

8.0 PART TWO - MANAGEMENT STRATEGY

Background

- 8.1 English Heritage Guidance on the Management of Conservation Areas advises that following an appraisal of the conservation area, a strategy for its management in the mid to long term should be developed to address issues identified through the appraisal.
- 8.2 The Character Appraisal and this associated Management Strategy seek to provide a clear basis for the assessment of proposals and identify an approach to addressing issues that have the potential to impact on the special interest of South Hampstead.
- 8.3 The aims of the Management Strategy are to:
- inform interested parties of how the Council intends to secure the preservation and/or enhancement of the conservation area;
 - set out an approach to consultation on the management of the conservation area;
 - confirm how issues identified through the character appraisal will be tackled;
 - identify specific policy or design guidance that is relevant to the conservation area to support the development control function and those preparing applications for planning permission, listed building consent and conservation area consent;
 - identify areas where the overview provided by the Conservation Area Appraisal suggests that site-specific Development Brief would assist the management of the conservation area and decision-making processes;
 - identify areas that may benefit from specific enhancement proposals should funding become available; and,
 - identify the management tools available to the Council through legislation.

Policy and Legislation

- 8.4 The purpose of the Management Strategy is to provide clear, concise proposals for maintaining and enhancing the conservation area. This includes actions and a review framework which address the issues raised in the Appraisal.
- 8.5 The Council's policies and guidance for conservation areas are contained in the adopted Core Strategy and Development Policies of the Local Development Framework (2010) and Camden Planning Guidance (December 2006) and reflect the requirements of national policy.

The government has introduced a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system Camden is required to produce the Local Development Framework (LDF) which replaces the former Unitary Development Plan (UDP), and this will include a high level of monitoring and community involvement.

The LDF will incorporate the London Borough of Camden Planning policies:

- Development Plan Documents (DPDs): the key documents are the *core strategy and the development policies* which includes a development plan for the whole area and will outline a broad strategy for conservation
- Supplementary Planning Documents (SPDs): these provide further detail and guidance on policies and proposals included in the DPD, and can supplement higher level policy in controlling erosion of the special interest that warrants designation
- Statement of Community Involvement (SCI)

The Conservation Area Appraisal and Management Strategy are adopted guidance and support the SPD.

9.0 MONITORING AND REVIEW

Monitoring

- 9.1 The Council will continue to monitor the listed building within the conservation area, as well as other buildings, to ensure that it does not become 'at risk'. Action will be taken as necessary to safeguard the listed building and its special interest.

Review

- 9.2 The Council is required to undertake periodic review of the South Hampstead Conservation Area to ensure that the special interest is being maintained and protected to re-evaluate boundaries and see whether there are areas which justify inclusion or whether there are areas which have deteriorated to such an extent that their special interest has been lost.
- 9.3 As part of the review process the Council will:
- undertake a visual appraisal;

- maintain a searchable photographic record of listed buildings within the area on the Council website, ensuring that this is updated as new buildings are added;
 - record the character of streets and areas;
 - maintain and update a record of other aspects of interest within the conservation area including shopfronts of merit and the historic fabric of the public realm; and,
 - consider current issues impacting on the character and appearance of the conservation area.
- 9.4 As part of the most recent character area appraisal (2010/2011), the following has been reviewed: current issues, conservation area boundaries, positive contributors to the conservation area, negative elements and elements of streetscape interest.
- 9.5 A photographic record is being made to accompany the introduction of Article 4 Directions in September 2010 that will provide a visual benchmark for review of the condition of the conservation area in the future.
- 9.6 Since the writing of the previous Statement in 1995 the following trends/changes are apparent:
- loss of / poor quality alterations to historic shopfronts
 - poor quality modern infill buildings

There is a continued trend for the conversion of former single family dwelling houses, to flats and maisonettes resulting in further development pressures, most noticeably in the loss of front gardens and boundary walls to accommodate parking on the frontage, alterations to roofscapes to accommodate rooflights and dormer windows, and extensions to the rear / basement level. .

