

Delegated Report		Analysis sheet		Expiry Date:		05/01/2018	
		N/A / attached		Consultation Expiry Date:		17/11/2017	
Officer				Application Number(s)			
Charlotte Meynell				2017/5490/P			
Application Address				Drawing Numbers			
9 Medley Road London NW6 2HJ				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of two storey rear infill extension with first floor roof terrace above enclosed by balustrade and raised parapet wall; alterations to openings within rear fenestration of closet wing.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:		<u>A site notice was displayed on 27/10/2017 and expired on 17/11/2017.</u> No responses were received from neighbours.					

Site Description

The subject site is a two-storey plus lower ground floor mid-terrace building located on the south-western side of Medley Road within close proximity to the junction with Iverson Road that lies to the north. The host building has been divided into 3 self-contained flats. This application relates to the lower ground, upper ground and first floor flats.

The building is not listed and the site is not located within a conservation area. The site is surrounded by mainly residential development. To the south lies the Overground railway line that runs between Gospel Oak and Barking.

Relevant History

9 Medley Road

2017/5485/P – Installation of 1 x front dormer window and 1 x rear dormer extension to provide habitable accommodation within the roof for the first floor flat. **Planning permission refused 20/12/2017**

8804700 – The premises as three separate flats. **Established use certificate granted 06/12/1989**

5 Medley Road (Neighbouring property)

2007/1270/P – Installation of two rooflights in front roofslope and erection of dormer window in rear roofslope in connection with loft conversion to provide additional floorspace to existing second floor flat. **Planning permission granted 17/05/2007**

12B Medley Road (Neighbouring property)

PWX0003109 – Erection of front and rear dormers to provide an additional habitable room for the existing first floor flat. **Planning permission refused 13/03/2001; Appeal allowed 29/08/2001**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

Camden Planning Guidance

CPG1 Design (2015) – Chapter 4

CPG6 Amenity (2011) – Chapters 6 and 7

Interim Camden Planning Guidance November 2017 – CPG Documents are being reviewed in the first phase to support the effective delivery of the Camden Local Plan (adopted July 2017)

CPG Amenity

Fortune Green & West Hampstead Neighbourhood Plan Adopted March 2015

Policy 2 Design and Character

Assessment

1.0 Proposal

1.1 The application seeks planning permission for a two-storey rear infill extension at lower ground and upper ground floor levels with a roof terrace above at first floor level. The extension would infill the rear side gap between the existing three-storey closet wing and the boundary with No. 8 Medley Road, in line with the rear building line of the closet wing.

1.2 The extension would measure 4.0m in depth, with a minimum width of 1.7m adjacent to the rear

building line of the closet wing, increasing to a maximum width of 2.2m adjacent to the main building line. To the rear, the extension would have a height of 5.7m to the top of the parapet wall, upon which a 0.9m high metal balustrade would be installed. To the south-east, the side boundary wall with No. 8 Medley Road would measure 7.2m in height, as the flank parapet wall would measure 1.8m in height at first floor level.

1.3 The scheme was amended during the course of the application to replace the proposed 1.8m high side privacy screen to the first floor roof terrace adjacent to No. 8 Medley Road with a 1.8m high raised parapet wall at first floor level.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character and appearance of the host property and surrounding area);
- Amenity (the impact of the proposal on the residential amenity of neighbouring occupiers).

3.0 Design

3.1 Policy D1 aims to ensure the highest design standards for developments. Policy D1 paragraph 7.2 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building.

3.2 Paragraph 4.10 of CPG1 (Design) states that rear extensions should be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing, subordinate to the original building in terms of scale and situation; respect and preserve the original design and proportions of the building, including its architectural period and style; respect and preserve existing architectural features such as projecting bays; and respect and preserve the historic pattern and established townscape of the surrounding area. Paragraph 4.12 of CPG1 highlights that in order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist, and paragraph 4.13 advises that extensions that are higher than one full storey below roof eaves or that rise above the general height of neighbouring properties and nearby extensions will be strongly discouraged.

