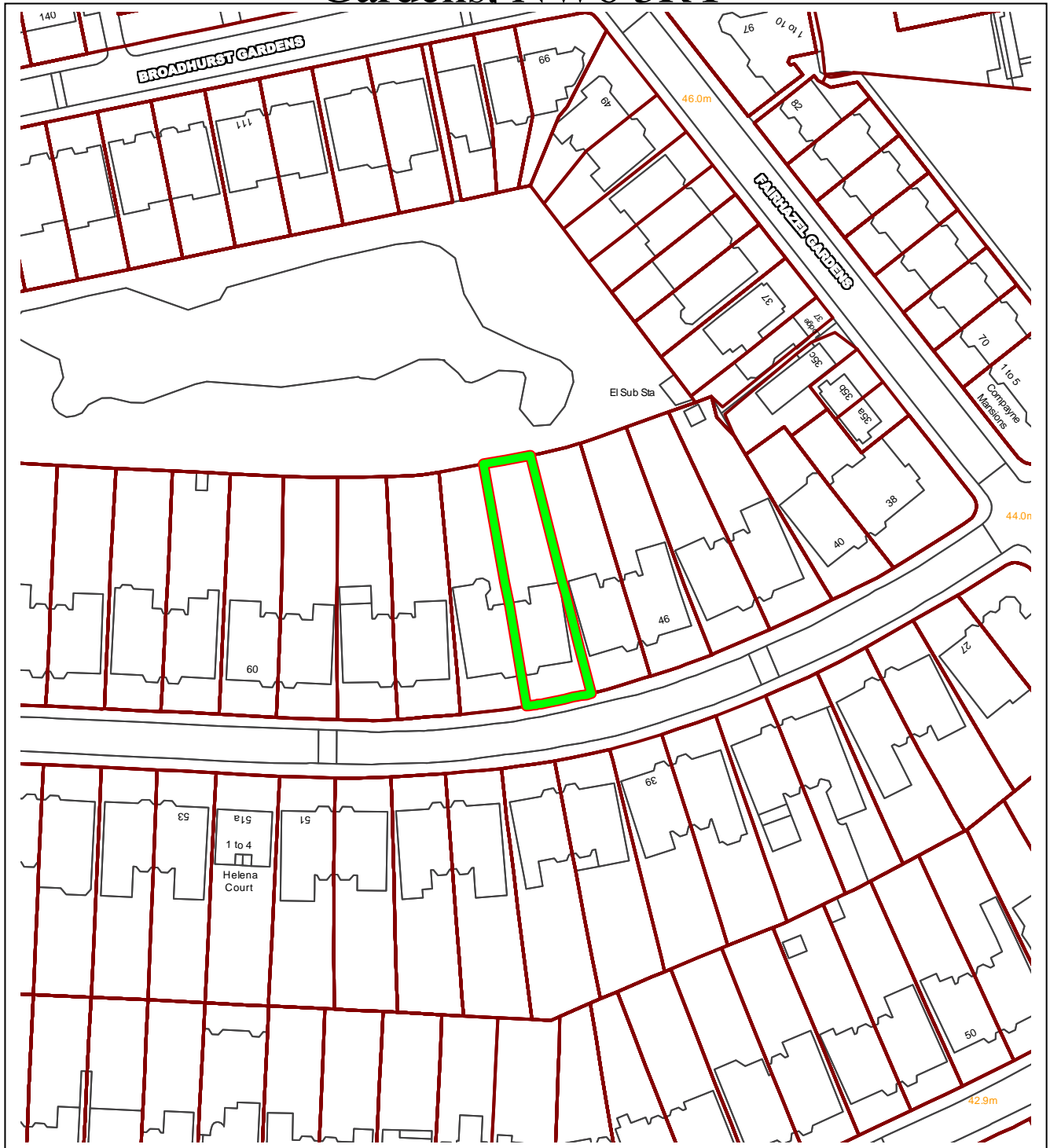


# 2017/0081/P Flat 1-2, 50 Compayne Gardens. NW6 3RY



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Figure 1 – Existing Rear Elevation





Figure 2 – Existing Private Amenity Space (Garden)





Figure 3 – Neighbouring properties towards the East



Figure 4 – Neighbouring property view to the west.

