

10 Village Close, London, NW3 5AH

Householder planning application - 2017/1944/P



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10 Village Close, London, NW3 5AH

Site Photographs:

(1) Aerial photo



(2) 3D image of site #1 (from North)

(3) 3D image of site #2 (from South)



(4) *Front elevation #1*

(5) *Front elevation #2 (nos. 10 & 11)*



(6) *Rear elevation #1*



(7) Rear elevation #2 (nos.10&11)

(8) Rear elevation #3 (nos.9&10)



(9) Rear view from 1st floor #1 (towards Belsize Avenue)

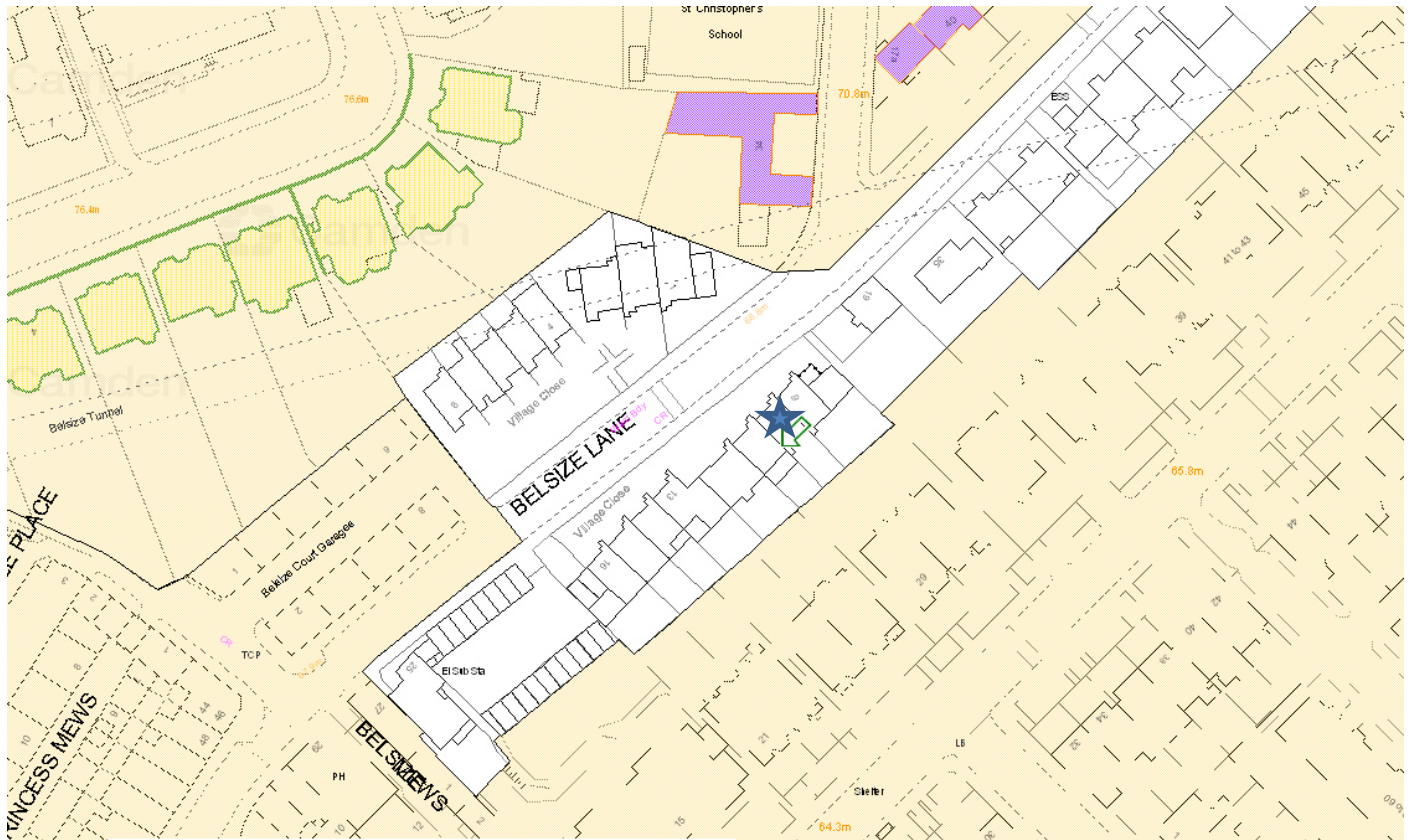
(10) Rear view from 1st #2 floor (towards Belsize Avenue)



