and replacement window (bathroom) in the side elevation all at ground floor level in connection with Flat 1 and relocation of existing shed. Granted 16/09/2008

**16084** - The erection of a rear addition at 103 Priory Road, N.W.6. at first floor level, to provide for the extension of the kitchen and bathroom. Granted 30/04/1973

**15560** - The erection of a rear addition to 103 Priory Road, NW6 at first floor level, to provide for the extension of the kitchen and bathroom – granted 21/02/1973.

**14935** - Enclosure of rear balcony at second floor level at 103 Priory Road, NW6, to provide shower room and hall- granted 1972

**TPD1003/63/2** - The erection of a conservatory and addition to form bathroom at second floor level at 103 Priory Road, N.W.6. N.W.6 – granted 28/02/1963

**TP2963/079065** - a bathroom addition at 103, Priory Road, Hampstead, at second floor level – granted 28/08/1935

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2015, consolidated with amendments since 2011

### LDF Core Strategy and Development Policies

#### Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

#### Supplementary Planning Guidance

South Hampstead Conservation Area character appraisal and management strategy 2011

CPG1 (Design) 2015

CPG6 (Amenity) 2011



## Assessment

### 1.0 Proposal

1.1 The proposal involves the following 2 items:

- The construction of a two storey side extension measuring approximately 6.88m high. The extension would be set back behind an existing single storey side garage (measuring 2.9m at its highest point, 5.3m deep and 2.4m wide) leaving a gap of approximately 1.6m between the two. The proposed extension would measure 2.2m wide, slightly less than the existing garage.
- The extension would join an existing two storey side/rear projection behind, and would be the same height as this extension, but would project a further 0.5m out to the side and 2.2m forward of the projection.
- The extension would include two new obscure-glazed windows at ground and first floor level. There is no clear uniformity to the side windows in terms of size or style, but the proposed windows would be timber framed and painted white to match the existing windows. The extension would be constructed of brick to match the existing.
- The construction of a small first floor rear infill extension with new oriel window.

### 1.2 Revisions

The proposal was amended to reduce the size of the new windows to the side extension, and to alter their appearance and materials so they would be more similar in style to the existing side elevation windows.

### 2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the character of the host property as well as that of the wider South Hampstead Conservation Area); and
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

### 3.0 Design and impact on conservation area

3.1 Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building. Furthermore, Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

### 3.2 Side extension

3.3 The South Hampstead Conservation Area character appraisal and management strategy 2011 doesn't provide specific guidance related to side extensions, but highlights that development proposals must preserve or enhance the character or appearance of South Hampstead Conservation Area. High quality design and high quality execution will be required of all new development at all scales.

3.4 CPG1 (Design) in particular states specifically that side extensions should be no taller than the porch and set back from the main building. Although the proposed side extension does not conform to this guidance, the proposal is considered acceptable due to the fact that it is substantially set back from the front elevation by 7.3m; is positioned behind an existing single storey side extension; and is the same height and only 0.5m wider than an existing side/rear projection. Matching brickwork would be used, so that even though the extension would be visible from the front of the property, it would not read as an overly dominant or bulky extension in comparison to the existing situation. In addition, there are a number of large established trees to the front of the

property which would help to shield views of the extension from the public realm. The proposal is therefore considered to preserve the appearance of the host property and the South Hampstead Conservation Area.

3.6 CPG1 (Design) states that the infilling of gaps to the side of a property would not be considered acceptable where significant views or gaps are blocked; the established front building line is compromised; the architectural symmetry is impaired; the architectural features on a side wall are obscured; or where access to the rear of a property is lost. Although there is a relatively small gap between the host property and neighbouring property 78 Compayne Gardens, the host property is already characterised by development to the side elevation. Furthermore, the proposed extension would only be 0.5m wider than the existing projection, with a footprint of 10sqm. The extension would not block access to the rear, impact on the building line or restrict views to the rear, and would not infill the side gap and lose any views, therefore is considered acceptable in this regard.

3.7 The proposal includes two new windows to the side extension, one at ground floor and one at first floor. There is no clear uniformity to the window pattern on the side elevation of the host property. Windows are a mixture of sizes and styles. The proposed windows would be a traditional design with white painted timber frames, which would be a complementary addition to the host property and would match the existing windows in terms of materials.

### 3.8 First floor rear extension

3.9 The existing building has already been substantially extended to the rear at first and second floor level with a number of extensions over the years. Consequently, the original form of the building, particularly the rear elevation, is difficult to make out. There is no coherent design, but a range of architectural styles and forms.

