

Delegated Report		Analysis sheet		Expiry Date:		31/07/2018			
		N/A / attached		Consultation Expiry Date:		29/07/2018			
Officer				Application Number(s)					
John Diver				2018/2531/P					
Application Address				Drawing Numbers					
1 Ferncroft Avenue London NW3 7PG				See decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal									
First floor rear extensions to partially infill existing terrace and increase height of SE rear wing. Rear roof alterations including the formation of crown roof, increase in height of hipped roof to rear wing and the installation / replacement of rear dormer windows.									
Recommendation:		Refuse planning permission							
Application Type:		Householder Application							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Consultation summary:		Multiple site notices were erected near to the site on the 04/07/2018 (consultation expiry date 28/07/2018). A press notice was published on the 05/07/2018 (consultation expiry date 29/07/2018).							
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		Following the public consultation process, no comments were received.							
Redington Frogna CAAC:		Following a request for comment, no response were received.							

Site Description

The application site includes a large, detached dwellinghouse on the corner of Ferncroft Avenue and Platt's Lane. Although the property is not listed, it is situated within the Redington Frogna conservation area. The Redington Frogna conservation area statement considered the host building to make a positive contribution to the character of the local area. The site is also host to a number of mature trees, some of which are protected via tree preservation orders.

Relevant History

The planning history relevant for this assessment can be summarised as follows:

PW9902292: Planning permission was refused on the 05/10/1999 for the 'Alterations and extension at rear first floor level, rear second floor level and terraces at the rear ground floor level'

Reasons for refusal:

- 1) *The proposed extensions by reason of their size, bulk, design and location would be detrimental to the character and appearance of this arts and crafts style building and the Redington and Frogna Conservation Area*

A subsequent appeal was dismissed on the 21/06/2000

PW9902293: Planning permission was refused on the 05/10/1999 for the 'The erection of a 1.8m high brick wall along Platts Lane frontage and a 1.8m high fence with brick piers and metal railings and a sliding gate along the Ferncroft Avenue frontage'

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

- G1 Delivery and location of growth
- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG 1 – Design
- CPG 6 – Amenity

Redington Frogna conservation area appraisal and management strategy (2003)

Assessment

1. The proposal

- 1.1. Planning permission is sought for alterations to the rear/side of the host building in order to increase the area of internal habitable space. This would include the infilling of the existing 1st floor terrace with a rear extension, increasing the height of the rear wing to form a crown roof as well as the replacement of dormer windows.

2. Assessment

- 2.1. The proposed development would not involve any changes of use or sub-division. The main issues to consider in this case are therefore as follows:
- Design and conservation; and
 - Impact on the amenity of adjoining occupiers.

3. Design and conservation

Policy Context

- 3.1. Policy D1 (Design) states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable; comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 (Heritage) states that with Conservation Areas the Council will require that developments preserves or, where possible, enhances the character or appearance of the area.
- 3.2. With regard to roof alterations, Chapter 5 of CPG1 (Design) sets out the Council's expectations in terms of design. For roof alterations, CPG1 states that such extensions should be sensitive changes which are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. It also states that roof alterations are unlikely to be supported where they would result in the architectural style of the host building being undermined, or where buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form (para.5.8). It also advises that dormer windows should meet a number of criteria including: being proportionately scaled and sited to sit within their roofslope, set away from all edges by a minimum of 0.5m; relate to the façade below and the surface area of the roofslope; should remain subordinate additions; and should utilise materials that complement the surrounding townscape.

Discussion

- 3.3. 1 Ferncroft Avenue is a large detached late 19th Century/early 20th Century house with rendered upper floors and corner turret, situated in a prominent corner position in the Redington/Froggnal Conservation Area. This conservation area occupies an area of sloping land to the west and south west of the historic centre of Hampstead village. It forms a well-preserved example of a prosperous late 19th Century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a range of formal and free architectural styles typical of the last years of the 19th Century and early years of the 20th Century.
- 3.4. Ferncroft Avenue was almost entirely designed and built by Quennel in partnership with GW Hart; a number of these buildings are Grade II listed. These properties, including the host dwelling, exhibit features linked to an 'Arts and Crafts' vernacular, with the varied roof forms, and asymmetric foot prints being key aspects to their character. Whilst there are variations throughout the street, the special character of this sub-area of the conservation area is formed of the cohesive appearance of these buildings as a whole by virtue of their shared characteristics including asymmetrical design, tiled hipped and gabled roofs with overhanging bracketed eaves, tall chimneystacks and dormers with small gables.