Photographic record

- 9.7 To accompany the introduction of Article 4 Directions a photographic street survey took place in September 2010. This will greatly assist in the future monitoring and evaluation of change in the conservation area. The survey will have the benefit of:
- capturing a moment in time to support the Appraisal
 - providing the means to review the state of the area accurately and periodically
 - being a potentially useful tool in enforcement action
- 9.8 The survey is being undertaken by the Council and will be available to planning officers. This can viewed by members of the public upon request.

Future review

- 9.9 The Council has a duty to review the condition of its conservation areas periodically. The next review is anticipated in five years from the adoption of this Appraisal and Management Strategy.
- 9.10 This may involve the designation of new conservation areas, the de-designation of areas that have lost their special character, or changes to the boundaries of existing conservation areas. At that time the South Hampstead Character Appraisal and Management Strategy will be reviewed in the light of changes to the area.

10.0 MAINTAINING CHARACTER

General Approach

- 10.1 The following approach to maintaining the special interest of the South Hampstead Conservation Area will be adopted as part of the strategy for its effective management:
- the South Hampstead Conservation Area Appraisal and Management Strategy will be subject of public consultation and will be periodically reviewed to ensure that these documents remain sufficiently current to enable its effective management and decision-making on new development within the area;
 - the list of buildings and other features which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the conservation area, will be kept under review (and subject to public consultation) to aid decision-making and the preparation of proposals;
 - applications for development will be determined having regard to the special interest of the conservation area and the specialist advice of conservation officers;
 - in accordance with the relevant legislation most applications for development within the conservation area are required to include a Design and Access Statement. This will be required to adequately explain the design approach and context of the proposals and be accompanied by sufficient, accurate drawings of the existing site, its context as well as the proposed development;
 - where relevant and possible further supplementary planning documents including design guidance and planning briefs will be produced;
 - in undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Swiss Cottage Conservation Area are preserved, repaired and reinstated where appropriate;
 - the Council will seek to ensure that the departments responsible for the environment (highways / landscape / planning / conservation and urban design) work in an effective, co-ordinated and

consultative manner to ensure that historic interest within the public realm is maintained and enhanced where appropriate; and,

- the Council will continue to consult local amenity societies on applications which may impact on the special interest of the South Hampstead Conservation Area and seek their input in relation to ongoing management issues.

11.0 BOUNDARY CHANGES

11.1 The boundary of the conservation area has been reviewed as part of this study, consideration has been given as to whether there are any areas that should be added into or de-designated from the conservation area.

Additions and deletions considered

11.2 The conservation area was predominantly developed by two speculative developers – Colonel Cotton and the Maryon Wilson estate. However there are a number of streets just outside the conservation area (e.g.Hilltop Road) which contain very fine buildings and are not currently part of any conservation area at all. A detailed assessment of these streets west of the CA boundary is recommended to assess whether

- i) if they were developed by Colonel Cotton would it be worth marrying these and the streets west of Priory Road which do fall within the Swiss Cottage Conservation Area (and those to the south which don't) up into one, single 'Colonel Cotton Conservation Area';
- ii) If they were developed by Maryon Wilson then again, a redrawing of the boundary to separate the two developments could be considered;
- iii) If the surrounding streets were developed by another company, whether the designation of a new conservation area should be considered.

11.3 As the South Hampstead Conservation Area is already very large (with some 1,500 properties and there are no obvious visual clues (or historic evidence) to connect the existing area to surrounding non-designated streets, the addition of particular buildings or streets is not considered appropriate without a much wider and more detailed assessment of the surrounding streets in their entirety.

11.4 If this is explored, it is important that the existing buildings and streets which do not fall into either Colonel Cotton or Maryon Wilson development (e.g. two historic Underground stations, and the fine Classical terraces on Belsize Road) should however be retained as part of one or the other to ensure that the character of the area as a whole – by their protection - is maintained.