3.10 The proposal includes a small rear infill 1<sup>st</sup> floor extension, in between a large projecting wing and the rear building line of the remaining part of the building. The extension would project out by 1.57m so that it was in line with the building line to the north, with a total floor area of approximately 2.96sqm.

3.11 The proposed extension is a modest addition that is clearly subordinate to the host building. The existing oriel window would be removed and rebuilt to a similar size and design. The window is an attractive feature and by maintaining this feature, the proposal would help to preserve the character and appearance of the host building. The development would not be visible from the public realm or from surrounding properties and will not harm the surrounding conservation area.

3.12 Planning permission was previously granted for a single storey rear extension (reference 2015/2653/P). Works have not begun on this development, but it is considered that the proposed first floor rear extension will be appear as a suitable size and design when constructed in relation to the previously approved development.

3.13 Consideration has been given to whether further extensions should be permitted in view of the extensions already undertaken, but it is felt that the cumulative impact of the further additions is not substantial or harmful enough to justify refusal of the proposal on design grounds.

3.14 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The extensions are considered appropriate in size, bulk and design and will not harm the character and appearance of the conservation area.

## **4.0 Amenity**

4.1 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, outlook, daylight and sunlight.

4.2 CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

4.3 Objections have been received from the occupiers of neighbouring property 78 Compayne Gardens with regards to the potential loss of light and privacy. This property has been converted into flats which have two windows on each floor at ground, first and second floor levels. These windows serve the kitchens of the first and second floor flats, and the kitchen and living room of the ground floor flat. The proposal is not considered to cause harm to the levels of daylight entering these flats, due to the fact that the proposed extension would lie within the shadow of the flank elevation of the host property and thus within the daylight angle already imposed by this wall. Furthermore the windows serve non-habitable small kitchens and in addition a lounge on the ground floor which has its principal window facing the rear garden. It is considered in this context that it is unlikely that the proposal would result in material harm to the amenity of the occupants of these flats. It is therefore considered that any loss of light to the neighbouring side windows would be relatively minimal and would not cause sufficient harm to levels of daylight to warrant refusal of this application.

4.4 The extension would not cause harm to the levels of sunlight entering these flats, due to the fact that these windows are north facing. Although there will be some loss of outlook due to the side extension bringing the flank wall closer to these side windows, it is not considered that this will be significant or harmful to amenity due to the nature of rooms and windows involved.

4.5 In terms of overlooking, the proposal specifies that the new windows to the ground and first floor would be obscured glazing which would prevent overlooking of the neighbouring property. As there are already windows to the ground and first floor, the development is not considered to cause any additional impact to the existing privacy levels of neighbouring occupiers, provided a condition is placed to ensure they are obscure glazed and fixed shut up to eyelevel.

4.6 The proposed rear extension would not be visible from neighbouring properties and would include a window in the same position and of the same size as the existing. The extension is not considered to cause any harm to the amenity of neighbouring residents.

## **5.0 Conclusion**

5.1 On balance, the proposals are considered acceptable on design and amenity grounds.

## **6.0 Recommendation**

6.1 Grant conditional planning approval.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 14<sup>th</sup> September 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Mr Nainesh Patel  
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Wembley  
London  
HA0 9GY

Application Ref: **2015/4258/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

8 September 2015

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**103 Priory Road  
London  
NW6 3NN**

**DECISION**

Proposal:

Erection of 2 storey side extension and 1st floor rear extension.

Drawing Nos: 3501 Rev0, 3502 RevB, 3503 RevB, 3504 Rev0, 3505 Rev0, 3506 RevB, 3H07 Rev0, 3508 Rev0, 3509 Rev0, 3001 Rev0, 3002 Rev0, 3003 Rev0, 3004 Rev0, 3005 Rev0 and Design and Access Statement reference 103PR3A001 Rev0 dated 24.07.2015.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 3501 Rev0, 3502 RevB, 3503 RevB, 3504 Rev0, 3505 Rev0, 3506 RevB, 3H07 Rev0, 3508 Rev0, 3509 Rev0, 3001 Rev0, 3002 Rev0, 3003 Rev0, 3004 Rev0, 3005 Rev0 and Design and Access Statement reference 103PR3A001 Rev0 dated 24.07.2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The proposed side windows shall be obscure glazed and fixed shut up to 1.7m above floor level as shown on the approved drawings; they shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**