

<b>Delegated Report (Refusal)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	03/01/2018
		N/A		<b>Consultation Expiry Date:</b>	03/01/2018
<b>Officer</b>			<b>Application Number(s)</b>		
Thomas Sild			2017/6289/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 1 43 Hillfield Road LONDON NW6 1QD			Refer to 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 ground floor single storey rear and side extension					
<b>Recommendation(s):</b>		Refuse			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		A notice was erected outside the site and public consultation took place over a three week period from 13/12/17.  No responses received			
<b>CAAC/Local groups* comments:</b>		Fortune Green and West Hampstead Neighbourhood Development Forum was consulted on the proposal on 08/12/17,  No comments received			

## Site Description

43 Hillfield Road is a Victorian two-storey property with additional loft and basement levels. The property has been subdivided into three units, ground, first-floor and loft. The proposal site is Flat 1, a two-bedroom ground floor flat including a non-habitable basement and private rear garden. The red line site boundary indicates an off centre rear garden shape.

The building is not listed and is not situated within a Conservation Area.

## Relevant History

- 1986 – Permission granted for the erection of a single-storey conservatory at the rear (PL8601183)
- 2001 – Permission granted for alterations to the front and rear elevations at basement level in connection with extending the ground floor flat to form a two bedroom maisonette, including excavations to form a front light well and an external staircase up to the rear garden (PWX0103296) **Note: This permission has not been implemented**

## 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): Sections 2 and 4

## Assessment

### 1. Proposal

1.1 Erection of a ground floor single storey rear and side extension; Replacement of rear door and side facing rear window. The existing single storey rear projection and conservatory would be demolished.

### 2. Amendments

None

### 3. Considerations

The principal material considerations in the determination of this application is:

- Design
- Amenity

### 4. Design

Through Local Plan policy D1 Camden seeks development that respects local context and character. Under CPG1 (Design) guidance rear extensions should be designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing. Extensions should respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.

#### Rear extension

Nos. 1-59 Hillfield Road, of which no. 43 is part, forms a relatively homogenous row, displaying similar built form. The character of the terrace consists of a principal house with a large part two storey, part single storey rear projection. A number of properties have either replaced these single storey sections or added further extensions, often conservatories to the end of the rear elements. Extensions are predominantly part width only.

Flat 1, no. 43 has been extended to the rear by way of a conservatory addition, 2.4m further than no. 41 and 2.1m further than no. 45. Due to its notably greater depth, the extension is an anomaly within the surrounding terrace. The impact of the existing large depth extension is mitigated somewhat by way of its nature as a conservatory, with glazed walls and roof, a modest height of 2.8m (maximum), only part width across the site and set in from the closest boundary. These factors make the conservatory relatively subservient.

The proposed extension would replace the single storey part of the rear projection and the attached conservatory with a full width extension to 4m beyond the assumed extent of the original rear element, with a chamfered corner running back to the boundary with no. 45 (adjacent property). The architectural style of the proposed extension is contemporary and minimalist with a use of angular forms, a high proportion of glazing and walls faced in London stock brick. This is in clear and obvious contrast to the Victorian architecture of the host building but enables the extension to be read as a distinct addition and on balance no objection is raised to the proposed style and materials. Whilst the chamfered building reduces the scale of the extension slightly, this is not considered to make the proposal sufficiently subservient to the host and surrounding buildings. Given the depth being significantly greater than both adjoining properties, along with the full width of the extension, the proposed fails to respect the local context the established townscape by way of its dominant and incompatible scale, massing and size.

#### Front garden bin store

The proposed development includes the erection of a timber front garden bin store structure to house

seven bins in an L shape formation around the front garden and frontage. It is noted that the character of the prevailing development is relatively open and where bin stores exist, they are of a smaller scale than what is being proposed here. Detailed plans and elevations of the bin store structure have not been provided, however a structure with this scale of footprint is likely to be visually intrusive. Sections indicate a height of 1.5m above the street level, and the structure would be visible to the street behind the front boundary wall and railings. Overall, insufficient detail has been provided to fully assess the design impact of the proposed bin store on the street scene and surrounding character.

## **5. Amenity**

Local Plan policy A1 seeks to ensure that the amenity of communities, occupiers and neighbours is protected with any new development.

The natural ground level at the rear of no. 45 sits approximately 300mm lower than no. 43. The proposed extension partly infills the side return, preserving an open courtyard area 3.6m deep from the principal rear elevation with a replacement boundary fence alongside no. 45 of 2.4m height from the ground level of this neighbour. This open area mitigates impact on the principal rear facing window of no. 45, which is sited at a relatively high level and impact on the additional two small side facing windows and a door onto the side return of no. 45 is not considered to be unduly detrimental.

Overall the open courtyard area, the reduced eaves at 2.5m high along the boundary together with the chamfered corner reduce the impact on no. 45 to an acceptable level.

Due to the existing conservatory extension at the same depth as proposed, together with a reduced eaves height, there is not considered to be material impact on the amenity of no. 41.

In conclusion the proposal is not considered to result in unacceptable harm to neighbour amenity through loss of daylight, sunlight, outlook or privacy.

## **6. Recommendation**

Refuse planning permission