12.0 CURRENT ISSUES

Summary of issues

- 12.1 Whilst some redevelopment of sites has occurred in recent years, the bulk of planning proposals since designation in 1988 have been for residential alterations, conversions, extension and forecourt parking.
- 12.2 Perhaps the greatest single development pressure in the area is the continued trend for the conversion of former single family dwelling houses, to flats and maisonettes. This trend has led a number of associated development pressures, some falling within planning control:
- excavation of basement areas for additional accommodation
 - rear extensions and loss of rear gardens to hard landscaping
 - roof extensions and changes to roof profiles and detail

And others outside:

- increased on street parking and pressure for forecourt parking
 - loss of verdant front gardens for parking / hard landscaping
 - loss of front boundary walls; inappropriate replacement walls / railings
 - pressure to fell and lop trees
 - provision of refuse facilities within front gardens
 - elevational alterations and loss of detail
- 12.3 In recognition of these issues detailed survey work was undertaken in 2008/9 to assess the loss of features and make recommendations to halt erosion in the conservation area. The survey showed that 23% of boundary walls had been lost, and 43% of front gardens had been paved over for parking. The survey also highlighted a significant number of properties with original stained glass/ leaded window and doors which were increasingly being removed, along with other issues such as new rooflights, detracting from the balance and design of the roofscape and front elevations, and loss of historic features on front and side elevations which face the road.

Article 4 Directions

- 12.4 To arrest this erosion, and give the opportunity for reinstatement of historic features an Article 4(1) Direction was made on the majority of properties within the conservation area in September 2010.
- 12.5 An Article 4(1) Direction removes what are known as 'Permitted Development rights' under the Town and Country Planning (General Permitted Development) Order 1995. It means that residents have to make a planning application for certain types of work to the front of houses and the sides of corner houses which face the road. It does

not stop residents carrying out minor alterations like installing security lighting, burglar alarms or repainting.

12.6 The Article 4 Direction requires residents to make a planning application for the following works:

1. Enlarging, altering or improving the front of a house – including alterations to and replacement of windows, doors, decorative details such as porches, terracotta panels and ironwork
2. Painting the front of a house (if it will differ from the traditional surface treatment). Residents do not need to apply for planning permission to repaint your house if it is already painted or covered in 'stucco' or a traditional render finish.
3. Additions or alterations to the roof at the front of a house, including the installation of a roof-light or solar panel
4. Erecting, altering or removing a chimney
5. Making, enlarging, improving or altering a hard surface at the front of a house
6. Erecting, altering or demolishing a gate, wall or fence at the front of a house

12.7 Because the measures are to protect historic features, residents can still carry out works of repair and replacement without making a planning application, if the replacement materials and design closely match the existing materials and design.

Article 4 Design Guide

12.8 The Article 4 Direction is accompanied by a *Design Guide* to explain works of repair and alteration and give residents guidance on making planning applications. It encourages owners and occupiers to undertake sensitive repairs and to reinstate historic features where they have been lost. Even minor changes to the appearance of houses can significantly detract from the character and appearance of the area, and potentially lower the value of the house, so the basic principle underlying the advice on the Guide is to:

- keep your historic property in good repair
- retain and repair historic features rather than replace them.

The Design Guide can be download from our website at:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/planning-applications/help-and-advice-with-planning-applications>

Or requested from Camden Planning reception.

Alterations to Existing Buildings

12.9 Alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the area. An Article 4 Direction was introduced to control loss of historic features, original details and verdant front gardens in 2010 however other elements which currently need planning consent and have marred the character of the area are:

- Inappropriate roof level extensions - particularly where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, are overly prominent in the street;
- Satellite dishes and aerials

12.10 Roof alterations and extensions to existing buildings should be carefully considered. Extensions and new dormers should be subordinate to the existing building and not detract from its character by becoming over-dominant.

12.11 Further guidance is contained in Camden Planning Guidance (2006, revised version due for adoption April 2011) and reference should be made to policies DP24 and DP25 of Camden Development Policies (LDF, 2010).

