

Delegated Report		Analysis sheet		Expiry Date:	11/07/2018
		N/A		Consultation Expiry Date:	08/06/2018
Officer			Application Number(s)		
Ben Farrant			2018/2018/P		
Application Address			Drawing Numbers		
Flat B Ground Floor, 45 Fordwych Road London NW2 3TN			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of upper ground floor rear extension; installation of replacement rear facing window					
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	01
Summary of consultation responses:			No. electronic	00		
	<p>A site notice was displayed between 18/05/2018 and 08/06/2018</p> <p>One objection was received on the following grounds:</p> <p><u>47 Fordwych Road</u></p> <ul style="list-style-type: none"> • Scale, bulk and massing would result in a sense of enclosure and loss of outlook • Daylight and sunlight would be impacted, particularly at ground and first floors • No daylight/sunlight report has been submitted with the application • Patio doors will increase use of the terrace with resulting noise and privacy issues • No screening has been provided for the terrace • Requests restricted hours of use of the terrace • Development is contrary to policy 					

Site Description

The application site comprises a four storey, semi-detached property, in a row of similar buildings at nos. 41-59 on the north-eastern side of Fordwych Road. The property has been subdivided to form flats, as has the adjoining semi-detached property at no.47.

The property lies outside of a conservation area, and there are no nearby statutorily listed buildings.

Relevant History

45 Fordwych Road (Application Site)

2014/6657/P - Erection of single storey rear extension at lower ground floor level – **Granted 13/11/2014**

2009/2369/P - Erection of an outbuilding in rear garden, ancillary to basement flat (Class C3) – **Granted 12/10/2009**

2005/4360/P - The removal of side raised parapets, erection of metal railings and replacement of a window with a door to facilitate the use of the flat roof of the existing 2-storey rear extension as a terrace for the 2nd floor flat – **Granted 26/10/2005**

2004/0666/P - The erection of a rear conservatory to provide additional habitable accommodation for the lower ground floor flat – **Granted 07/05/2005**

8602055 - Change of use including works of conversion to provide four self-contained dwelling units and the erection of a part one part two storey extension at the rear and a dormer window at the side as shown on drawing nos. 3136/02C 45/MC/01 revised 9th March 5th May and 17th June 1987 amended by letter dated 24th June 1987 - **Granted 09/07/1987**

47 Fordwych Road (adjoining neighbour)

P9602067 – Self-contained residential flat (first floor) – **Granted 08/07/1996**

G3/2/4/3361 - Conversion of ground floor and basement into two roomed self-contained flats at 47 Fordwych Road, N.W.2 – **Granted 25/07/1963**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

The Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

Camden Planning Guidance

CPG1 – Design (2018)

CPG Amenity (2018)

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 2: Design and Character

Assessment

Proposed is a rear infill extension to the upper ground floor flat of 45 Fordwych Road. The addition would infill a space to the side of an existing rear projection, and would have an overall height of 6m on the boundary to no. 47, with a width of 3m (abutting the side of the existing projection) and a depth of 1.75m. The addition would have rear facing sliding doors, leading to a roof terrace with a depth of 1.35m (3m width). The addition would be finished with a flat roof behind a parapet, with matching brickwork materials.

The planning considerations material to the determination of this application are as follows:

- Design; and
- Neighbour amenity.

Design

Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan (2015) requires development which has “*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*” (iv), and requires extensions to be “*in character and proportion with its context and setting, including the relationship to any adjoining properties*” (vii).

CPG 1 (Design) requires development to “*respect and preserve the original design and proportions of the building, including its architectural period and style*” and “*respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space*” (4.10).

It is considered that by reason of the scale, bulk and design of the proposed addition, it would serve to obscure the original rear elevation of the property and would represent undue harm its character and appearance. The full width addition at upper ground floor level would represent an alien feature to this property, and to this stretch of similar properties at nos. 41-59 Fordwych Road. The overall harmful scale, bulk and design of the proposal is compounded due to the previous additions to the rear of the property; the resultant development would represent undue harm to the character and appearance of the property and surrounding area.

The proposed rear fenestration is also considered to be inappropriate for the upper ground floor level of this unit. The level of glazing proposed would overwhelm the rear elevation, with a large area of ‘voids’ at this upper floor level. This serves to reduce the legibility of the building, and gives the rear additions a bulky appearance. For these reasons the fenestration proposed is considered to be unacceptable.

As such, the alterations are considered contrary to advice contained within CPG1, Policy D1 of the Local Plan (2017), Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015), and the NPPF (2012).

Neighbour amenity

Whilst the proposal would have an overall height of 6m on the boundary to no.47, given its depth of 1.7m, it would be unlikely to result in undue harm to this neighbouring property in terms of daylight and sunlight. Whilst the addition would have some impact in terms of outlook of the occupants of no.47 at lower ground and upper ground floor levels, this would not represent undue harm and refusal is not warranted on this basis. It is acknowledged that a roof terrace exists to the flat roof at present. As a result of this proposal the existing terrace would be reduced in size as the extension partially infills the terrace. As such, if anything, opportunities for overlooking would be reduced as the location of the terrace is not changed and it would be smaller in size. Similarly it is considered that the roof terrace would not represent undue harm in terms of noise given the existing roof terrace, residential use and overall size of the terrace. On this basis, the proposal is considered, on balance, to be acceptable in terms of its impact on neighbouring residential amenities.

The planning history of the site and surrounding area has been considered when determining the application.

Given the above assessment, the proposed development is contrary to advice contained within CPG1, Policy D1 of the Local Plan (2017), Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015), and the NPPF (2012).

Recommendation

Refuse planning permission