

Delegated Report		Analysis sheet		Expiry Date:		19/06/2015	
		N/A		Consultation Expiry Date:		28/05/2015	
Officer				Application Number(s)			
Tessa Craig				2015/2352/P			
Application Address				Drawing Numbers			
9 Compayne Gardens London NW6 3DG				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Single storey rear 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	27	No. of responses	02	No. of objections	02
				No. electronic	02		
Summary of consultation responses:		Flat D, 11 Compayne Gardens objected to the proposal: <ul style="list-style-type: none"> no others in area; the proposal would set a precedent; out of keeping with the Victorian houses of the area; materials; trees nearby; over development. 					
CAAC/Local groups* comments: <small>*Please Specify</small>		Fairhazel Co-operative Limited object: <ul style="list-style-type: none"> no rear conservatories in area except existing eyesore which shouldn't have been allowed; proposal would affect the harmony and character of the Green with its surrounding beauty of redbrick Victorian buildings; will affect views. 					

Site Description

The site is located on the southern side of Compayne Gardens and falls within the South Hampstead Conservation. The site comprises a four storey mid terraced building, which has been converted into 5 self-contained flats. The building is not listed, but is a positive contributor to the conservation area.

At the rear of the terrace is Compayne Open Space, which is a large private open space inaccessible to the general public and completely enclosed by the gardens of the perimeter block. The garden flat, located on the lower ground floor has its own private garden at the rear.

Relevant History

2007/3607/P- Erection of a single storey rear extension to the garden flat. Granted, 16/11/2007.

2010/0375/P- Retention of single storey hardwood timber conservatory to rear of existing ground floor flat (Class C3). Granted, 07/04/2010.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015, with amendments since 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 2011

CPG1 (Design) 1, 2 3 and 4

CPG6 (Amenity) 1, 6 and 7

South Hampstead Conservation Area Character and Appraisal and Management Strategy 2011

Pages 14-20, 23, 25, 27, 35, 38, 43, 46 and 47

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for a single storey rear extension to replace an existing conservatory. The rear extension would be 5.9m deep, 3m high and 4.1m wide. The extension matches the width of the existing conservatory but would be 0.3m higher and 2.8m longer extending to the edge of the rear garden.
- 1.2 The proposed materials are stone finish for the walls, aluminium framed windows and a single ply membrane roof.

2.0 Assessment

Design

- 2.1 The main considerations in relation to this proposal are the design and impact on the South Hampstead conservation area and the impact on neighbours' amenity.
- 2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.3 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.4 The South Hampstead Conservation Area character appraisal and management strategy lists rear extensions and loss of rear gardens as a development pressure. It notes private open space is central to the character and appearance of the conservation area. Rear extensions result in a loss of amenity of residents and erosion of the leafy, open character of the conservation area. Any development of rear garden spaces should not detract from the general feeling of openness and should ensure most of the existing garden space is retained. Particular care should be taken when considering development within rear gardens in prominent positions (adjoining communal amenity spaces) where the visual impact of the proposal may be greater.
- 2.5 The proposed rear extension to replace the existing conservatory would be out of character with the surrounding properties and harmful to the host building and wider conservation area due to its bulk and materials. It would be visible from the shared private gardens at the rear and would detract from the open character of this part of Compayne Gardens. The extension would cover the majority of the rear garden space and only leave a small strip at the rear of the garden. Although there is currently no soft landscaping, visually the rear extension would become a dominant feature to the host dwelling contributing to the loss of amenity for existing and future residents of this property.
- 2.6 The materials would not be sympathetic to the property and would fail to preserve or enhance the conservation area. Whilst it is noted the property benefits from an existing conservatory, this was granted prior to the current conservation area character appraisal and management strategy and the core strategy and development policies. The existing conservatory would be unlikely to gain planning permission under the current policies and design guidance and is considered to detract from the character and appearance of the

conservation area.

Amenity

2.7 2.6 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. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

2.8 The proposed extension is not considered to impact on neighbours' amenity in terms of loss of light or reduction in privacy.

3.0 Recommendation

3.1 The proposed rear extension, by reason of its detailed design and bulk would harm the character and appearance of the host building, the terrace of which it forms part and this part of the South 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. Therefore it is recommended planning permission be refused.