Changes of Use

12.12 The South Hampstead Conservation Area substantially retains its original residential character and few changes in uses have occurred over time. It is the current uniformity of scale, lack of division of property and nature of use that contribute to its character. Changes that could impact on the character of the area include:

- Unsympathetic division of buildings to accommodate multiple residential units or varieties of use resulting in new basement excavation and loss of front gardens and boundary walls;
- Interruption or removal of the pattern of boundary treatments along the frontages or the addition of unsympathetic boundary treatments or gates;
- Loss of street trees and those on private land which contribute to the attractive and serene character of the streetscape.
- Small scale developments within or changes to the public realm
- Loss of original/interesting streetscape elements, for example;
 - Unsympathetic surfacing materials;
 - Clutter of street furniture, unnecessary new bollards etc; and
 - General visual clutter from excessive signage (i.e traffic signage). Telecommunications

12.13 The increase in the number of mobile phone users is leading to an increased demand by operators for telecommunications equipment.

Erection of masts should be avoided where they would be prominent within the Conservation Area or in views from it.

Excavation Of Basement Areas For Additional Accommodation

12.14 In recent years, South Hampstead conservation area has seen a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated lightwells at the front and rear of properties. Some of these are overly large, spilling into and resulting in a loss of verdant front and rear gardens, detracting from the serene, leafy character of the rear gardens in the CA. New Basement Development and Extensions to Existing Basement Accommodation (February 2009) and Camden Planning Guidance provide guidance on basement development and are available on the Council's website.

Rear Extensions and Loss of Rear Gardens to Hard Landscaping

12.15 There are many attractive, historic rear elevations in the conservation area, visible both from neighbouring gardens and often in long views (e.g. across the private amenity spaces). As such, alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development, and preserve the character and historic features of existing buildings. A large number of rear elevations are visible from the communal amenity spaces to the rear and the impact of development on these will be carefully considered.

12.16 Long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead conservation area, and their preservation is of paramount importance.

12.17 In recent years however, largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a significant number of planning applications for large rear extensions and significant loss of rear gardens to hard landscaping. This results in a loss of amenity of residents and erosion of the leafy, open character of the conservation area. Applications are always assessed in line with Camden Planning Guidance, but particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping. Development proposals which do not respect these characteristics will be resisted. Residents are encouraged to maintain as much soft landscaping as possible in rear gardens.

Roof Extensions and Changes to Roof Profiles and Detail

12.18 In recent years, largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a

number of applications to alter roofscapes and insert new dormer windows to the front and rear of buildings in the conservation area. These can be damaging to the character of the area where what is proposed does not take into account the careful design of the original building – its front elevation and traditional roof form - and the pattern of neighbouring buildings as a whole.

- 12.19 The variety of roof forms in the area means that each proposal must be carefully judged on its design merits; alterations should not result in increased visual bulk to the roof, nor should they draw more attention than existing to the roof slope. Where a building forms one of a harmoniously composed terrace or group, or indeed is a prominent corner building with a carefully designed hipped roof, insensitive alterations this can be particularly damaging to the design of the host building and the street as a whole.
- 12.20 Rooflights inserted insensitively in the front or visible side roof slope, even when they are flush fitting, also erode character and upset the careful balance of solid to void on the principal elevation.

Poor Quality 20th Century Infill Buildings

- 12.21 While there are a small number of 20th century infill buildings which are considered to make a positive contribution to the Conservation Area, modern infill is often of a very poor quality in terms of design. In some cases traditional materials (brick, render) are used and the new building is designed to mimic adjacent historic buildings, in other cases overtly modern forms are espoused. In most cases neither approach is successful.
- 12.22 Where a historic form is chosen details are often not accurately copied and poor quality materials e.g. cheaper bricks, UPVC windows, 'off the peg' details are used which cannot achieve the same quality and visual attraction as the adjacent historic buildings. Indeed the poor quality "historic" infill juxtaposed against the real thing serves to highlight the difference in quality between the two.
- 12.23 Where overtly modern forms are chosen for infill sites these are more likely to be successful in terms of their contribution to the conservation area, however the general trend is that too little weight has been given to form, design and detail. Whether a modern building distinguishes itself by difference (in materials, form, detail) or chooses to blend seamlessly with its neighbours, poorly thought out design, cheap materials, and 'off the peg' details (e.g. windows, doors) will never make a successful infill building which enhances the character and appearance of the conservation area.
- 12.24 Where possible new development should reflect and retain the original rhythm and style of the streetscape. Subdivision of existing plots will be

