

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		03/11/2017	
		N/A		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nastassja Lazarus				2017/5032/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 a first floor side extension; alterations to roof of existing first floor rear extension; and alterations to the existing garage door openings to the front elevation.							
<b>Recommendation(s):</b>		Refuse					
<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	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice: 15/09/2017 – 06/10/2017 Press notice: 21/09/2017 – 12/10/2017 No objections received.					
<b>CAAC/Local groups* comments:</b>		The Hampstead CAAC were consulted, however no comments have been received.					

## **Site Description**

The application site relates to a two storey semi-detached dwelling located on the western 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 forms a symmetrical pair with its adjoining neighbour. It 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).

2017/0668/P - Erection of first floor side extension and alterations to roof of existing first floor rear extension (refused (on 07/04/2017) and dismissed at appeal on 30/05/2017).

## **Relevant policies**

### **National Planning Policy Framework, 2012**

### **The London Plan 2016**

### **Camden Local Plan 2017**

Policy D1 - Design

Policy D2 – Heritage

Policy A1 - Managing the impact of development

### **Camden Planning Guidance**

CPG1 - Design (2015)

### **Hampstead Conservation Area Statement 2001**

## Assessment

### 1.0 PROPOSAL

1.1.1 Permission is sought for the erection of a first floor side extension; alterations to roof of existing first floor rear extension; and alterations to the existing garage door openings to the front elevation

1.1.2 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 5.2m, eaves height of 4.0m, 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.

Dimensions of proposed side extension refused by Council and dismissed at appeal (ref: APP/X5210/D/17/3174215) on 30 May 2017:

Maximum height: 5.6m

Eaves height: 4.3m

Depth: 10.6m

Set-back (from the principal elevation): 1.1m

1.1.3 In summary the current proposal results in a reduction of maximum height of 400mm and, a reduction of the eaves height of 300mm. All other dimensions of the side extension remain the same as the appealed case.

#### Revisions

1.2.1 As per the site history, planning permission was recently refused (07/04/2017) and dismissed on appeal (30/05/2017) for a similar proposal (2017/0668/P).

1.2.2 Prior to the submission of the previous application (2017/0668/P) 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.

### 2.0 ASSESSMENT

The material considerations for this application are summarised as follows:

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

#### 2.1 Design and Conservation

2.1.1 Camden's Local Plan 2017 seeks to protect and enhance the environment and heritage. Policy D1 require all developments, to be of the highest standard of design and the Council will expect developments to consider the character and proportions of the existing building, where extensions are proposed and the quality of materials will be a key consideration.

Policy D2- Heritage of the 2017 Local Plan states that within conservation areas, 'the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.'

## Rear extension

2.1.2 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.

## Side extension

2.1.3 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.

2.1.4 The previous application for a similar proposal was refused by Council on 07/04/2017, and dismissed at appeal on 30 May 2017. The appeal decision states that the proposal would result in unacceptable harm to the character and appearance of a pair of semi-detached dwellings, and would neither preserve nor enhance the character and appearance of the Conservation Area.

It is therefore considered that the reductions in overall height and eaves height in the current proposal would not overcome the concerns raised in the previous refusal of planning permission and the subsequent appeal.

2.1.5 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 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.

2.1.6 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 Council's 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.

2.1.7 The following extract from the Hampstead conservation area statement (2001) further supports the Council's 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 Vale of Health and wider Hampstead conservation area.

2.1.8 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.

## 2.2 Amenity of neighbouring residential occupants

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

2.2.1 Policy A1 of the Camden Local Plan 2017 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore the policy 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.

2.2.2 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 RECOMENDATION**

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, the proposal fails to preserve the character and appearance of the host building and wider Hampstead Conservation Area contrary to Policies D1 and D2 of the Camden Local Plan 2017.

3.2 Refuse planning permission