(11) Means of garden enclosure



(12) Map of adjacent Belsize Conservation Area



Delegated Report		Analysis sheet		Expiry Date:	30/05/2017
(Members Briefing)		N/A / attached		Consultation Expiry Date:	24/05/2017
Officer				Application Number(s)	
John Diver				2017/1944/P	
Application Address				Drawing Numbers	
10 Village Close London NW3 5AH				Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of part single, part two storey rear extension to dwellinghouse and repositioning of front door to enclose existing vestibule (Use Class C3).					
Recommendation:		Grant conditional planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Multiple site notices were displayed near to the site on the 03/05/2017 (consultation end date 24/05/2017).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses were received.			
Belsize Residents Association:	<p>A letter of objection was received on behalf of the Belsize Residents Association. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none"> 1. Proposed 1st floor rear extension would obliterate the projecting party walls - a design feature of this development, characteristic of the period. 2. New section of the resulting roof would depart from the original design. 3. New flat roof would feature insufficient insulation and impossible detail for rainwater discharge. 4. Development would set an unwanted precedent which could easily produce substandard details, detrimental not only to the individual buildings but also to the terrace. <p><u>Officer's Response:</u></p> <p><i>(1-2) Please see paras. 3.6 to 3.7 of the officer's report below.</i></p> <p><i>(3) Details for rainwater discharge are not a material planning consideration. Notwithstanding this, confirmation has been received from the applicant's architects confirming that they are confident that the proposed extension will fully comply with current building regulations, including its thermal performance with adequate insulation and best practice detailing.</i></p> <p><i>(4) The potential for the development to set a precedent for future development is not a material planning consideration; every application must be assessed on its own merits.</i></p>			

Site Description

No. 10 Village Close is a two-storey, mid-terrace single dwellinghouse located on the southern side of Belsize Lane, NW3. The dwelling sits within a row of dwellings (nos.9-16 Village Close) built in the latter half of the 20th century (circa 1960). The terrace is characteristic for its period, with each dwelling having similar features and scales. The most characteristic of these features include the regular pattern of fenestration, materials palette, projecting single storey vestibule entrances and front and rear projecting brick party walls.

The property is not situated within a conservation area. The Belsize Conservation Area includes many of the surrounding properties and abuts the rear boundary of the terrace but excludes the more modern developments along Belsize lane (please see image in the Site Photos). The property is not statutorily or locally listed. There are no trees protected under Tree Preservation Orders within the application site.

Relevant History

The application site has the following planning history:

2017/0157/P: Planning permission was granted on the 03/03/2017 for the 'Alteration to dwellinghouse including single storey rear extension and repositioning of front door to enclose existing vestibule'.

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

LDF Core Strategy and Development Policies (2010)

CS1 - Distribution of Growth

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

CPG1: Design (2015)

CPG6: Amenity (2011)

Draft Camden Local Plan (2016)

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

The following policies are considered to be relevant:

Policy A1 Managing the impact of development

Policy A4 Noise and vibration
Policy D1 Design
Policy D2 Heritage

Assessment

1. Introduction

- 1.1. Planning permission is sought for alterations to the dwellinghouse including a part single storey, part two storey rear extension as well as an alteration to the front entrance involving the repositioning of the front door at the front edge of the existing vestibule.
- 1.2. The proposed rear extension would include a ground floor element with a depth of 1.95m beyond the rear elevation of the dwelling, and a first floor element which would extend beyond the rear elevation of the dwelling by 0.7m (to be in line with the projecting party walls to either side). The extensions at both levels would extend for the full width of the dwelling (6m).

2. Background

- 2.1. Planning permission was recently granted (reference 2017/0157/P, dated 03/03/2017 - see history section above) for a single storey rear extension as well as the alterations to the front entrance way with the same dimensions and design as hereby proposed. The only variation between the approved scheme and that which is hereby proposed is the inclusion of the first floor element of the rear extension.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:
 - The visual impact upon the character and appearance of the host property, streetscene and the local area as well as the impact upon the setting of the adjacent Belsize Conservation Area (Design and Conservation)
 - The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity).

Design and Conservation

- 3.2. 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 in order to maintain the character of Camden's conservation areas, the Council will not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area. These policies are maintained within the emerging Local Plan within policies D1 (Design) and D2 (Heritage).
- 3.3. CPG1 (Design) states that rear extensions should remain subordinate to the original building in terms of scale and situation; respect the design and proportions of the building including its architectural style; preserve historic or established townscapes; retain a reasonable amount of garden area and any open character of natural landscaping (para.4.10). With regard to the height of rear extensions, CPG1 states that heights should respect the existing pattern of rear

extensions, and that in most cases, extensions that are higher than one full storey below roof eaves, or that rise above the general height of neighbouring projections and nearby extensions, will be discouraged (para. 4.13).

