

Site photos



1. Aerial View



2. Aerial View



3. Front view



4. Front elevation



5. Neighbouring properties to the east of the application site



6. Properties opposite the application site

Delegated Report		Analysis sheet	Expiry Date:	12/09/2017
(Members Briefing)		N/A	Consultation Expiry Date:	17/08/2017
Officer			Application Number(s)	
Nora-Andreea Constantinescu			2017/3332/P	
Application Address			Drawing Numbers	
34 Spencer Walk London NW3 1QZ			See draft decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of canopy, alterations to front parapet wall and installation of railings to provide balcony at first floor level to front elevation and erection of glazed single storey rear extension, to residential dwelling (Class C3).				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Householder Application		

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
	Site notices: Press notice:	21/07/2017-11/08/2017 27/07/2017-17/08/2017	No. of responses	0	No. of objections	0
Summary of consultation responses:	None of the neighbouring occupiers commented on the current scheme.					
Hampstead Conservation Area Advisory Committee	<p>Objected to the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"> • The rear extension would over-fill the already small garden • The extension creates a too narrow gap (400mm) between it and the party fence - impossible to maintain • Both front alterations and rear extension have no design quality and are not seen as feasible. <p><i>Officer response:</i></p> <ul style="list-style-type: none"> • <i>The revised scheme shows a smaller extension which is considered to retain sufficient amount of rear garden.</i> • <i>The extension is set in from the party wall to address impact on the neighbouring amenity, which is considered appropriate in this instance.</i> • <i>The proposals are considered subordinate to the host building and it would preserve its character and appearance and wider conservation area.</i> 					

Site Description

The application site is located on the eastern side of Spencer Walk, a private road accessed from Hampstead High Street.

The application building is an end-terrace three-storey single dwellinghouse, within a row of three terraced properties. The building is not listed, but lies within the Hampstead Conservation Area.

Relevant History

No planning records at this application site.

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

Camden Supplementary Planning Guidance

CGP1 (Design) (2015) – Sections 2, 3, 4, 6

CPG6 (Amenity) (2011) – Sections 6, 7

Hampstead Conservation Area Statement 2002

1. Proposal

1.1 Planning permission is sought for the following works:

- Replacement of the existing pitched canopy to the front elevation with a new balcony with railings and its use as a terrace measuring 4.8sqm. The proposal includes the widening and lowering of the existing window cill at first floor level to provide access to the terrace, and the installation of an aluminium framed door painted white to match the existing windows.
- The existing full width canopy measures 0.92m wide, with a maximum height of 3m and eaves height of 2.2m. The proposal would replace the existing canopy with a platform of the same depth and a height of 2.4m.
- The front railings would be black metal with a height of 1.1m, of a similar design and position as the existing railings at the neighbouring properties nos. 1-4, 9-12, 29, 30 Spencer Walk.
- Erection of a rear conservatory measuring 2m deep, with a maximum height of 2.3m and eaves height of 2.1m. It would be set in by 1.66m from the eastern boundary wall, and by 0.4m from the boundary wall with No. 35 Spencer Walk. The conservatory would be constructed of aluminium with bi-folding doors to the north and west elevations.

1.2 Revisions:

- The proposed rear extension was revised from a depth of 3m to 2m.
- The door at the first floor revised from UPVC to metal framed
- The roof of the conservatory, revised from UPVC panels to metal framed.

2. Considerations

2.1 The main issues for consideration are:

- Design and appearance
- Amenity

3. Design and appearance

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 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 D2 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

Front alterations

3.2 The application building is located in a cul de sac, accessed via an over scaled vehicular entrance on Spencer Walk, with a courtyard in the middle. The application site and neighbouring ones were built of the same dark red brick, similar in appearance and design with one another. Numerous properties have full width front balconies facing the middle courtyard with metal railings at both first and second floor level.

3.3 The proposed front balcony would project to the same depth and width as the existing one, and its design would replicate the existing balconies at the neighbouring properties. Due to its design, scale and projection, the proposed canopy would complement the front elevation and

appear integrated in its design, preserving the character of the host property and neighbouring ones, in accordance with policy D1 and CPG1.

- 3.4 Considering the site context and character, a balcony at the first floor level is considered acceptable in principle. The balcony would measure 0.85m deep and would be bordered by railings. On the eastern side, the existing boundary wall would be slightly extended, to highlight the end of the terrace and enclose the balcony. The proposed metal railings would preserve the existing established character in this cul the sac, having the same design and appearance as the ones existing at the neighbouring properties.
- 3.5 The balcony would be accessed from the first floor, through a new door in the location of an existing window. The windows at the front of the property are UPVC. There is no planning history in relation to the replacement of these windows; however, they appear to have been installed for more than 4 years. The proposed door would be metal framed and painted white to match existing windows. Although the existing window opening would be widened, it would be the same size as the front door on the floor below, and is considered to preserve the character and appearance of the host building.
- 3.6 Overall, the proposed canopy and railings are considered to retain the established character of the host property, neighbouring buildings and wider Hampstead conservation area.

