

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/02/2016	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/02/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Laura Hazelton				2015/7172/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
103 Priory Road London NW6 3NN				Please refer to 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 second floor side and rear wraparound extension with hipped roof and side dormer window.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>28</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>The application was also advertised in the local press on 21/01/2016 (expiring 11/02/2016) and a site notice was displayed between 20/01/2016 and 10/02/2016.</p> <p>One comment was received from the tenant of 78 Compayne Gardens:</p> <ul style="list-style-type: none"> <li>• The extension would potentially obstruct views from no.78;</li> <li>• It is not clear whether the side window would be directly opposite the side window of no.78.</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		There is no South Hampstead Conservation Area Advisory Committee (CAAC).					

## Site Description

The application property is a three storey detached dwelling house on the western side of Priory Road, north west of the junction with Compayne Gardens. 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 and has been identified as making a positive contribution to the area.

The property already benefits from a number of side and rear extensions, and planning permission was recently granted for a single storey rear extension, two storey side extension and second floor rear extension (please refer to planning history below).

## Relevant History

**2015/6229/P** - Erection of second floor rear infill extension. Granted 08/12/2015

**2015/4258/P** - Construction of 2 storey side extension and 1st floor rear extension. Granted 15/09/2015.

**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 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, NW6 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, NW6. 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

Fortune Green & West Hampstead Neighbourhood Plan 2015

CPG1 (Design) 2015

CPG6 (Amenity) 2011

## **Assessment**

### **1.0 Proposal**

1.1 The proposal involves the following:

- The erection of a side and rear wraparound extension at second floor level, constructed above the flat roof of a part-existing, part-approved two storey side and rear extension.
- The extension would measure 16.1sqm and would be approximately 2.8m high.
- To the rear, the extension would not extend to the full depth of the existing two storey rear extension to provide a second floor roof terrace (in the same position as the existing but reduced in size) with a glazed balustrade to the rear.
- The front/side elevation would be designed as a mansard roof clad in matching slate tiles to the existing roof and would feature a side dormer measuring 1.7m high, 2.4m wide and 0.6m deep.
- The rear elevation would be fully glazed with a sliding door to provide access to the terrace.
- The installation of 2 x rooflights at rear rooftop level.

### **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 neighbouring occupiers).

### **3.0 Design and impact on Conservation Area**

3.1 Policy CS14 (Promoting high quality places and conserving our heritage) aims to ensure the highest design standards from development. Policy DP24 (Securing high quality design) 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. Policy DP25 (Conserving Camden's heritage) seeks to preserve and enhance the character and appearance of conservation areas.

3.2 The application site is located within the South Hampstead Conservation Area. The Conservation Area Character Appraisal and Management Strategy (2011) states 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. Alterations and elevations to the rear elevations of buildings should respect the historic pattern of development, and preserve the character and historic features of existing buildings (paragraph 12.15).

3.3 CPG1 (Design) provides more detailed guidance relating to new extensions and additions, stating that side extensions should be no taller than the front porch and set back from the main building (paragraph 4.16). Rear

extensions should be subordinate to the original building and their heights should respect the existing pattern of rear extensions, where they exist (paragraph 4.12).

3.4 The current application proposes an additional storey atop the previously approved two storey side/rear extension. CPG1 (Design) states that side extensions between buildings would not be considered acceptable where significant views or gaps between buildings are blocked. Although planning permission was recently granted for a new two storey side extension at the application site, the proposal was considered acceptable due to the fact that the extension projected forward at the same height as the existing two storey side/rear extension, and therefore would not impact the existing gap between the two properties.

3.5 However, the current proposal would result in an additional storey at second floor level between the host property and neighbouring property at no. 78 Compayne Gardens. The additional storey to the side of the host building would be contrary to Camden's Planning Guidance and is considered unacceptable due to the extra bulk at this height, and the loss of the gap and views between the neighbouring properties. The addition of an extra storey in this location would not be a subordinate addition to the host building and is considered overdevelopment of the site that would deteriorate the outline of, and overwhelm, the existing house. The development would be highly visible from the public realm, and is therefore considered to cause harm to the character and appearance of the host building and wider conservation area.

3.6 To the rear, the extension would be constructed approximately 65cm below the roof eaves level which is contrary to CPG1 (Design) guidance which emphasises that extensions that are higher than one full storey below roof eaves/parapet level will be strongly discouraged (paragraph 4.13).

3.7 CPG1 (Design) recommends that in historic areas traditional materials such as brick, stone, timber and render will usually be the most appropriate complement to the existing historic fabric. Although modern materials such as steel and glass may be appropriate they should be used sensitively and not dominate the existing property. It is considered that the fully glazed rear elevation would dominate the existing property and would not be complementary to the host building.

3.8 The proposal includes the installation of 2 x rooflights to the rear rooftop. They would project to a height of approximately 80mm and would not be visible from ground level. They are not therefore considered to cause harm to the character or appearance of the host building.

#### **4.0 Amenity**

4.1 Policy CS5 (Managing the impact of growth and development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning 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 The new extension would include two side windows and a side dormer. The dormer would be obscure-glazed which would ensure the privacy of the neighbouring residents at 78 Compayne Gardens was preserved. The new windows would not be obscured, but as they do not directly overlook any neighbouring windows and are located in place of the existing roof terrace, they are not considered to cause any additional harm to neighbouring amenity than the existing situation.

4.4 The proposed roof terrace would be located in the same position and would be of a reduced size compared to the existing; and is therefore not considered to result in any additional overlooking of the neighbouring residents.

4.5 It is likely that the construction of an additional storey at second floor level would have an impact on the levels of daylight and sunlight entering the windows of the neighbouring property. However, no daylight/sunlight

report has been submitted in support of the application and it is therefore difficult to determine the impact of the proposal on light levels.

## **5.0 Conclusion**

5.1 The proposed second floor side/rear extension, by reason of its size, bulk and location, would be detrimental to the character and appearance of the host building, and would neither preserve nor enhance the character and appearance of the South Hampstead Conservation Area. Therefore, it would be contrary to policies CS5 (Managing the impact of growth and development) and 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.