- 3.4. As outlined within paragraph 2.1, the proposed alteration to the front entrance was recently granted permission and no alterations to this element are now proposed. As such, no objection is raised concerning this element of the proposed scheme. Similarly, the single storey rear extension was also recently approved and the permission remains extant. The relevant assessment is therefore whether the addition of a first floor rear extension would result in harm (either independently or cumulatively) to the character and appearance of the host dwelling, row of terrace dwellings or impact upon the setting of the adjacent conservation area.
- 3.5. The first floor rear extension is designed to extend out from the rear façade of the dwelling and be flush with (rather than set back behind) the projecting brick party wall to the rear, and it would feature a flat roof with a depth of 0.7m. The rear façade at first floor level would be detailed to match the original and would thus maintain the same design in fenestration, materials and composition. The existing projecting brick party walls would remain visible and expressed via their variation in materials and vertical jointing. The rear of the dwelling at first floor level is not visible from any public views but is visible to a varying degree (summer foliage partially obscures views from the south-east) in private views from the rear windows of nos.27, 29 and 31 Belsize Lane, as well as the two adjoining gardens.
- 3.6. In terms of massing, the proposed rear extensions are considered to cumulatively remain subordinate to the host dwelling in terms of scale, being of only limited depth and maintaining the majority of the garden area. Whilst it is the case that no other dwelling in the row has been extended at first floor level, as the first floor rear extension would not project beyond the characteristic brick party wall (and would retain this feature on the rear facade), the rhythm in the development along the terrace would not be interrupted/disturbed. The extension would mean that the original rear eaves of the property are lost via the projecting flat roof; however, as the building is not listed and it is considered that the overall character of the group would be maintained, this is not considered objectionable. The proposed rear extension would not be set down one storey below levels level as advised by CPG1; however, it would also not project beyond the original rear building line as set by the property's party walls. The resulting roof form (with a section of flat roof projecting rearwards at eaves level) would not appear incongruous in terms of the aesthetic of the original building, with properties from this period often featuring angular projection utilising flat roofs. The utilisation of a flat roof enables the heights of the rear eaves, ridge and parapet to remain unchanged, minimising the extension's impact on the surrounding properties. A new gutter and down pipe to match the existing will discharge water from the roof in the same fashion as the current design. Furthermore, as the design of the rear façade of the first floor extension would replicate the existing, it is not considered that the development would result in a significant loss of the dwelling's character in terms of its visual style, proportions or detailing.
- 3.7. The rear of the property is visible from small sections of both neighbouring gardens (no.9&11) but it is only from the rear windows of upper floors at nos.27-31 Belsize Avenue that the terrace can be read as a whole. The proposed alteration would lead to a slight disruption to the uniformity of the row at first floor level; however, it is considered that this disruption would be minor and that this would not represent harm to either the group of terrace dwellings or the setting of the adjacent conservation area which might substantiate a reason for refusal. It is also worth noting that although no properties have been extended at first floor level, many dwellings within the terrace feature single storey extensions of varying depths and designs, including at no.9 which features a dual pitch which partially obscures the original first floor façade.
- 3.8. Overall, it is not considered that the proposed alterations would cause a detrimental impact upon

the character and appearance of the host property or row of terrace dwellings, or cause harm to the setting of the adjacent conservation area. The development is therefore considered to be in accordance with policies DP24 and DP25 and emerging policies D1 and D2. Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Residential Amenity

- 3.9. 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. This policy stance is upheld by emerging Local Plan policy A1.
- 3.10. CPG6 (Amenity) expands upon the requirements of these policies, stating that: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that, as spaces that are overlooked lack privacy, "new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking".
- 3.11. The proposed extension at first floor level would not project beyond the existing party wall to either adjoining properties and thus would cause no harmful impact in terms of light or outlook. Due to the scale of the ground floor extension, as well as the existence of extensions to adjoining dwellings and the height of the existing garden boundary wall, this element would similarly not cause undue loss of light or outlook to any neighbouring resident. The proposed development would not result in the loss of privacy to any neighbouring resident, although in order to ensure that the flat roof of the ground floor extension is not used as a terrace in the future, a suitable condition is suggested.
- 3.12. Overall, subject to the recommended conditions, the proposed development is not considered to lead to a detrimental impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies CS5 and DP26 of the local development framework as well as policies A1 and A4 of the draft Local Plan.

Recommendation

Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th June 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 and search for 'Members Briefing'.

Miss Amy Docherty
Studio Carver
37 Alfred Place
London
WC1E 7DP

Application Ref: **2017/1944/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

26 May 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Village Close
London
NW3 5AH

DECISION

Proposal:
Erection of part single, part two storey rear extension to dwellinghouse and repositioning of front door to enclose existing vestibule (Use Class C3).

Drawing Nos: (Prefix: 1603_) PL_010, PL_020, PL_100, PL_200, PL_300, EX_020, EX_100, EX_101, EX_200, EX_300; Design and Access Statement (ref.1603_DAS)

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 Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the emerging Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 1603_) PL_010, PL_020, PL_100, PL_200, PL_300, EX_020, EX_100, EX_101, EX_200, EX_300; Design and Access Statement (ref.1603_DAS)

Reason:

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

- 4 The area of flat roof to the single storey rear extension hereby approved shall at no point be used as an amenity area / terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the emerging Camden Local Plan

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 Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

DRAFT

DECISION