Rear extension

- 3.7 In relation to rear extensions, CPG1 advises that they should be secondary to the main building in terms of form, scale, proportions, dimensions and detailing; they should respect and preserve the original design and proportions of the building, respect and preserve the historic pattern and established townscape of the surrounding area and allow for the retention of a reasonable sized garden.
- 3.8 The proposed extension would be relatively small, measuring 2m deep and would be set in from both sides, which contributes to a subordinate appearance in relation to the host building. The height of it would be 2.3m which is the minimum recommended floor to ceiling height allowed under Building Regulations, and which would also allow enough separation between the window cills at the first floor and the extension's roof. The bulk and scale of the proposed extension is considered subordinate and sympathetic to the host building.
- 3.9 The extension would have the appearance of a conservatory, with double glazed roof and double glazed bi-folding doors to two elevations, which would allow complete opening of the extension on two sides. It would have thin grey metal frames to match the colour of the existing window frames. As such, due to its projection, scale, bulk and detailed design, the extension would have a lightweight appearance, which would not harm the appearance of the host building and would preserve the character of the neighbouring ones.
- 3.10 The property has a rear garden with an area of 24.3sqm, with an oblique rear wall which gives a depth of 4.2m adjacent to No. 35 Spencer Walk and 4.7m on the opposite side. The garden is mainly covered by timber decking, with areas of planting along the rear boundary wall. The proposed rear extension would have an area of 7sqm, which would leave a garden of 25.5sqm. The extension does not taken up more than 50% of the existing garden and the proposal is considered to retain an acceptable and usable garden. The drawings submitted include planting areas to wrap around the whole west corner of the plot, and details for outdoor furniture, which are considered to complement the rear garden and enhance its appearance.
- 3.11 Overall the proposed extension appears to sit comfortably in the rear garden, retaining the

character and appearance of the host property, neighbouring buildings and wider conservation area.

4. Amenity

- 4.1 Policy A1 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, loss of outlook and implications on daylight and sunlight.
- 4.2 The proposed creation of the front balcony would allow direct views on to the main courtyard on Spencer Walk. There is a distance of approximately 22m from the proposed balcony to the opposite ones at Nos. 11 and 12 Spencer Walk. CPG6 advises that a minimum distance of 18m between directly overlooking windows would ensure a good level of privacy. All the existing balconies are facing on to the main courtyard.
- 4.3 Furthermore, the proposal includes a slight forward projection at the first floor level of the eastern side boundary wall which would restrict direct views to the adjacent neighbouring properties at Nos. 29-33. Overlooking of the neighbouring property at no. 35 would be limited by the existing pattern of development and design of the balcony. In addition, due to its small projection, the balcony would not be able to accommodate any tables and chairs. It is therefore considered that no harmful impact would be caused to the amenity of the neighbouring occupiers by the proposed front balcony, due to its location, projection and detailed design.
- 4.4 The closest neighbour to the proposed rear extension is No. 35 Spencer Walk. The boundary wall has an existing height of 2m, which would prevent harmful overlooking between the two properties. The rear of this terrace of three properties which the application site is part of, are similar in design and appearance, with the windows at ground floor away from the adjacent boundary wall. In addition, the proposed extension would be set in by 0.4m from this boundary, to prevent harmful overlooking.
- 4.5 It is acknowledged that the proposed glass material to be used for the whole extension might cause light pollution that can affect the visual amenity of the neighbouring occupiers. Furthermore, the material allows also clear views from the first and second floor windows at No. 35. To prevent such impact, the roof of the conservatory would be obscure glazed as secured by condition.
- 4.6 Overall, it is considered that the proposed front alterations and rear extension would not cause significant harm to the amenity occupiers, in line with policy A1 and CPG6.

5. Recommendation

- 5.1 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 16th October 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'.

Mr Sofiane Lakemeche
AshandSo Ltd
40 Rosehill Avenue
Sutton
SM1 3HG

Application Ref: **2017/3332/P**
Please ask for: **Nora-Andreea Constantinescu**
Telephone: 020 7974 **5758**

10 October 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 Spencer Walk
London
NW3 1QZ

DECISION

Proposal: Erection of canopy, alterations to front parapet wall and installation of railings to provide balcony at first floor level to front elevation and erection of glazed single storey rear extension, to residential dwelling (Class C3).

Drawing Nos: NLA 105-01 REV A; NLA 105-02 REV A; NLA 105-03 REV A ; NLA 105-04 REV A; NLA 105-05; NLA 105-10 REV C; NLA 105-11 REV A; NLA 105-12 REV A; NLA 105-10 REV C; NLA 105-07 REV C; NLA 105-08 REV C; NLA 105-09 REV C; NLA 105-14.

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.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 91 of the Town and 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

NLA 105-01 REV A; NLA 105-02 REV A; NLA 105-03 REV A ; NLA 105-04 REV A; NLA 105-05; NLA 105-10 REV C; NLA 105-11 REV A; NLA 105-12 REV A; NLA 105-10 REV C; NLA 105-07 REV C; NLA 105-08 REV C; NLA 105-09 REV C; NLA 105-14.

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

- 4 The conservatory roof shall be obscure glazed and permanently retained as such thereafter.

Reason: To safeguard the amenity of the neighbouring residents in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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