<b>Delegated Report</b> (Member Briefing)		Analysis sheet		Expiry Date:	06/03/2017
		N/A		Consultation Expiry Date:	24/02/2017
Officer			Application Number(s)		
Helaina Farthing			2017/0081/P		
Application Address			Drawing Numbers		
Flat 1-2 50 Compayne Gardens London NW6 3RY			1897-01; 1897-K02; 1897-K03; 1897-K04; 1897-K05; 1897- K06; 1897-K07; 1897-K12A; 1897-K13A; 1897-14A; 1897-K15A; 1897-16A; 1897-K17A; Design and Access Statement prepared by DVM Architects Ltd dated the 09/01/2017.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b>  Erection of single storey extension to the rear of the existing dwelling house to replace existing extension (Class C3).					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>A site notice was displayed from 03/02/2017, expiring on the 24/02/2017 and a public notice was published in the Ham &amp; High from the 02/02/2017.</p> <p>Three objections were received by the following;</p> <ol style="list-style-type: none"><li>1. <i>Owner and Occupier of Flat 3, 50 Compayne Gardens;</i></li><li>2. <i>Owner and Occupier of Flat 4, 50 Compayne Gardens;</i></li><li>3. <i>Owner and Occupier of 52 Compayne Gardens.</i></li></ol> <p>The proposed objections can be summarised into the following responses;</p> <ol style="list-style-type: none"><li>1. The scale and size of the extension would be overbearing on the adjoining properties and harm the views of the existing garden space for the upper flats;</li><li>2. Loss of privacy with regards to the full sized windows on the western elevation;</li><li>3. Matters relating to ownership of the roof and the responsibility of maintenance of the roof;</li><li>4. Application is required to be read with application ref: 2017/0089/P for the proposed outbuilding;</li><li>5. Noise, dust and disruptions in relation to the building of the extension. Advised a construction method statement be implemented.</li></ol> <p>Response:</p> <ol style="list-style-type: none"><li>1. See section 2.4; 2.7; 2.8;</li><li>2. See section 2.8;</li><li>3. The concerns relating the ownership and maintenance of the roof is not a material consideration;</li><li>4. See relevant planning history;</li><li>5. The proposal will be required to comply with building regulation standards in terms of construction. Given the scale of the proposal it is not considered that a construction management plan is required.</li></ol>					
CAAC/Local groups comments:	No relevant CAAC.					

## Site Description

The application site is a four storey semi-detached Victorian villa. The property has been historically divided into flats. The application site relates to the ground floor flat.

The surrounding area primarily consists of residential development, characterised by long undeveloped rear gardens.

The property is not listed; however, it is located in the South Hampstead Conservation Area and is listed as making a positive contribution to the conservation area. The Broadhurst Garden Meadow, situated between Compayne and Broadhurst Gardens, abuts the rear of the application site. The Broadhurst Garden Meadow is a site of nature conservation importance in Camden's Core Strategy; the site however is not located within this open space designation.

## Relevant History

Flat 1-2, 50 Compayne Gardens.

2017/0089/P - *Erection of detached single storey garden room ancillary to the ground floor flat (Class C3).* **Refused** 07/03/2017.

Nb: The two applications (i.e ref: 2017/0081/P and 2017/0089/P) whilst separate applications for the same site are required to be taken into consideration for a holistic approach.

Flat 1, 62 Compayne Gardens

2014/1140/P – *Erection of single storey rear extension and installation of two windows on side elevation (following demolition of existing) to ground floor flat* **Granted** 04/04/2014.

## Relevant policies

### National Planning Policy Framework 2012

**The London Plan March 2015, with amendments since 2016 (sections 7.4 Local Character and 7.6 Architecture)**

### 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 2011

CPG1 Design (2015; Section 2, 3, 4 and 5)

CPG6 Amenity (2011; Section 2, 3, 4, 5, 6 and 9)

### South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)

### Camden Local Plan Submission Draft 2016

Policy A1 Managing the impact of development

Policy D1 Design



## Policy D2 Heritage

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Emerging Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

### Assessment

#### 1.0 Proposal

##### *Original Proposal*

1.1 The original planning permission was sought for a;

- Single storey replacement rear extension, approximately 6.5m in depth and 3m in height;
- The extension would be finished in materials to match the existing with aluminium thin frame doors.

