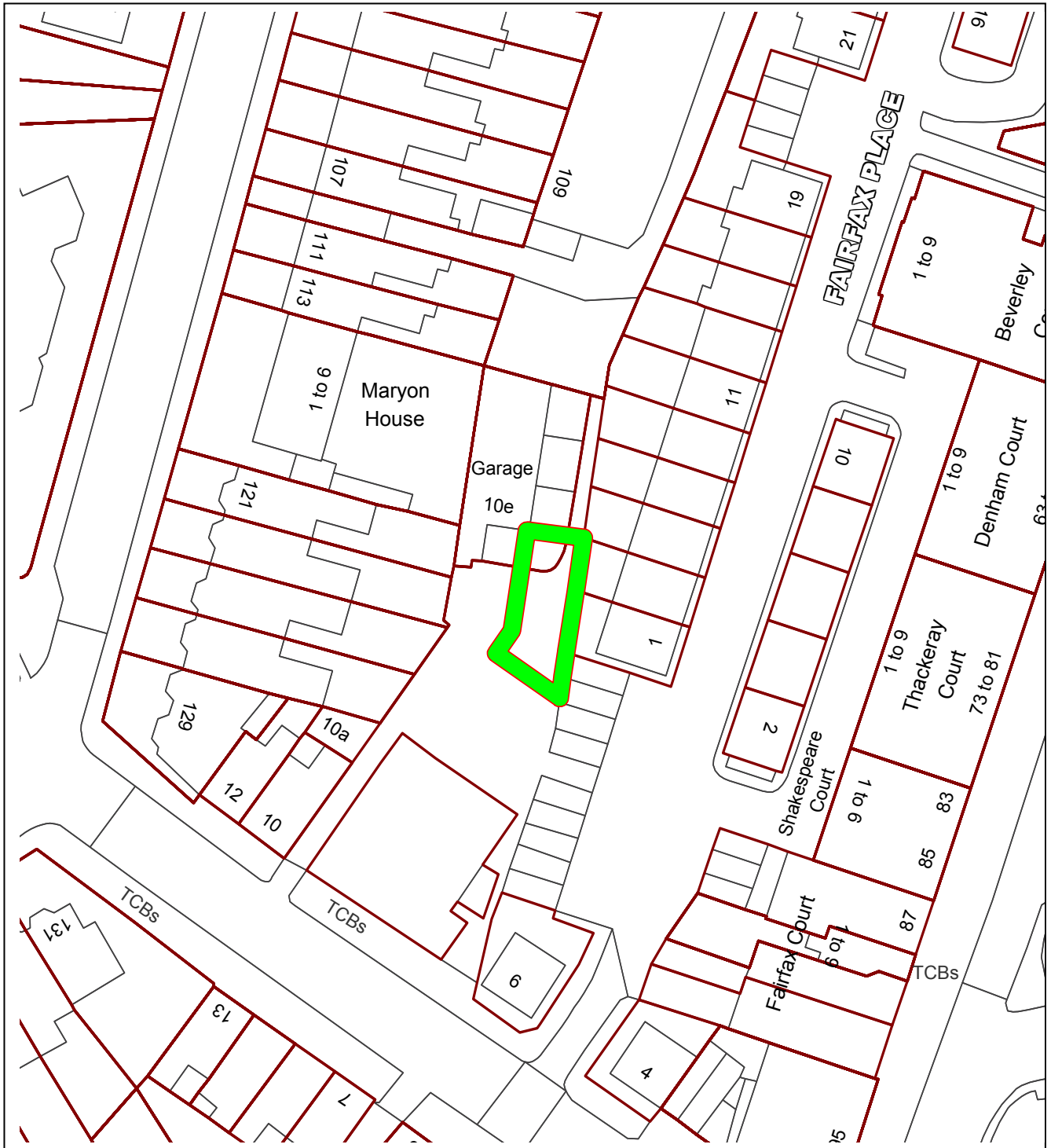


## 10b Fairhazel Gardens – Site location plan



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## 10b Fairhazel Gardens – Pictures



1. View of host building highlighted in red.



2. View of 10b Farihazel Gardens from the access alley off Farihazel Gardens.



3. Side elevation of 10b Fairhazel Gardens from communal access gate.





4. View of the rear of the properties along Goldhurst Terrace. On the right hand side is 10b Fairhazel Gardens.



5. View of the rear of the properties along Goldhurst Terrace. ON the right hand side is the existing single storey of 10b Fairhazel Gardens.



6. View from existing 2<sup>nd</sup> floor side elevation window towards Farihazel Gardens.



7. View from existing 2<sup>nd</sup> floor side elevation window towards the rear of the properties along Goldhurst Terrace.





