

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/02/2017	
				<b>Consultation Expiry Date:</b>		01/03/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Helaina Farthing				2016/7004/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
45 Mill Lane London NW6 1NB				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(s)</b>							
Erection of extension to the ground, first and second floors to the rear of the existing flat (Class C3).							
<b>Recommendation(s):</b>		Refuse Planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		No comments or objections were received.					
<b>CAAC/Local groups comments:</b> N/A		N/A					

## Site Description

The application site is located on the north side of Mill Lane and the built form is largely comprised of Victorian townhouses. The surrounding area primarily consists of retail at the ground floor level and residential flats on the upper levels.

The building is divided into an A1 use at the ground floor level and is a flat at the upper level. This application specifically relates to the residential flat use.

The site is not located within a conservation area and is not in the setting of any listed buildings.

## Relevant History

### Application Site

2015/0092/P – *The erection of ground and first floor rear extension to existing flat.* **Granted** 8<sup>th</sup> May 2016.

2016/2377/P – *Erection of extension to the ground, first and second floors to the rear of the existing flat (Class C3).* **Refused** 16<sup>th</sup> September 2016 due to reasons of size, bulk, scale and detailed design of the proposed extension.

## 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

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

CPG2 Housing (2015; Section 4)

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

Fortune Green and West Hampstead Neighbourhood Plan Policy 2 – Design and Character

### Emerging Draft Local Plan

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. The relevant policies are A1 and D1 of the emerging Camden Draft Local Plan 2016.

## Assessment

### 1.0 Proposal

1.1 The proposal is for a revised scheme to the previous refusal (see relevant history). The scheme has been amended to reduce the overall bulk and massing of the proposed extension, in particular a reduction in the depth of the extension at second floor level. The revised proposal is sought for a;

- A full width ground floor extension at a height of 3m;
- First floor extension with a depth of 4.7m from the end of the existing building line and have an approximate height of 5.2m (at the highest point);
- Second floor extension at a height of 7.8m and extend 2.2m from the existing building line;
- The materials of the proposed extension are to match the existing.

### 2.0 Assessment

2.1 The main planning considerations relate to:

- Design (principle of development and detailed design);
- The impact of the proposal on the amenity of neighbouring occupiers.

### 3.0 Design

3.1 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.

3.2 CPG1 design guidance advises that rear extensions should 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 existing architectural features, such as projecting bays, decorative balconies or chimney stacks; 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, including that of neighbouring properties, proportionate to that of the surrounding area.

3.3 Policy 2 (Design & Character) of Fortune Green & West Hampstead Neighbourhood Plan insists on high quality design which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.

3.4 The north side of Mill Lane is characterised by typical terrace houses, with commonly retail situated at the ground floor. The application site and adjacent buildings form part of a terrace from numbers 41 – 79 Mill Lane which, at the rear upper levels remains largely uncompromised. The overall layout and composition of the rear terrace is therefore of similar form. Within the preceding context, the proposed extension, in particular at second floor level, by virtue of its bulk, scale and size within the terrace, would result in an incongruous form of development, which would detract from and be harmful to the existing rear elevations of this terrace and would therefore be contrary to LDF policies.

3.5 The proposed ground floor extension resulting in the creation of a full width rear extension is considered to be acceptable in principle and is similar to that granted under the permission ref: 2015/0092/P. The scale of the proposed ground floor would not adversely impact, and therefore

preserve, the character and appearance of the area. Given the positioning, there would be limited public views of the ground floor extension and would comply with the relevant development framework policies.

3.6 Given the above the proposed revised changes are insufficient to justify approval and the principle of the scheme is considered unacceptable. Therefore, it is considered that the approval (ref: 2015/0092/P) is the extent for alterations to the rear that are considered to be acceptable without harming the character and appearance of the host building and wider terrace.

#### **4.0 Detailed Design**

4.1 Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties and the character and proportions of the existing building.

4.2 CPG1 design guidance states that the materials for alterations should complement the colour and texture of the materials in the existing building. Whilst the use of matching materials would create some harmony with the host dwelling, in view of the design issues discussed above this does not mitigate the harm to the character and appearance of the property.

#### **5.0 Amenity**

5.1 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."

5.2 Given the positioning of the extension the proposal is not considered to harm the amenity of neighbouring properties in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy.

#### **6.0 Conclusion**

6.1 The proposal is considered to detract from the appearance of the host building. It would be out of keeping with the terrace buildings within this group of properties and would fail to preserve or enhance the character and appearance of the host building and the wider area.

#### **7.0 Recommendation**

Refuse planning permission