

An Appeal on  
application number  
2017/5947/P  
Flat D, 11 Lymington Road,  
London NW6 1HX



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## **A Short History of the Area**

The house is located in a central street in the village of West Hampstead, or so it was when the farm houses and local Inns or local facilities store were lining up the cross roads of West end Lane and Mill Lane round about 18th Century. As London expanded land in other places, such as Hampstead or South Hampstead, was becoming difficult to find, people started looking further afield into less lucrative places. West End Lane, named so in 1644, snaking from Edgware Road Finchley Road was the boundary line between a number of estates. There were originally three large houses : the West End House, West End Hall and Lauriston Lodge. By early 17th Century a number of houses were present on West End Lane and by mid 17th century merchants were building larger houses. The large houses gave way to developers who gradually transformed the hamlet into a village. When in 1879 the Metropolitan Railway build the station on west End Lane and called it West Hampstead, completed the transformation.

The building we are looking was built early on at the turn of the century, around 1900. More recently it was split into flats and the flats were redeveloped to suit the modern needs, aspirations and thinking. A number of houses have been developed in the area mainly showing the recent alterations at the rear of the properties facing the rear gardens. This is reflected in the entire area and although the street facades remain mostly unchanged, the developments are obvious when looking at the rear gardens.

## **The front of the House**

The front of the building remained much as it was when it was built with the timber frame and plastered panels at first floor elevation and the mock balcony, the dormer at roof level balanced asymetrically above the first floor windows. The windows are divided into four sections and they are made of timber with casement openable parts. There are two velux



windows to the rear roof of the house and one to the front.

There is decorative gable end to the right hand side of the house at first floor level with a window.

The garden wall to the front of the house is made with stones with two brick pillars on either side of the entrance before the steps to the house.

### **The Rear of the House**

The house at the rear is built in red bricks with the roof cascading down to the second floor on the side of the house. The roof is covered with red clay tiles. The windows are of the same design as the ones to the front of the house in timber painted white. At ground floor

the house has been extended and the living room has what appears to be new doors to create an open view to the garden from the living room.

The rear, however, shows the marks of alterations that occurred during recent years that were carried under the planners' careful observations. Some new windows were added which do not relate to the original windows of the property. Similarly the adjoining semi-detached house has adjustments to the alignment of the windows on the rear elevation which are totally unrelated or significantly ignore the given pattern that the planners are now suggesting should be observed. The scale, shape and proportion of the new windows are unrelated to the character of the houses. Yet there is no reference to those in the planning report.

Besides these pair of houses similar changes occurred in other houses related to the rear gardens enclosed by the houses in the 'block'.

Presumably these operations and changes took place and Camden planners were aware of the changes or if they were carried out without permission they have never been objected or the enforcement of the planning ..... has been lacking .



### **Developments at the Rear of the Houses**

The planners are objecting because the application is to construct a dormer to an already

existing loft conversion to one of the pair of semi-detached houses. However, to ask that we can have consideration for a plannign permission only if the adjoining property has already got a loft conversion or if we were to have a joined application for a loft conversion, seems incretable. These kind of application where neighbours agree to have an application concurrently is very rare if they exist at all.

The planners are also objecting to the fact that the rear gardens are not subjected to the changes this application is suggesting. The truth is that there are already terraces of similar style as what has been proposed facing the rear gardens. So the neighbourhood is not alien to these changes. The terrace with the simple black railing is better suited to the property than those with white railings across the gardens.

Another reason why the planners are objecting to the terrace is the issue of overlooking into the gardens of other houses.

There are two houses with terraces on two levels overlooking the gardens. These house also carry alterations to the properties unfamiliar in style with the character or period of the properties.



A terrace on the rear of the property facing the gardens can be seen on the photographs.

The address of the property is number 1 Fawley Road NW6 1SL.



A whole new development has taken place and completed across the gardens which is totally out of character with the buildings in the vicinity. the development is a two storey extension with fenestration out of scale with the original openings, using materials unrelated to any of the original buildings, yet the building has been accepted and there has been no redress or enforcement notices to have this removed.



### Developments on the Main Road

On the main road number 10 Lymington road was converted into bedsits. It should be noted that although the permission was for three units there are now 18 units. The house has the original ridge line of the roof raised by about half meter and the front elevation altered with materials alien to the general vernacular of the area. The front garden at street level has glass protective railing. This is still in the conservation area but the planners accepted the development.



An Application to Create a Rear Dormer and Terrace 2005/2743/P

In 2004 an application was made for a dormer window and terrace and was granted. The drawings are copied for your convenience and the application reference number is 2005/2743/P.

The applicant also checked with the freeholders of the property and none objects to the proposals.

To conclude :

There are several cases where the faces of the buildings in the block have been altered in a way that the Camden Planner advocates are not in keeping though they are carried out with the department's permission. These are illustrated here.

A building on the main road has been altered also in a way also against the guidelines with its ridge line lifted above the common ridge line level.

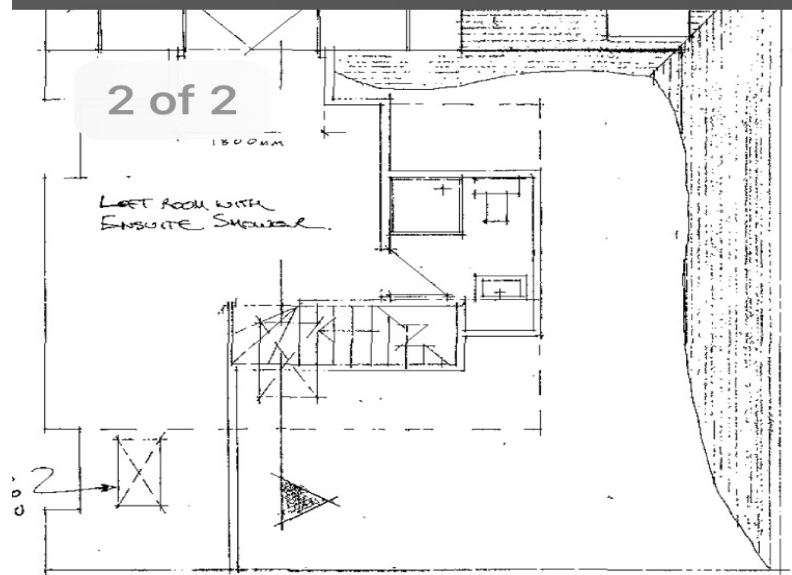
There are balconies at roof level and at levels closer to the ground that can cause overlooking, but these are also accepted.

The flat had already an application for a roof terrace and dormer passed in 2005 but the applicant/owner at the time decided not to proceed with the design.

It is for all these reasons that the Appeal should be upheld and permission granted to proceed with the project.

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PROPOSED LOFT AREA..

