

Delegated Report (Refusal)		Analysis sheet	Expiry Date:	21/08/2017
		N/A / attached	Consultation Expiry Date:	11/08/2017
Officer		Application Number(s)		
Kristina Smith		2017/3652/P		
Application Address		Drawing Numbers		
1 Rose Joan Mews LONDON NW6 1DQ		Refer to Decision Notice		
	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of front infill extension at first floor level				
Recommendation(s):	Refuse			
Application Type:	Householder Application			
Conditions or Reasons for Refusal:	Refer to Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of objections	00		
Summary of consultation responses:	<u>2 x site notices were displayed between 21/07/2017 and 11/08/2017</u> None received			
CAAC/Local groups comments:	None			

Site Description

The application site refers to a two storey duplex studio within a modern cul-de-sac development located off Fortune Green Road. Although a semi-detached property with no.2 next door, the two properties have been designed to read as one. The building shares a similar architectural character and appearance with a building on the opposite side of the street (no's 14 and 15 Rose Joan Mews). The building's form, massing and detailed design has modernist qualities and its scale appears subordinate compared to the four storey properties on Fortune Green Road.

The site is not located in a conservation area or Locally Listed.

Relevant History

2005/2841/P - Demolition of 6 existing garage/storage units on the site and the erection of 4 x 2-storey residential dwellinghouses (1 x studio dwellinghouse, 2 x 1-bed dwellinghouses and 1 x 2-bed dwellinghouse) including 1 x off-street parking space. **Granted subject to a s.106 Legal agreement 27/07/2006**

2011/0659/P - Renewal of planning permission reference 2005/2841/P (dated 27/07/2006) for [demolition of 6 existing garage/storage units on the site and the erection of 4 x 2-storey residential dwellinghouses (1 x studio dwellinghouse, 2 x 1-bed dwellinghouses and 1 x 2-bed dwellinghouse) including 1 x off-street parking space]. **Withdrawn**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

Camden Planning Guidance 2011/2015

CPG1 (Design) – section 4

CPG6 (Amenity) – section 7

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 2 (Design & Character)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following works:

- Erection of front infill extension at first floor level

2.0 Assessment

2.1 The planning considerations material to the determination of this application are as follows:

- Design
- Amenity

3.0 Design

3.1 The proposed front extension would infill the recessed corner at first floor level and would not increase the height of the building or alter the front or side building lines. It would be finished in white render to match the rest of the building and include a window on the front elevation of the same size to the existing ground floor level window below.

3.2 The proposed extension would materially alter the character and appearance of the building. The building presently derives visual interest from the 'cut away' massing to the front of the building, which is a typical means by which modernist architecture reduces the appearance of massing and scale. The same 'cut-away' feature is also evident at the property opposite (no's 14 and 15 Rose Joan Mews). Without this feature, the building would appear as a characterless 'box-like' building. By reason of its location at the entrance to the mews, this would have a harmful impact on public views into the street from Fortune Green Road, eroding the current interesting glimpse of contemporary architecture. It would also materially detract from the appearance of the building opposite, which the application property mirrors.

3.3 The existing fenestration is distinct and interesting by reason of its haphazard arrangement of different sized windows. The proposed window at first floor level would align with the window below and match its aperture and therefore would not carry this architectural sensibility through to the building's altered appearance.

4.0 Amenity

4.1 The introduction of a large first floor bedroom window to an area of the building where there are currently no windows would lead to an unacceptable loss of privacy to rear garden and rear facing windows of no.94 Fortune Green Road. The small rear garden currently benefits from no overlooking from surrounding properties. The existing garden is not currently overlooked by any upper level habitable windows. Officers consider that the introduction of the large habitable window, in combination with its proximity and relationship to no.94, would introduce a material level of overlooking and result in a significant loss of privacy for those occupiers.

4.2 A daylight/sunlight assessment has been submitted with the application, which demonstrates that the impact on the ground floor rear windows of no.98 Fortune Green Road would be within acceptable limits. The one window where the ratio of impact would fail the 0.8 (i.e. a noticeable impact) as recommended by BRE guidance belongs to a bay of three windows where the other two windows are not affected beyond the acceptable limits. The impact on daylight and sunlight levels of surrounding occupiers therefore would not constitute a reason for refusal.

5.0 Recommendation

5.1 Refuse planning permission