8. View of the properties along Fairfax Place from the front garden of 10b Fairhazel Gardens.

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	01/10/2015
		N/A / attached		Consultation Expiry Date:	10/09/2015
Officer			Application Number(s)		
Carlos Martin			2015/4536/P		
Application Address			Drawing Numbers		
10B Fairhazel Gardens London NW6 3SG			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b>  Erection of a three storey side extension following demolition of existing single storey side extension.					
Recommendation(s):		Grant planning permission subject to conditions			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	44	No. of responses	04	No. of objections	04
			No. Electronic	03		
Summary of consultation responses:	Press notice published from 20/08/2015 to 10/09/2015. Site notice displayed from 14/08/2015 to 04/09/2015.					
	4 objections received from the occupiers of 125 & 129 Goldhurst Terrace and 10c and 10d Fairhazel Gardens, based on the following grounds:  <div><div>1.</div><div>Such extension will be an over development in such a small mews complex which is already surrounded by many buildings and a lack of trees and limited greenery. It will alter the spirit of the old courtyard mews that was kept in the current way. It will be very imposing in the small mews complex in comparison to the open nature of the existing site.</div></div> <div><div>2.</div><div>The proposed plans will reduced in a dramatic way light into other properties. The extension will result in further limiting the little natural light received at 10d (which is located at the end of the mews). Light into the garden and back room of 129 Goldhurst Terrace would be considerably reduced.</div></div> <div><div>3.</div><div>The privacy of Flat 1, 129 Goldhurst Terrace will be impacted as the extension will overlook the rear of the flat and garden and it would lose its existing sky view.</div></div> <div><div>4.</div><div>As the extension is in a conservation area, the design is out of character with the surrounding neighbourhood.</div></div>					
	<u>Officer's comments:</u>  <div><div>1.</div><div>The proposed extension would have the same width as the existing single-storey extension (4.4m) and would add approx. 24 sq m of footprint. The existing courtyard area, i.e. the common area of access to the mews, is approx. 200 sq m. The proposal represents around 10% only of this area and such increase is not considered to be overdevelopment or harmful to the open character of the courtyard.</div></div> <div><div>2.</div><div>The applicants have submitted a light study carried out in line with BRE standards. The report is considered satisfactory as it demonstrate that the impact of the proposal in terms of loss of daylight/sunlight is only marginal. Please, refer to the amenity section of the assessment section below for a further analysis of this issue.</div></div> <div><div>3.</div><div>The applicants have agreed to introduce frosted glass on two of the new side windows at 1<sup>st</sup> floor level to address their neighbours' concerns. However, given the oblique angle of view between the proposed windows and the rear of 129 Goldhurst Terrace and adjacent properties it is not considered that the privacy of these properties would be substantially harmed. Especially given that an existing side window at 2<sup>nd</sup> floor level already offers similar views to those of the proposed new windows.</div></div>					



	<p>4. The proposed extension replicates the design and character of the existing house and that of the terrace and therefore it is not considered to be harmful to the character and appearance of the conservation area.</p>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>None; no active local CAAC at present.</p>

## Site Description

The application site relates to an end of terrace 2-storey property with attic floor located within a cul-de-sac off Fairhazel Gardens. The site is not listed but forms part of the South Hampstead Conservation Area. It is one of three similar properties erected at the turn of the century when permission was granted to redevelop this former mews street.

## Relevant History

**PW9802305R1:** Works of conversion and change of use from a mixed use of light industrial and residential to three residential dwelling houses together with the erection of a garage for four cars, at 10b, 10c, 10d & 10e Fairhazel Gardens. **Granted** 13/08/1998

## Relevant policies

**NPPF 2012**

**The 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

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) 2015

CPG6 (amenity) 2011

**South Hampstead character appraisal and management strategy 2011**

## Assessment

### Proposal

1. Planning permission is sought for the erection of a 3-storey side extension following the demolition of the existing single storey side extension. The new extension would have the same width as the existing single storey extension and follow the ridge of the double pitch roof of the main house, adding approx. 24 sq m to the footprint of the house, which currently stands at approx. 70 sq m.
2. The existing house was built in 2000 with yellow stock bricks and hardwood and steel elements. The proposed extension would be built with similar materials and features. At the front, the existing projecting glazed porch would be replicated to encapsulate the new extension and the first floor (non-opening) window would feature timber panelling consistent with the original design. The rear elevation would feature no openings while in the side elevation the new windows would be of a similar design to the existing. Lastly, on the side elevation, a secondary service door is proposed in dark wood to match.

