

Delegated Report		Analysis sheet		Expiry Date:		14/11/2016	
		N/A / attached		Consultation Expiry Date:		10/11/2016	
Officer				Application Number(s)			
Hugh Miller				2016/5098/P			
Application Address				Drawing Numbers			
Maisonette 1st and 2nd Floor 17 Hampstead Hill Gardens London NW3 2PH				Please see draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of extension at rear 1st floor level.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<i>Advertised in local Press 20/10/2016, expires 10/11/2016.</i> <i>Site Notice displayed 18/10/2016, expires 08/11/2016.</i> <i>No responses were received.</i>					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC: 25/11/2016 - Spoke to Chair who will be forwarding comment- objection.					

Site Description

Hampstead Hill Gardens forms a loop between Pond Street and Rosslyn Hill. Numbers 13-23 (including number 17) are two storey red brick double fronted houses with basement and attic floors, closely placed and more uniform with three small dormers, sash windows and entrance with pediments. The application property comprises four flats in total. The front elevation faces Hampstead Hill Gardens. The application building is not Listed. However, it does lie within the Hampstead Conservation Area.

The adjacent dwelling to the south east, number 19 is a similar four storey building which has been subdivided into flats. No extensions have been implemented at this property although it benefits from small wrought iron balconies at first and second floor level which appear to have been granted planning permission in 1981. The basement and ground floor level flats at number 15 have implemented rear extensions. Including a rear extension with terrace. As a result the rear building line of number 15, to the north west is 4.4m deeper than the rear building line of number 17.

Relevant History

July 2014 – PP **Granted** - Increase the front boundary wall of the property to a height of 1.4 metres and construction of bin store in front garden; ref. 2014/3967/P

January 2011 -PP **Refused** - Erection of rear balcony at first floor level and creation of window to side elevation at second floor level to dwelling (Class C3); ref. 2010/6545/P

The proposed balcony by virtue of its design, size and position would harm the character and appearance of the host building, the group of buildings of which it forms part and the Hampstead conservation area, contrary to policies CS1 (Distribution of growth) 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.

September 2011 – Appeal Dismissed; - ref. Appeal Ref: APP/X5210/A/11/2148034

August 2011 – PP –Refused - Alterations and extensions to the rear roofslope to create roof terrace including installation of stair enclosure and railings to upper maisonette (Class C3); ref.2011/2703/P

February 2012 – Appeal Dismissed; - ref. Appeal Ref: APP/X5210/A/11/2166837

Relevant policies

LDF Core Strategy and Development Policies

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)

Supplementary Planning Guidance (Camden Planning Guidance)

CPG1 Design (2015) Chapters 2 and 3

CPG6 Amenity (2011) Chapters 6 and 7

Hampstead Conservation Area Statement 2002

London Plan 2016 consolidated with alterations

National Planning Policy Framework (NPPF) 2012.

Assessment

1.0 Proposal

1.1 Erection of extension to closet wing at 1st floor level rear to self-contained flat.

1.2 Key Issues: 1] design, 2] impact on the appearance of the building and on the conservation area; 3] amenity

2.0 Design

Rear extension 1st floor level

2.1 An additional storey to the rear closet wing is proposed, matching width and depth at the first floor level and it has dimensions of approximately 2.69m (w) x 1.44m (d) x 3.0m & 4.0(h); terminating in pitched alignment with the slope of the main roof. No. 17, which forms part of a semi-detached group of dwellings similar to nos. 13 and 15 Hampstead Hill Gardens the terrace group. The characteristic features of the rear elevations of the properties are either 1 and or 2-storey closet wings located clear between the roof eaves and their flat roofs.

2.2 The host building [nos. 13-33] is noted as making a positive contribution to the special character and appearance of the Hampstead Conservation Area. The Conservation Area Statement (CAS), 'Quality Erosion' cites a plethora of works of alterations and extensions which have resulted in a steady erosion of many of the attributes of the character and appearance of the area. Specifically, the CAS states for example, the type of proposal such as new additions which show little respect to their historic context; and inappropriate extensions. The current proposal is considered to fall in both examples cited here.

2.3 The Hampstead Conservation Area Statement states that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. It is noted that none of the neighbouring buildings have an extension at the 2nd floor level; and it is acknowledged that the proposed extension whilst of a small footplate would nevertheless be inappropriate and reflects poorly on the historic context of the host building also the detached group of which it forms part. The CAS also referred to extensions that are not widely visible but which adversely impact the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. At the 2nd floor level, the proposed extension would be limited to private views, nonetheless, its setting and the coalescence of the new and existing roof form is considered unsympathetic to the host building and the wider character and appearance of the conservation area.

2.4 The Supplementary Planning guidance, Camden Planning Guidance (CPG1) Design, (Height of rear extensions, paragraph 4.12) states; in order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. The historic patterns of extension development at the rear are limited to between the lower ground and upper -ground floor levels; (i.e. either a single or 2-storey). With the exception of no.21, the 1st floor levels of the neighbouring detached buildings are unimpaired by extensions at this level; and consequently, the proposed extension would not be in keeping with the historic pattern of extensions to the detached buildings.

