

Delegated Report		Analysis sheet		Expiry Date:		31/10/2016	
		N/A / attached		Consultation Expiry Date:		26/09/2016	
Officer				Application Number(s)			
Kristina Smith				2016/4853/P			
Application Address				Drawing Numbers			
13 Hadley Street London NW1 8SS				1-331601-01 (Rev A); 1-331601-02 (Rev A); 1-331601-03 (Rev A); 1-331601-04 (Rev A)			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear extension at second floor level to dwelling house (Class C3 use)							
Recommendation(s):		Refused					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received					
CAAC/Local groups comments:		N/A					

Site Description

The application site is a two storey property (plus mansard roof extension) located mid-terrace on the east side of Hadley Street. It would have originally had a valley roof however this has been lost with the mansard roof extension.

To the front the properties on this side of Hadley Street have a uniform appearance with white stucco rendering and small front gardens. The rear elevations vary somewhat with properties at the southern end of the terrace, including the application site, having narrow closet wings while to the north the properties have wider and deeper closet wings. Although there have been some alterations to the original pattern of rear development to the north of the terrace, the southern end of the terrace largely retains its original form. It is worth noting that the application site has deepened its closet wing at ground and first floor level so it projects beyond the established rear building line.

The property is not listed or located in a conservation area.

Relevant History

28377 - Erection of an extension to the roof to provide an additional storey and an extension at the rear to the ground and first floors for residential use. **Conditional 17/07/1979**

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework (2012)

Paragraphs 12, 14, 17, 56-66, 126-141.

London Plan 2016

Policies 3.4, 3.5, 7.4, 7.6 and 7.8

Local Development Framework

Core Strategy (2011)

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

Development Policies (2011)

DP2 – Making full use of Camden's capacity for housing

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG 1 – Design (2015) – Section 4 & 5

CPG 6 – Amenity (2011) – Section 6 & 7

Assessment

1.0 Proposal

1.1. The applicant seeks planning permission for:

- Erection of second floor level rear extension on existing closet wing

1.2 The main issues to consider in this case are as follows:

- Design
- Impact on the amenity of adjoining occupiers;

2.0 Design and Heritage

2.1 Policy DP24 (Securing high quality design) requires all developments, including alterations and extensions to existing buildings, to consider *a) the character, setting, context and the form and scale of neighbouring buildings* and *b) the character and proportions of the existing building, where alterations and extensions are proposed*. The Council would argue that the proposed extension contravenes this policy and therefore considers it unacceptable.

2.2 In consideration of CPG 1 (Design), rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

2.3 Paragraph 4.13 of CPG1 specifically discourages rear extensions that are higher than one full storey below the roof eaves. The proposed extension would convert the existing 1.5 storey closet wing into an extension the same height as the eaves of the main roof and as a result, would appear as a disproportionate addition to the host property. The extension would cause substantial harm to the existing subservient relationship between the host property and closet wing, a feature intrinsic to the character of the wider terrace.

2.4 The closet wings are a typical original feature of the wider building group and remain largely unaltered at this end of Hadley Street. By extending the closet wing upwards, the historic pattern of rear development would be detrimentally harmed, contrary to CPG1 policy on rear extensions. Although some closet wings further down the terrace are slightly higher than the application site, they have pitched roofs to reduce the bulk, and none of them extend to roof level. The proposed extension, however, would have a flat roof and would extend up to the main roof level.

2.5 Paragraph 4.12 of CPG1 states that a higher height of rear extension could be acceptable where there is a smaller footprint. Given that the closet wing has already been extended rearwards, the footprint would measure approx. 4.25 (d) x 2.35 (w) and as a result would appear excessively bulky at second floor height, especially in direct comparison to the smaller closet wings to the neighbours. The extension would be clearly visible from the rear gardens of properties in the terrace and from the rear windows of properties on Healey Street which back onto the application site.

2.6 There have been limited alterations to the closet wings on the properties to the south of the application site and the rear pattern of development appears largely original. Two properties have converted the pitched roof of the closet wing into a flat roof however the overall height has remained

the same. The rear elevations of the properties towards the north end of Hadley Street vary in form, with larger closet wings being the prevailing pattern of development. It is not considered that this can be used as an indicative guide for future development elsewhere, especially as there is no evidence of development at second floor level on any of the surrounding properties. The proposed development would therefore be very prominent and out of character when viewed as part of the wider building group, contrary to CPG1.

2.7 In terms of detailed design, the proposed use of matching brickwork and the installation of timber sash windows are considered appropriate however, this would not overcome the in unacceptable principal of the development.

3.0 Amenity

3.1 Given the position of the building, in close proximity to surrounding residential properties, the impact of the proposed development on nearby occupiers is considered to be of fundamental importance in the consideration of this application.

3.2 In consideration of Policy DP26, the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

3.3 The upwards extension of the closet wing would be located in close proximity to the first floor rear window of the adjoining property at no.11 Hadley Street, which is thought to serve a bedroom. No daylight/sunlight study has been provided as part of the application however officers consider that a '25 degree test' (as per CPG6) demonstrates that the extension is likely to have a detrimental impact on the levels of daylight/sunlight received.

3.45 In accordance with CPG 6 (Amenity), adopted on 11th March 2011, outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden. It is considered the most sensitive areas to outlook are living rooms, bedrooms, kitchen and the part of a garden nearest to the house. The extension is likely to have a detrimental impact on outlook from the first floor rear window of no.11. Currently it is possible to see beyond the closet wing over the pitched roof however the extension would result in views to a solid brick wall thereby having an overbearing impact.

4.0 Conclusion

4.1 The proposed rear extension, by reason of its bulk and terminating height would result in harm to the character and appearance of the host building and the surrounding area.

4.2 The proposed rear extension, by reason of its height and location would result in a loss of amenity to neighbouring occupiers by virtue of the impact on sunlight, daylight and sense of enclosure to the adjoining windows at no.11 Hadley Street.

5.0 Recommendation

5.1 Refuse planning permission