- 3.5. Officers consider the proposed changes to appear as over-dominant additions, failing to be subordinate to the roof or to be architecturally sympathetic to the age and character of the building, as required by CPG1. It is noted that the rear of the property is visible in longer views of the rear of the property from Platt's Lane. The proposed extension infills the area between the two projecting asymmetrical wings (which are an essential component of the original design), removing the left hand wing entirely, losing the characteristically prominent steep roofslope and removing the pleasing asymmetry in heights to the rear. The changes alter the roof form to an unrecognisable degree and fail to respect the distinct local context and character of the host building or the character and appearance of the wider conservation area, contrary to Local Plan Policies D1 and D2. While officers have concerns with regard to the construction methodology and the potential for damage to be caused to protected trees without careful management, were the works otherwise accepted this could be addressed via a condition for the submission of tree protection details.
- 3.6. It is noted that an application for similar works was refused in 1999 (ref. PW9902292), with a subsequent appeal dismissed in 2000. Although the works hereby proposed vary slightly and as such the above individual assessment has been formed, it should note that there are significant overlaps between this scheme and that which was previously dismissed. For instance, this previous scheme also included the infilling to the 1st floor terrace and increasing the height of the rear wing to match the existing eaves level (see appendix one for an extract of the previously refused existing/proposed section and appeal decision). This decision is a material consideration in the assessment of this case, despite the time passed since the decision. In their assessment of the case, the inspector reasoned that the raising of the eaves line to the rear wing, detailing and infilling of the rear terrace would all act to harm the character of the host building. They also reasoned that the works would affect views afforded from Platt's Lane (see officer photograph below) would constitute harm to the conservation area.
- 3.7. Whilst the Council's policy framework has been updated since this previous decision, its position in terms of design and conservation has not materially altered since this point. Similarly, while works have been completed to buildings in the area in the meantime, nothing has been presented which might address the previous reasons for refusal/dismissal and there have been no material changes to the application site. The hereby proposed scheme would actually have a greater impact than the previous scheme by virtue of the additional alterations proposed to the side roof slope. In light of the above, it is recommended that permission is refused.



Image One – Existing rear
Image two - View of property from Platt's Lane (taken July 2018)

4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.

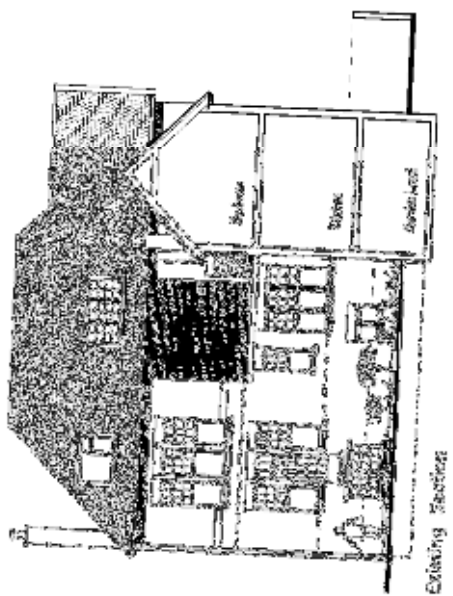
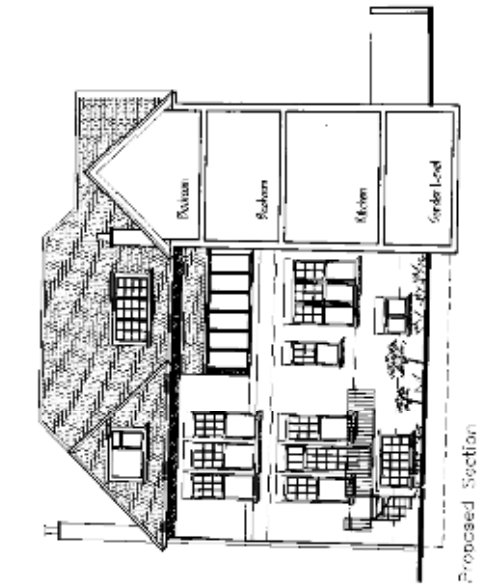
4.2. Given the detached nature of the dwelling, the only property which could be affected by the proposed development is the adjacent no.3 Ferncroft Avenue. As this property does not feature primary habitable room windows which face toward the site, the proposed extensions would not result in any detrimental loss of outlook, privacy or natural light. Similarly the proposed extensions would not feature any new habitable room windows which might overlook this property to the point of detriment.

