

Delegated Report		Analysis sheet		Expiry Date:		23/02/2018	
		N/A		Consultation Expiry Date:		25/01/2018	
Officer				Application Number(s)			
Lisa McCann				2017/6420/P			
Application Address				Drawing Numbers			
Flat A 98 Goldhurst Terrace London NW6 3HS				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear conservatory extension							
Recommendation(s):		Refuse					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed 22/12/2017 (expired 12/01/2018) Press notice advertised 04/01/2018 (expired 25/01/2018) No responses received					
CAAC/Local groups* comments: *Please Specify		The South Hampstead Conservation Area does not have a designated CAAC, no other comments from interested parties or local groups have been received to date.					

Site Description

The application site is located on the north eastern side of Goldhurst Terrace and relates to the lower ground floor of a four storey end of terrace property that has been divided into four separate dwellings. The property has been previously extended in the form of a part single storey, part two storey rear extension and two dormer windows to the side and rear roof slopes of the original building.

The site is located within the South Hampstead Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area.

Relevant History

2016/1783/P - Erection of single storey rear extension to lower ground floor flat. – Granted 12-07-2016

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Supplementary Planning Policies

CPG1: Design

CPG6: Amenity

Assessment

1 Proposal

- 1.1 Permission is sought for the erection of a single storey rear conservatory extension at lower ground floor level. The proposal would measure a width of 5.8m and depth of 3m. It would have a pitched roof design measuring a max height of 3.6m and 3m at the eaves.
- 1.2 Planning permission was granted under application reference 2016/1783/P (see history section) for a 4m deep single storey rear extension at lower ground floor level. A site visit confirmed that this extension has been fully constructed. The current conservatory proposal would extend from the rear of this existing extension.

2 Amendments

- 2.1 The applicant was advised during the course of the application that there were concerns with the proposed conservatory element of the proposal for the reasons outlined in the design and amenity section below. No amended plans have been provided.

3 Design

- 3.1 The following considerations contained within policy D1 'Design' of the Camden Local Plan 2017 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 3.2 Paragraph 3.7 of CPG1 states: "We will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area"... "Rear extensions should be designed to: be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing".
- 3.3 The combined depth of the proposed extension along with extensions already approved and built would project a maximum of 7m rearwards. The combined depth and overall mass of the cumulative extensions would appear excessive and fail to appear as a subordinate addition to the host dwelling. The previously granted single storey rear extension (under reference 2016/1783/P) was considered to appear subordinate in scale to the host building. However it is considered that this previous proposal was at its maximum size to still remain subordinate to the main house when coupled with the existing two storey rear extension and there is not sufficient reason to justify the excessive depth and scale of the combined extensions to the rear in this instance. The combined size and scale of the extensions would be considered significantly greater than the existing and would have an increased harmful cumulative impact on the character of the host property which could not be supported. There is no other similar form of development within the immediate row of terrace properties of which the application property forms a part which would justify the cumulative scale and depth of the extensions.
- 3.4 Overall, for the reasons outlined above, the proposed development would not be subordinate to the host building nor would it respect or preserve the original proportions of the host building. The cumulative impact of the proposed development is considered to appear as a dominant and incongruous addition which would not respect the character of the original property or surrounding conservation area and cannot be supported.
- 3.5 As such, the proposal is considered to harm the appearance of the host building and surrounding area and would be contrary to policies A1, D1 and D2 of the Camden Local Plan 2017 and Paragraph 3.7, 4.8, 4.9 and 4.10 of the Camden Planning Guidance (CPG1).

4 Amenity

- 4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 4.2 There are concerns regarding the overbearing visual impact of the proposed extension when viewed from the lower ground floor rear habitable room windows of the adjoining property no. 96. At present only the existing single storey rear extension projects approx. 3m beyond the existing rear outrigger at no. 96. The cumulative depth of the existing extension and the proposed conservatory extension would project approx. 6m beyond this neighbouring outrigger at lower ground floor level. The cumulative bulk and scale of this extension would appear visually obtrusive and overbearing when viewed from the rear habitable room windows and rear amenity space of no. 96. It is noted that the proposed conservatory element would be set in approx. 0.4m from the shared boundary with this adjoining property as indicated on the proposed ground floor plans. However this set in is not considered to be sufficient to overcome the issues outlined above regarding impact on the residential amenity of no. 96.
- 4.3 The proposed conservatory extension would be set in approx. 1.2m from the shared boundary with no. 100 which would result in a reduced impact on the residential amenity of this neighbouring property. On balance, given the distance maintained between the proposed extension and the shared boundary with no. 100, the impact of the proposal on the residential amenity of no. 100 is not considered sufficient to warrant refusal in this instance.
- 4.4 For the above reasons, the proposal would result in detrimental impact on the residential amenity of no. 96, contrary to policy A1 of the Camden Local Plan 2017 and Paragraph 7.8 and 7.9 of the Camden Planning Guidance (CPG 6).

5 Recommendation: Refuse Planning Permission