resisted where it interrupts the rhythm and pattern of development or results in the loss of features that contribute to the character of the area. Where original plots have been amalgamated to create larger units the Council will look favourably on proposals to reinstate the historical layout of the plots which restore the original rhythm and character.

Loss of Historic Shop Frontages / Poorly designed replacements

12.25 Whilst a number of historic shop fronts do survive many are marred by unsightly strip fascia, cluttered signage and unconsidered shopfront design.

These include:

- 92-98 (even), 104-112 (even), 169-177 (odd) West End Lane
- 7-13 (odds) Fairhazel Gardens
- 2-8 (evens) Canfield Gardens and 219A-D Finchley Road

12.26 219A-D Finchley Road and 104-112 West End Lane are shops housed at ground floor level in the Finchley Road and West Hampstead tube stations respectively. Both these and the tube stations themselves would benefit from a holistic design approach being taken to remove unnecessary signs, posters and associated clutter, consider ways in which the surviving fabric can be upgraded and historic features reinstated where lost.

Enhancement schemes for the public realm

12.27 The Streetscape survey has identified that while a number of historic street signs, and granite curbs survive, there is a distinct absence of historic pavement surfaces (e.g. york stone paving) or period style street lighting.

Economic and regeneration strategy – grants and investment

12.28 English Heritage and the Heritage Lottery Fund run grant schemes for historic areas in partnership with local authorities. There are currently no such schemes proposed or considered for South Hampstead.

12.29 English Heritage has undertaken research – *The Heritage Dividend* – showing that public and private investment into conservation areas brings financial rewards as well as environmental and social benefits. More information is available on its website.

13.0 MANAGEMENT OF CHANGE

Investment and Maintenance

- 13.1 The appraisal has indicated that the character of the South Hampstead Conservation Area is generally of a high standard, and prior to the introduction of Article 4 Directions it was vulnerable to negative change from incremental unsympathetic development or additions by individual householders. Other potential threats, though not currently prevalent, include deterioration of the built fabric arising from neglect and lack of maintenance of buildings.
- 13.2 The quality of the public realm and particularly the pedestrian and amenity spaces can make an important contribution to the character of the area. The quality of these spaces can be adversely affected by a range of factors including the proliferation of visual clutter (e.g. signage, posts, bollards), inappropriate surfacing, covering/removal of historic surfacing.
- 13.3 The Council will seek to ensure that its own investment in the public realm in the Conservation Area respects and enhances its special character and will look for opportunities to make specific, appropriate enhancements to the public realm and particularly to the pedestrian environment as one way of supporting the preservation of the area's distinctive character through the streetscape manual and internal consultation.

Listed Buildings

- 13.4 Within South Hampstead Conservation Area there are a number of fine buildings which arguably have special architectural or historic interest. However, only one of these, the Grade II listed Church of St James, Sherriff Road, is protected by statutory listing. It forms a very important part of the historic quality and character of the area.

To view the location of the listed church please see map 9. the list description can be viewed on the Council's website.

Further information on Listed Buildings can be found at www.camden.gov.uk/planning/listed-buildings or www.english-heritage.org.uk

Maintenance and Repair of Listed Buildings

- 13.5 None of the buildings in the Conservation Area are identified as being at risk on the 2010 Buildings at Risk Register
- 13.6 The Council will keep the condition of properties under review to inform English Heritage of any that may need to be added to the Register.

