

Delegated Report		Analysis sheet		Expiry Date:		18/01/2018	
		N/A / attached		Consultation Expiry Date:		10/01/2018	
Officer				Application Number(s)			
Oluwaseyi Enirayetan				2017/6503/P			
Application Address				Drawing Numbers			
Flat A 38 Iverson Road LONDON NW6 2HE				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey infill/full width rear extension to ground floor flat.							
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
				No. electronic	0		
Summary of consultation responses:		Site notice displayed 15/12/2017, expired 10/01/2018.					
CAAC/Local groups* comments:		Fortune Green and West Hampstead Neighbourhood Forum No reply received to date					

Site Description

The site is located on the southern side of Iverson Road and accommodates a 3-storey building divided into flats. The subject flat occupies the ground floor. The subject site is not located within a Conservation Area nor is it a listed building, but is located within the Fortune Green and West Hampstead Neighbourhood Area.

Relevant History

Site Planning History:

29206: Change of use to 3 self-contained flats together with works of conversion, including the formation of roof terraces at first and second floor levels. **Granted 19/12/1979.**

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

Camden's Local Plan 2017

A1 – Managing the impact of development

D1 – Design

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2013)

Fortune Green and West Hampstead Neighbourhood Plan, adopted September 2015

Policy 2: Design & Character

Assessment

1. Proposal

1.1 Planning permission is sought for the erection of a single storey rear extension. The extension would be 3.1m high, approximately 12m wide (full width) and 9m deep. The proposed extension would include a sloped rooflight from the rear elevation and two rooflights that protrudes and 3 timber French doors. The extension would be constructed from London yellow stock brick.

2.0 Assessment

2.1 The main considerations in relation to this proposal are design and the impact on neighbouring amenity.

Design

2.2 Local Plan policy D1 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.

2.3 Policy 2 of the neighbourhood document states that all development shall be of a high quality design, which complements and enhances the distinct local character and identity. Further stating extensions and infill development being in character and proportion with its context and setting, including relationship to any adjoining properties.

2.4 GPG:1 Design discourages full width extensions, and whilst there is a full width extension at No.44 Iverson Road (ref: 2007/4272/P), the proposal included a courtyard area which softened the overall bulk of the extension. Furthermore, this was granted under an old policy which has now expired.

2.5 The applicant has referred to the two-storey rear extension at No.36 to justify the proposed extension is not out of scale. The houses along the terrace have been altered at the rear, but still maintain similar patterns of 2 storey closet wing. The proposed wrap around extension would be out of keeping with the pattern of development at the rear terrace and would not respect the character and setting of neighbouring buildings. The proposed extension would be visible from neighbouring properties and would set a harmful precedent.

2.6 It is considered that the depth, height and width of the rear extension is overly large and unsympathetic to the host building. The fenestration details do not reflect the design of the main dwelling. The proposed extension would alter the character of the building and is considered an incongruous feature, which would not fit the context of the terraced group of properties, would be detrimental to the character of the area and would result in loss of amenity space. The proposal is considered unacceptable in terms of design and bulk.

Amenity

2.7 Local Plan policy A1 seeks to ensure that the amenity of communities, occupiers and neighbours is protected with any new development.²

2.8 The height of the proposed extension is less than the neighbouring properties at Nos. 36 and 40 Iverson Road, and the orientation of the proposal is towards the south, therefore the works would not impact on amenity of the adjacent properties with regard to access to sunlight and daylight.

2.9 There is a door and window serving a kitchen at No. 40 Iverson Road and whilst the proposed

extension would project beyond that of the neighbour, no new opening is proposed to the side elevation, therefore, there will be no overlooking.

3.0 There is concern regarding Bedroom 2 which is enclosed and has the potential to harm outlook, however, there is a rooflight above which would bring in some light.

4.0 Recommendation: Refuse Planning Permission

4.1 Refuse planning permission