### Planning considerations

3. The main planning considerations are considered to be:-
  - i) the impact of the proposal on the character of the building and the conservation area; and
  - ii) the impact of the proposal on the amenity of neighbouring properties;

### Design and conservation

4. The Council's general principles for side extensions to existing buildings establish that new extensions should be subordinate to the original building in terms of form, scale, proportions and situation. This generally involves that any side extension should be recessed from the front building line and should

not be as high as the existing house. However, in this case, the host building is a modern house and, given its location within the mews, there are no specific townscape reasons to strictly apply the guidance in this instance. Therefore, in terms of design and conservation, and taking into consideration the sympathetic detailed design of the extension, which replicates the appearance of the existing house, it is considered that the proposal would not harm the character and appearance of the host building or the conservation area and therefore that it is acceptable and in line with current policy.

### **Neighbouring amenity**

5. The property is located within a constrained site. In terms of loss of light, the main concern would be the impact of the proposal on the property immediately to the rear, which is located approx. 7 m away from the rear building line of the host building. The proposed increase of the rear wall is not significant (approx. 1.5m) and the applicants have provided a light impact assessment that demonstrates that the impact of the proposal in terms of loss of light is in line with BRE standards. The daylight assessment has been carried out by determining the Vertical Sky Component at the centre of surrounding windows for both existing and proposed scenarios, to ascertain the magnitude of impact on the potential receptors from the proposed extension. The result indicates that the VSC values meet the BRE criteria and therefore the proposed scheme has impact of negligible significance on daylight availability of the identified receptors.
6. The sunlight assessment was carried out for the receptors facing 90° of due south and lying to the north orientation of the site, as described in the BRE guide. The result of the assessment indicates that all the tested windows meet the BRE criteria for annual sunlight hours and winter sunlight hours. Therefore the proposed extension will have impact of negligible significance on sunlight availability within the adjacent properties. Site analysis indicated that there are garden spaces on east and west orientation of the site that are likely to be overshadowed by the proposed extension. The result of overshadowing assessment shows that more than half of their area will receive at least 2 hours of sunlight on 21<sup>st</sup> March, thus meeting the BRE criteria.
7. With regards to potential loss of privacy, the impact on no. 3 Fairfax Place and 121 Goldhurst terrace would be severe given their proximity to the application site, well below the minimum 18m distance generally required for new facing windows. Hence, the proposal involves no windows at the front or rear. This will be secured by a condition stating that the front timber panelling should be non-openable and kept non-openable unless otherwise agreed in writing by the local planning authority.
8. Concerns have been raised in terms of loss of privacy to other properties along Goldhurst Terrace, namely to no. 125, as a result of the proposed side windows. However, an existing side window at 2<sup>nd</sup> floor level already overlooks the rear of this property and the introduction of new windows at 1<sup>st</sup> floor level would not offer different views from those existing. The angle of view from the side elevation of the proposed extension to the rear of 125 Goldhurst Terrace is oblique and therefore there would be no invasive direct views. Overall any increase in overlooking levels would be marginal. Notwithstanding this, the applicant has agreed to introduce frosted glass on 2 of the windows at first floor level where the angle of view is less acute, i.e. the 2 further from the rear of Goldhurst Terrace.

### **Recommendation**

9. Grant subject to conditions.

### **DISCLAIMER**

Decision route to be decided by nominated members on Monday 21<sup>st</sup> September. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'



Mrs Marianne Wren  
Wren Architecture and Design  
Unit 7 Deane House Studios  
27 Greenwood Place  
London  
NW5 1LB

Application Ref: **2015/4536/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 2717

16 September 2015

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**10B Fairhazel Gardens**  
**London**  
**NW6 3SG**

**DECISION**

Proposal:  
Erection of a three storey side extension following demolition of existing single storey side extension.

Drawing Nos: A-PL-00; -01; -02A; -03; -04A; -05; -06A; -07B; -08A; -09A; -10; D&A Statement; 20839; & Daylight and Sunlight Assessment 24346.

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 policy 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: A-PL-00; -01; -02A; -03; -04A; -05; -06A; -07B; -08A; -09A; -10; D&A Statement; 20839; & Daylight and Sunlight Assessment 24346.

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

- 4 The hereby approved solid timber panelled feature at 1st floor level of the front elevation shall be kept solid and non-openable and permanently retained as such unless otherwise approved in writing by the local planning authority.

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.

- 5 The hereby approved frosted glass windows of the side elevation shall be kept with frosted glass and permanently retained as such unless otherwise approved in writing by the local planning authority.

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**