##### *Amended Proposal*

1.2 Since the original application the following amendments have been undertaken as per officers advice and comments;

- The single storey infill extension has been amended to be reduced in depth by 1m, with a proposed depth of 5.5m;
- The positioning of the aluminium doors has been altered to centralise the glazing.

#### 2.0 Assessment

2.1 The main issues to be considered are;

- Design and impact on wider area;
- Neighbour amenity.

##### Design

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3 CPG1 Design guidance recommends that alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

2.4 The rear extension would project 2.5m further than the existing extension at a height of 3m. Taking into account the size and scale of the host building and the rear garden the

proposed extension is considered to be subservient to the host building and the surrounds. The proposal is consistent in terms of scale with the surrounding area, with a number of properties having similar size extensions along the terrace. The directly adjoining site at no. 52 has a conservatory extension of the same depth as that proposed. Furthermore permission was granted at no. 60 (ref: 2014/1140/P) for a 6.5m extension at 3.5m in height. Whilst objections have been raised with regards to the scale of the proposed extension, it is considered that the extension would be consistent with the wider terrace and would not out of character for the area. The extension would still ensure that over 50 per cent of the existing garden space is maintained.

- 2.5 The ground floor extension would be finished in materials to match the existing. Whilst the development would include modern glazing, this is not considered to adversely impact upon the character of the conservation area. The proposal has been amended to centralise the glazing, creating a more uniform extension that complements the host building.

#### Amenity

- 2.6 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."
- 2.7 The proposed rear extension is not considered to adversely impact on the amenity of the adjoining property. The height of the proposed rear extension would measure 3m, although this would be offset from the eastern side boundary by approximately 1m and the western boundary by 5m. The proposal would comply with the BRE assessment in terms of daylight and sunlight and therefore would not impact neighbours in terms of sunlight/daylight and outlook.
- 2.8 The objections raised concerned the proposed full length windows on the western flank elevation. The full length windows would be situated approximately 5m from the neighbouring boundary wall and therefore considered not to result in any inappropriate overlooking/loss of privacy.
- It is considered there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of sunlight and outlook, privacy or added sense of enclosure.

### **3.0 Trees**

- 3.1 The proposed extension would not result in any adverse impacts to trees.

### **4.0 Recommendation**

- 4.1 The proposed development is considered acceptable in terms of its design and impact on the conservation area and any impact on the residential amenity of neighbouring occupiers are considered to be an acceptable level. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

#### **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 the 20<sup>th</sup> of March 2017, 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'.***



Mr David Mercer  
DVM Architects Ltd  
4A Murray Street  
London  
NW1 9RE

Application Ref: **2017/0081/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

9 March 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 1-2**  
**50 Compayne Gardens**  
**London**  
**NW6 3RY**

**DECISION**

#### **Proposal:**

Erection of single storey extension to the rear of the existing dwelling house to replace existing extension (Class C3).

Drawing Nos: 1897-01; 1897-K02; 1897-K03; 1897-K04; 1897-K05; 1897-K06; 1897-K07; 1897-K12A; 1897-K13A; 1897-14A; 1897-K15A; 1897-16A; 1897-K17A; Design and Access Statement prepared by DVM Architects Ltd dated the 09/01/2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### **Condition(s) and Reason(s):**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Executive Director Supporting Communities



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1897-01; 1897-K02; 1897-K03; 1897-K04; 1897-K05; 1897-K06; 1897-K07; 1897-K12A; 1897-K13A; 1897-14A; 1897-K15A; 1897-16A; 1897-K17A; Design and Access Statement prepared by DVM Architects Ltd dated the 09/01/2017.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The roof of the extension hereby permitted shall not be used as an amenity area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The emerging Camden Local Plan is reaching the final stages of its public

examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DECISION**