- 13.7 Owners will be encouraged to maintain their buildings regularly to ensure their condition is improved or appropriately and adequately maintained so that important historic buildings and their architectural features are preserved.
- 13.8 The Council will support owners by providing advice and links to available resources provided by other organisations via the website to assist with this (e.g. The Victorian Society/Society for the Preservation of Historic Buildings /English Heritage/maintainyourbuilding.org).
- 13.9 Owners will be encouraged to keep listed buildings occupied and in an appropriate use. The most appropriate use will be to retain a listed building in its original use. Other uses may be considered if it can be demonstrated that the original use cannot be viably maintained and any other more sympathetic uses are unviable. Most new uses will require planning permission and should not harm the integrity of the building. Listed building consent will be required for any internal alterations to listed buildings.

Listed Building Enforcement Powers

- 13.10 Listed building enforcement powers will be used to secure essential urgent works or repairs to secure the preservation of the building.
- 13.11 In the most extreme cases of deliberate neglect of listed buildings the Council will exercise its powers to undertake the work at the owner's cost or compulsorily purchase the property ensuring that there is provision for the subsequent repair of the building.

Unlisted Buildings

- 13.12 The great majority of the buildings within the Conservation Area are unlisted. Investment and maintenance of all buildings within the Conservation Area will be encouraged to help ensure the preservation of its special character and appearance.
- 13.13 The following measures will be considered to stimulate maintenance and care of unlisted buildings:
- information will be provided on the importance of regular maintenance and other organisations/websites providing advice on these matters will be highlighted on the Council's website;
 - initiatives that will enhance the character or appearance of South Hampstead Conservation Area will be encouraged;
 - information on current funding sources will be provided and if appropriate the Council will apply for funding through special schemes; and,
 - the Council will keep under review the condition of buildings and consider, in conjunction with English Heritage and the Secretary of State for Culture, Media and Sport whether any urgent works

notices should be served to secure emergency or immediate repairs to arrest deterioration of any unoccupied parts of unlisted buildings.

Control over New Development

13.14 It is clear from the Conservation Area appraisal that the area has a well established residential character and there is little pressure for major redevelopment or new development across South Hampstead Conservation Area.

13.15 Any pressure towards new development is likely to be on a small scale from individual property owners wishing to make additions or alterations to their properties, grounds and boundary treatments or from changes of use or subdivision of villas.

13.16 These can be categorised as follows:

- a range of small scale change that can, cumulatively, have a significant impact on the character of an area (e.g. roof extensions; rear extensions, satellite dishes and aerials, removal of trees);
- changes of use; and,
- subdivision of properties.

13.17 New development, involving the loss of existing buildings which positively contribute to the character of the Conservation Area is very unlikely to be supported by the Council. To secure appropriate new development the Council has adopted a number of detailed policies (in Appendix 11) with which development will need to comply. An appropriate level of information will also be required as part of the application submission to enable the Council to determine the effect of any development proposal on the character or appearance of the Conservation Area.

13.18 Development proposals must preserve or enhance the character or appearance of South Hampstead Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.

13.19 High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.

13.20 Proposals which seek to redevelop those buildings that are considered to have a negative impact on the special character or the appearance of the Conservation Area with appropriate new development will be encouraged.

Design and Access Statements

13.21 Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal including the scale and character of the repeated terraced forms, the prevailing scale, mass, roof line and rhythm created by the historic pattern of development.

Preservation of Original Features

13.22 The appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, porches and front doors, can have considerable negative impact on the appearance of a historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the appearance and the long-term durability of historic brickwork.

13.23 The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable. Of particular interest are original tiles, dormer windows, parapets, finials, chimneystacks and pots and expressed party walls.

13.24 In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

Sub-division of houses

13.25 The intensive sub-division of houses that were originally constructed for single family occupation can have significant detrimental impact on the appearance of the CA through external alterations, extensions and possible demand for additional car parking spaces and will be discouraged.

Excavation of Basement Areas For Additional Accommodation

13.27 Just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale to the host property and to its neighbours, as well as impacting on immediate and neighbouring garden setting. The Council will resist this type of development where