

<b>Delegated Report</b> (Member Briefing)		<b>Analysis sheet</b> N/A	<b>Expiry Date:</b> <b>Consultation Expiry Date:</b>	<b>11/07/2016</b> <b>23/06/2016</b>
<b>Officer</b> Helaina Farthing		<b>Application Number</b> 2016/2801/P		
<b>Application Address</b> 55 Greencroft Gardens London NW6 3LL		<b>Drawing Numbers</b> See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b> Erection of replacement ground floor single storey rear extension.				
<b>Recommendation:</b>	Grant Conditional Permission			
<b>Application Type:</b>	Householder Application			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>34</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 01/06/2016 and a public notice was published in the Ham &amp; High from the 02/06/2016.</p> <p>Objections were received from neighbours raising the following concerns:</p> <p><i>Owner of 57 Greencroft Gardens:</i></p> <ul style="list-style-type: none"> <li>• The bulk and size of extension blocking light into kitchen/sitting area;</li> <li>• Basement as per previous application (ref: 2015/3981/P).</li> </ul> <p><i>Occupier Flat A 57 Greencroft Gardens:</i></p> <ul style="list-style-type: none"> <li>• Loss of sunlight and outlook due to the bulk/height of the proposed rear extension.</li> </ul> <p><u>Officer response-</u> see paras 2.6, 2.7</p>					
<b>CAAC/Local groups comments:</b>	<p><i>Combined Residents Association of South Hampstead (CRASH) object-</i></p> <ul style="list-style-type: none"> <li>• Overdevelopment of the property;</li> <li>• Impact on the conservation area due to the scale and size of the proposed extension.</li> <li>• Loss of sunlight for the adjoining property at 57 Greencroft Gardens.</li> </ul> <p><u>Officer response-</u> see paras 2.2-2.5, 2.6-2.7</p>					

## Site Description

The site comprises a large semi-detached property within Greencroft Gardens which has been subdivided into 5 flats. The subject property is located within the South Hampstead Conservation Area and is identified as a positive contributor in the Conservation Area Statement. The special qualities of the fronts of these properties which contribute to the Conservation Area's significance and designation as a heritage asset are their general uniformity in elevational appearance within their various groups, featuring distinctive bay projections and recesses, attractive decorative architectural detailing, and setbacks from the pavement forming front gardens.

The property is not a listed building and there are no listed properties within close proximity.

## Relevant History

2015/3981/P: Demolition of existing single storey rear extension and erection of a 2 storey rear extension with lightwell and excavation below existing flat to form additional living accommodation – concurrent application (resolution made at Committee on 17/12/2015 to grant planning permission subject to S106 legal agreement being completed).

## Relevant policies

### National Planning Policy Framework 2012

### The London Plan 2016

### 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 2015/2011

CPG1 (Design)

CPG6 (Amenity)

## Assessment

### 1.0 Proposal

- 1.1 Planning permission is sought to amend the scheme previously considered acceptable under application ref: 2015/3981/P which has a resolution to grant in 2015 subject to the completion of a Section 106 legal agreement. The previous application (ref: 2015/3981/P) sought the construction of a replacement single storey rear extension along with excavation to form additional living accommodation. The current proposal has been amended to now show only a ground floor single storey rear extension and the previously proposed basement storey is now omitted.
- 1.2 The proposed single storey ground floor extension would extend approximately 3.1m further than the existing extension (note: the previous planning application ref: 2015/3981/P included a ground floor extension of a similar depth).
- 1.3 The ground floor extension will have a height of 3.1m and is proposed to be full-width. The materials of the extension are proposed to be London Stock Brick.

### 2.0 Assessment

2.1 The main issues to be considered are;

- Design and impact on the conservation area; and
- Neighbour amenity.

#### Character, Appearance and Design

- 2.2 The property is located within the South Hampstead Conservation Area, which is characterised by substantial residential properties dating from the late Victorian era, many of which, including the subject property, have been divided into flats over the years. The proposal would result in an increase in depth to the existing rear extension by approximately 3.1m; this is similar to that agreed under planning permission 2015/3981/P. The proposed rear extension would be in line with the extension next door at Flat 1, 55 Greencroft Gardens, and indeed now be lower in height compared to the previously agreed extension due to omission of a basement floor.
- 2.3 The alterations to the rear of the property would affect an existing structure; however, this is not original and does not make a positive contribution to the character or appearance of the Conservation Area. In terms of materials, the replacement structure would be finished in London stock brick to match the existing with a precast concrete flat roof.
- 2.4 It is noted that there have been slight detailed design changes to the rear extension from that originally considered to be acceptable, this primarily relates to the proposed glazed doors. In this instance, the use of materials is considered appropriate.
- 2.5 For the reasons given above, as the visual impact of the proposal is to the rear and the extension would continue to be subordinate to the host dwelling, the proposal is considered to preserve the character and appearance of the Conservation Area. It would not harm the significance of the heritage asset and would comply with the guidance on design. The proposal would conform with Policy CS14, which promotes high quality places and the conservation of heritage assets; and also with Policy DP25, which seeks to preserve the character and appearance of Camden's conservation areas and expects new development to take account of the relevant conservation area appraisal and management plan.

## Amenity

2.6 The existing extension to the rear projected out by 2.6 m and the new extension will project out by a further 3m resulting in a total depth of 5.7. Although the extension is deeper, the proposed extension would be flush with the extension next door at no.53 and would be the same as that approved in principle recently at no.55. The impact on amenities of the neighbour on the other side at no. 57 has already been considered and assessed by the previous scheme that went to Committee. The proposed extension will be somewhat lower than that at no.53 and it will be masked from no.57 mainly by the boundary wall and garden trellis. It is therefore considered that it would have minimal impact on the amenities, in terms of light and outlook, of the neighbouring residents at Flat 1 and number 57 Greencroft Gardens.

2.7 Neighbouring properties have expressed concerns with regards to loss of sunlight and outlook. As was concluded in the previous approved application, the extension is of a modest scale, depth and height and is unlikely to result in additional loss of light to the neighbouring properties such as to be considered harmful to the amenity of neighbouring occupiers.

### **3.0 Recommendation**

3.1 The proposed ground floor extension is similar in scale and size to that agreed under planning permission ref: 2015/3891/P. It is considered to be of similar bulk to the neighbouring property and will remain subordinate to the host dwelling and a sizeable garden would remain. The proposal would not result in an adverse impact to the neighbouring properties.

## **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***