2.5 Additionally, CPG1 (paragraph 4.13) states, '*In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged*'.

2.6 The applicant considered the proposal as non-compliant with the above CPG1 guidance, but set out three reasons why the proposal is otherwise compliant (DAS, Section 4). In summary, these are the extension small size, design – the new roof aligned with the main roof and precedent; specifically extensions at nos.19 and 21 Hampstead Hill Gardens. The single-storey lower ground floor or the 2-storey rear extensions are not materially relevant to the proposal for reasons of setting as already noted above (para.2.4); so too the dormer windows, which are well established roof alterations characteristic of the group of house nos. 13 to 21.

2.7 Turning to no.21. The Council has no planning record for an extension at the 1st floor level rear. More particularly, whilst this dwelling shares some design features with nos.13, 15, 17 and 19, (front elevation - decorative pediments above windows plus entrance door, barrelled shaped entrance canopy also front and rear tri –partite dormer windows) two key elements makes it differ in its appearance. The dormer windows of no.21 differ significantly in their detail design, scale and proportions also use of materials. It is noticeably that the dormers on this building are visually prominent also distinct and in all probability formed part of the original design rather than a later roof addition; as demonstrated by the inclusive brickwork finish of the 1st floor dormer extension at the rear. It is considered therefore, that the bespoke gable-end dormer linking the 1st floor and roof of no.21 cannot be considered to set a precedent as noted in LDF DP24 paragraph 23.13; “Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions”. The 1st floor gable-end dormer at no.21 is unique to this building rather than it been a regular pattern of rear / roof extensions characteristic of the detached group. Given the established urban grain of the buildings, it is considered that the proposed 1st floor extension is considered to be unacceptable and would be contrary to policies DP24, and DP25, also CPG1 guidelines and Conservation Area guidelines.

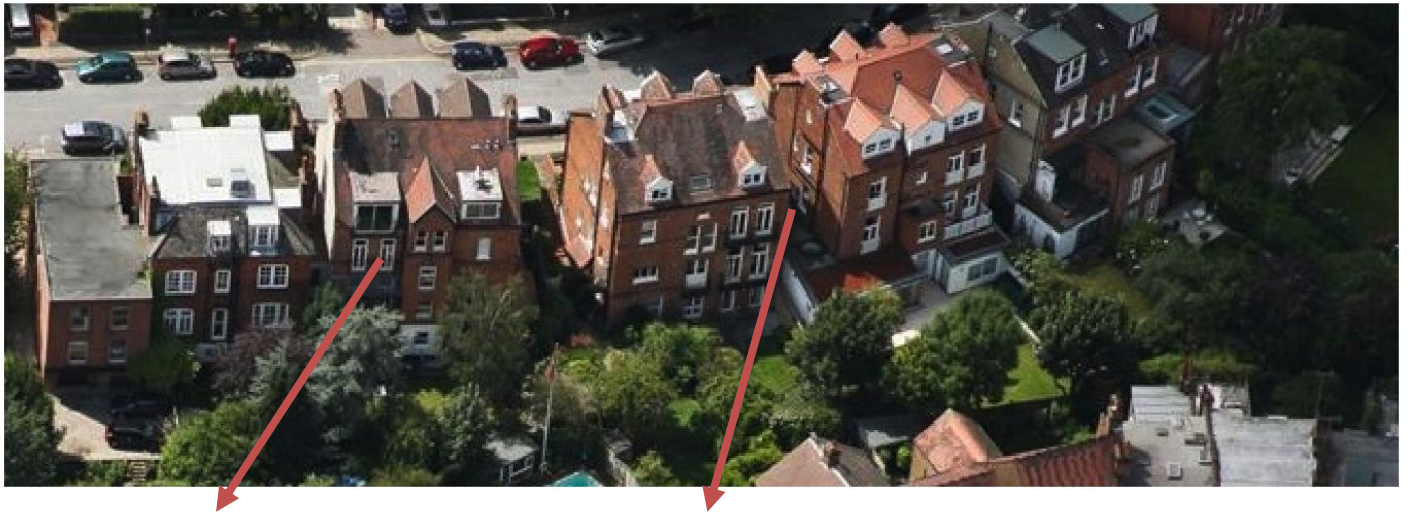
3.0 Amenity

3.1 The proposal would not give rise to issues such as the loss of sunlight/daylight or cause loss of privacy and or noise disturbance. As such, it is considered that the proposal would not have any significant impact on existing residential amenity. The proposal is considered satisfactory and is in accordance with DP26 and CPG6.

Recommendation: Refuse planning permission

Reasons for refusal:

Photographs



R/O No. 21

R/O No.17



R/O no.17 Hampstead Hill Gardens



No.21 Front elevation
Hampstead Hill Gardens
-



R/O no.21 – gable –end
dormer between 1st floor
and roof.