5. Recommendation

5.1. Refuse planning permission

Appendix one:

Extract from plans refused under previous decision (ref. PW9902292) and subsequent appeal decision



DISMISSED



Appeal Decision

site visit held on 7 June 2000

by F L Cross MRTPI FRSH

an Inspector appointed by the Secretary of State for the
Environment, Transport and the Regions

The Planning Inspectorate
Room 1404
Tollgate House,
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D4/11/4

D4/11/4

Date

21 Jun 2000

Appeal Ref: APP/X5210/A/00/1039774

1 Ferncroft Avenue, Hampstead NW3

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D Said against the decision of the Council of the London Borough of Camden.
- The application, Ref. No. PW 9902292, dated 1 April 1999 was refused by notice dated 5 October 1999.
- The development proposed is a small extension at first floor level to provide a family room; a roof extension at second floor level to provide an additional bedroom and to rebuild a garden terrace. All at the rear of the house.

Summary of Decision: The appeal is dismissed.

Preliminary Point

1. There is no objection to the addition of the stair and balcony to the garden terrace which, as a separate proposal, could be erected without consent.

The Main Issues

2. I consider that there are two main issues. Firstly, whether the design of the extensions would detract from the appearance of the existing dwelling and secondly, whether the appearance of the extended house would preserve or enhance the character or appearance of the Conservation Area.

The Development Plan and other Planning Policies

3. The development plan is the Camden Unitary Development Plan, March 2000 (UDP) and the relevant policies are EN16 - Design of New Development; EN52 - Extensions to Existing Buildings; EN57 Roof Alterations and Extensions and EN33 - Conservation Areas: Character and Appearance.
4. The application which gave rise to this appeal was determined against the policies of the Camden Borough Plan 1987. The substance of Policies UD3 and UD18 are carried forward and expanded in the relevant policies of the UDP. *Planning Policy Guidance 15 - Planning and the Historic Environment*, (PPG15, September 1994) is also relevant.

Conservation Area

5. The site lies within the Redington and Frogna Conservation Area, designated in 1992, and I have regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reasons

Design

6. The existing detached dwelling has a floor area of about 650 square metres and it comprises two main floors above garden level accommodation and with substantial additional accommodation in the roof space (described as the second floor on the appeal plans). The construction of an additional bedroom would involve building over an existing projecting first floor bedroom and constructing a new roof incorporating a rear facing dormer window. The existing bedroom suite is at a lower floor level to that of the remainder of the first floor and this is reflected in a very low eave line. The proposed addition would increase the difference in level relative to the existing second floor accommodation. However, the new eaves line is set at that of the main roof and this creates an unacceptable area of brick between the first floor window and the proposed eaves line. The proposed rear dormer to serve the additional bedroom is shown fitted with a modern casement which, while matching that of a later addition on the western hipped roof, is alien to the remainder of the fenestration.
7. The proposed first floor infill to form a family room between the two rear facing wings, is shown flush with the western section of the rear elevation. The mono-pitch plain tiled roof would be out of keeping with the traditional construction of the period which would have been a lead covered flat. I consider that the window style and proportions would also be alien but I do not consider that the loss of the window to the stairwell, which is already obscured by a security screen and a very large satellite dish, would be unacceptable. I conclude on the first issue that the design of the extensions would detract from the appearance of the existing dwelling and that the requirements of Policy EN16; Policy EN52 and Policy EN57, would not be met in that the standard of design is not acceptable and the form of the extensions and the roof alterations are inappropriate.

Conservation Area

8. The Redington and Frogna Conservation Area includes a substantial area of prosperous late Victorian and Edwardian residential development and it is considered to be an outstanding example of townscape which has survived almost intact. The appeal building stands in a large plot on the corner of Ferncroft Avenue and Platt's Lane. It would be possible to see part of the side and rear of the proposed extended roof from between Nos 1 and 3 Ferncroft Lane but, in my opinion, this view would not be significant and the effect on the Conservation Area from this aspect would be neutral.
9. There are various mature trees and shrubs within the side garden which largely screen the rear of the property from Platt's Lane. Several of the trees are evergreens but there is at least one deciduous tree and the screening may not be complete in winter. Further to the south, from the entrance to Windsor Court, I could see part of the existing rear

elevation above a garage roof. The alterations and addition would increase the prominence of this part of the roof and the unfortunate treatment below the eaves line and possibly the treatment of the proposed games room would be visible to the public. Even if this were not so, unsympathetic design features on such a fine house in a Conservation Area would not be acceptable. The cumulative effect of modest but inappropriate extensions would, in time, detract from the overall quality of the Conservation Area. PPG15 (4.14-4.20) sets out in some detail the special attention which must be paid to the consideration of proposals in Conservation Areas. I conclude on the second issue that the appearance of the extended house would not preserve nor enhance the character or appearance of the Conservation Area and the requirements of Policy EN33 would not be met.

Conclusion

10. For the reasons given above and having regard to all other matters raised I conclude that the appeal should be dismissed.

Formal Decision

11. In exercise of the powers transferred to me I dismiss the appeal.

Information

12. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.



INSPECTOR