

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/04/2017</b>	
		N/A		<b>Consultation Expiry Date:</b>		16/03/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Patrick Marfleet				2017/0668/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Heathdene Vale of Health London NW3 1BB				See draft 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 first floor side extension and alterations to roof of existing first floor rear extension.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses No. electronic	01 01	No. of objections	01	
<b>Summary of consultation responses:</b>	Site notice: 07/12/2016 - 28/12/2016 Press notice: 08/12/2016 - 29/12/2016  No objections received.						
<b>CAAC/Local groups comments:</b>	<b>Hampstead CAAC:</b> No objection  <b>The Vale of Health Society</b> made the following comments:  1. We do not object to the application but would ask for a condition that permission is subject to a construction/traffic management plan.  <i>Officer comment:</i>  1. The proposed development is considered unacceptable on						

	<i>design/conservation grounds. Notwithstanding this, the development would not be considered large enough to warrant a CMP.</i>
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### Site Description

The application site relates to a two storey semi-detached dwelling located on the north eastern side of Vale of Health. The properties along this road are characterised by two and three storey dwellings of varying architectural styles that do not follow any discernible pattern of design. The application property itself has double dormers to the front and rear along with a single storey garage to the side and part ground floor, part first floor extension to the rear. It is set approximately 5m back from the front boundary of the site, with a small front garden area and strip of hardstanding to the side which provides access to the existing garage at the site.

The property is located within the Hampstead Conservation Area. It is not listed nor is it identified as making a positive contribution to the character and appearance of the conservation area.

### Relevant History

2015/1151/P - Erection of single storey rear extension following demolition of existing single storey rear extensions (approved 09/04/2015).

### Relevant policies

#### National Planning Policy Framework (2012)

#### 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

#### Camden Planning Guidance

CPG1 Design (2015)

#### Camden Local Plan Submission Draft 2016

A1 (Managing the impact of development)  
D1 (Design)  
D2 (Heritage)

The emerging 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 ended 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.

#### Hampstead Conservation Area Statement 2001

### Assessment

## **1.0 PROPOSAL**

- 1.1 Permission is sought for the erection of a first floor side extension and alterations to the roof profile of the existing first floor rear extension to provide an additional bedroom and bathroom at the site.

The proposed first floor side extension would be located above the existing garage at the site and would create a structure with a maximum height of 5.3m, width of 2.6m, depth of 10.6m and a 1.1m set back from the principal elevation. The proposal would have a tapered design due to the boundary constraints of the site, a hipped roof, 2 x side facing rooflights and a new side facing bedroom window. The proposed alterations to the rear include the removal of the pitched roof of the existing first floor extension and replacement with a flat roof design that would sit below the eaves of the host dwelling.

### Revisions

- 1.2 Prior to the submission of the current application it was made clear to the applicant that the council would not support the erection of a first floor side extension at this particular site due to the detrimental impact it would have on the character and setting of the host and neighbouring properties and surrounding conservation area. Whilst it is acknowledged that the proposal does not represent a substantial form of development it would impair the architectural symmetry and composition of this pair of semi-detached dwellings which is contrary to the Council's design policies and guidance. It is for these reasons why no revisions to the proposed plans have been sought in this instance.

## **2.1 ASSESSMENT**

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

### 2.2 Design and Conservation

- 2.2.1 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.

#### Side extension

- 2.2.2 Paragraph 4.16 of CPG1 (Design) states that side extensions should be designed in accordance with the general considerations set out in paragraph 4.10 of CPG1. This states that extensions should be secondary to the building in terms of location, form, scale, proportions and detailing. Paragraph 4.16 also states, with regard to side extensions, that the infilling of gaps will not be considered acceptable where the architectural symmetry or integrity of a composition is impaired.
- 2.2.3 Whilst the first floor side extension would be set back from the front elevation of the host dwelling its size, scale and location would represent an incongruous and discordant addition

that would unbalance the symmetrical appearance of this pair of semi-detached properties and, when coupled with the existing extensions to the host property, would result in the overdevelopment of the site, which is contrary to the above guidance. Furthermore, a hipped roof against the flank elevation of the host property would create an awkward visual relationship between the two structures that would detract from the character of the host and adjoining property.

2.2.4 In an effort to reduce the side extension's impact on the character of the existing property the applicant has aimed to keep the height of the development as low as possible whilst ensuring an adequate level of internal space is provided. However, this approach only serves to create a cramped and disproportionate development with an unusually low/shallow roof pitch that terminates below the eaves of the host dwelling, and further underlines the Councils view that a side extension to this particular property cannot be accommodated without damaging the visual balance and character of this modest pair of semi-detached dwellings.

2.2.5 The following extract from the Hampstead conservation area statement (2001) further supports the Councils stance against the proposed development and underlines the importance of maintaining the modest scale and form of the properties along The Vale of Health.

*The secluded nature of this residential enclave, the varied scale and forms of the modest houses, contrasting with the natural backdrop of the Heath give The Vale of Health a unique charm.*

Officers consider that the proposed side extension would damage the modest form and proportionality of the host and neighbouring dwellings to the detriment of the special character of the The Vale of Health and wider Hampstead conservation area.

#### Rear extension

2.2.6 The replacement of the pitched roof of the existing first floor rear extension with a flat roof design would not add a great deal of bulk or mass to the property nor would it have a significant impact on the character of the host and neighbouring dwelling and setting of the surrounding conservation area and is therefore considered acceptable.

2.2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposed side extension would lead to the overdevelopment of the application site and would fail to preserve or enhance the character of the surrounding conservation area.

### 2.3 Amenity of neighbouring residential occupants

#### *Daylight / Sunlight / Outlook / Privacy*

2.3.1 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.

2.3.2 The size, scale and height of the proposed first floor side extension would not cause an undue loss of light or outlook to neighbouring residents, particularly given the significant distance between the side elevation of the proposal and the windows of any neighbouring properties in

the area. Furthermore, the proposed new window openings to the front and rear would share the same outlook as the existing front and rear facing windows of the property and would not lead to increased levels of overlooking at the site.

### **3.0 Recommendation**

- 3.1 The proposed side extension by virtue of its large size, incongruous design and prominent location would undermine the architectural integrity of the host building and the symmetry between the host and neighbouring property, and when combined with the existing extensions to the property, represent an overdevelopment of the site which fails to preserve the character and appearance of the host building and surrounding conservation area contrary to policy 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 and Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3.2 Refuse planning permission