3.3 Policy 2 (Design and character) of the Fortune Green and West Hampstead Neighbourhood Plan insists on high quality design which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. Point iv states that development should have *'regard to the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces'*, and point vii states that extensions and infill development should be *'in character and proportion with its context and setting, including the relationship to any adjoining properties'*.

3.4 Medley Road is a short cul-de-sac of 12 terraced buildings located to the south of Iverson Road. The host building is situated within a terrace of five properties, of which Nos. 9, 10, 11 and 12 form a coherent group. Nos. 11 and 12 have both been extended to the rear at lower ground floor level, and No. 11 has infilled the rear side gap at lower ground floor level. An infill extension at lower ground floor level would therefore not be inconsistent with the pattern of development along this terrace. Furthermore, given that the location of the proposed extension at No. 9 would be directly adjacent to an access road to Flats 1-12 Aerynn House to the rear of the site, which runs at lower ground floor level beneath the upper floors of No. 8 Medley Road, the principle of a two-storey rear infill extension to the host building may be considered acceptable, subject to appropriate massing and detailed design.

3.5 The proposed rear infill extension would be built in line with the rear building line of the closet wing and would be constructed in brick to match the host building with timber framed sash windows. It is

considered that due to the absence of a set-back between the rear building line of the closet wing and the proposed extension and given the proposed use of matching materials (rather than a lightweight addition), the extension would appear as an unduly bulky addition which would not respect the existing three-storey closet wing, an original architectural feature of the host building or the original rear building line. The proposed extension is not considered to be subordinate to the host building and would be contrary to paragraph 4.10 of CPG1.

- 3.6 The rear of the application site is prominent as it adjoins a four-storey block of 12 x maisonettes and flats at Aerynn House immediately to the rear of the site, and as such the proposal would be highly visible. The proposal would also include the provision of a roof terrace above the extension at first floor level. There are no other examples of roof terraces in the surrounding area, and it is considered that the proposal would be an unsympathetic and incongruous addition to the rear building line, which would be out of keeping with the pattern of development of the existing terrace.
- 3.7 Furthermore, the proposal includes the erection of a flank wall with a length of 4.1m and height of 1.8m to the southern side of the roof terrace at first floor level, which would increase the overall height of the boundary wall with No. 8 Medley Road to 7.2m. This wall at first floor level would be a solid and permanent feature on the rear of the property which would lend the appearance of a three-storey rear extension when viewed from the side. As highlighted above, the rear of the property is visible and prominent in views from neighbouring properties and their gardens, and as such, the proposal is considered to be unacceptable as the flank wall would represent an incongruous feature on the property and would fail to respect and preserve the character and appearance of the host property.
- 3.8 The proposal would reconfigure the internal layouts of the flats and would replace the lower and upper ground floor windows of the closet wing with French doors, including a Juliet balcony at upper ground floor level, and the reduction in size of the first floor closet wing window to better accommodate the internal changes. Although there is a lack of uniformity in terms of the size and type of the existing rear openings along the terrace, it is considered that the proposed changes to the size and appearance of the rear openings would further unbalance the appearance of the rear of the terrace, to the detriment of the character and appearance of the host building and the terrace of which it forms a part.

4.0 Neighbouring Amenity

- 4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.
- 4.2 The proposed roof terrace would be located at first floor level and situated adjacent to the neighbouring property No. 8 Medley Road. The terrace would be bound by a 1.8m high parapet wall facing No. 8 Medley Road. This is sufficient to ensure the proposal would not result in overlooking; however, this parapet wall is not considered to be appropriate in design for the reasons set out in paragraph 3.7 above.
- 4.3 Owing to the siting of the extension, it is not considered to result in loss of daylight or sunlight from the rear windows at No. 8 Medley Road. The proposed extension would be visible from the rear windows of No. 8; however, given the relationship of the existing buildings it is not considered to increase sense of enclosure from these windows.

5.0 Conclusion

- 5.1 The proposed development, by reason of its height, bulk, scale, and detailed design would fail to appear as a subordinate addition to the host building harming the character and appearance of the

host building and surrounding area. The proposal is therefore contrary to Policy D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

6.0 Recommendation

6.1 Refuse Planning Permission