

Delegated Report		Analysis sheet		Expiry Date:	08/08/2018
		N/A		Consultation Expiry Date:	29/07/2018
Officer			Application Number(s)		
Sofie Fieldsend			2018/2507/P		
Application Address			Drawing Numbers		
10-11 Wildwood Grove London NW3 7HU			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear extension and extension to existing first floor rear terrace. Alterations to first floor rear fenestration.					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on the 29/06/2018 and the consultation period expired on the 23/07/2018. A press notice was advertised on 05/07/2018 and expired on 29/07/2018.</p> <p>No objections were received during this consultation period.</p>					
Hampstead CAAC	Hampstead CAAC were consulted and raised no objection					
Hampstead Neighbourhood Forum	Hampstead Neighbourhood Forum were consulted and no comments were received.					

Site Description

The site is two storey mid terrace property is located along the North-West side of Wildwood Grove. The site is located within the Hampstead Conservation Area and while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area.

The Hampstead Conservation Area Statement identifies Wildwood Grove as an unmade road with a terrace of two storey brick cottages with very small front gardens. Built in 1886-7 with Wildwood Terrace by a local builder. They have keystones over the flatarched windows and a parapet to the roof. The rear boundary lies on Hampstead Way and is the Borough and Conservation Area boundary.

It is noted that the rear elevations along this terrace are characterised by uniform out riggers at first floor which adjoin onto a rear terrace. The rear elevations front onto Hampstead Way.

Relevant History

Application site

2018/1023/P- Erection of a single storey rear extension and extension to existing first floor rear terrace. Alterations to first floor rear fenestration. **Granted 08/05/2018**

2018/1022/P - Increase in pitch of rear outrigger roof at first floor and alterations to front garden landscaping – **Refused 11/06/2018**

Relevant policies

National Planning Policy Framework (2018)

London Plan (2016)

Draft New London Plan (2017)

Camden's Local Plan (2017)

- Policy A1 – Managing the impact of development
- Policy D1 – Design
- Policy D2 – Heritage

Supplementary Guidance

- CPG 1 – Design
Chapters:
1 - Introduction
2 - Design excellence
3 - Heritage
4 - Extensions, alterations and conservatories
5 – Roofs, terraces and balconies
6 – Landscape Design and Trees
- CPG 6 – Amenity

Hampstead Conservation Area Statement (2001)

Hampstead Neighbourhood Plan (2018)

- Policy DH1: Design
- Policy DH2: Conservation Areas and Listed Buildings

Assessment

Proposal

1.1 Planning permission is sought for:

- Erection of a single storey rear extension and extension to existing first floor rear terrace.
- Alterations to first floor rear fenestration involving the replacement of 2x windows with larger windows and the replacement of an existing rear window with a door.

2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- Design and Appearance
- Impact on the amenity of adjoining occupiers

4.0 Design and Appearance

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Camden's design policies are supported by Camden Planning Guidance 1 (Design). Camden Planning Guidance document CPG1 (Design) advises that extensions should be subordinate to the original building in terms of scale and proportion. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

3.2 Policy DH1 of the Hampstead Neighbourhood Plan states that development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported. Policy DH2 states that New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas. In addition development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area.

3.3 Under planning ref. 2018/1023/P permission was granted for the single storey rear extension and to extend the associated roof terrace, the principle of these elements are still acceptable and would not have a deferential impact on the character and appearance of the host property, street scene or the wider Conservation. The previous application was amended to remove the fenestration alterations at first floor as they neither preserved nor enhanced the host property or conservation area. These unacceptable features are now proposed in this current application. The scale of the ground floor fenestration remains unchanged from this granted permission but the approved detailed design has been altered reducing the number of panes down from four to three. The Council considers that this change is non-material to the scheme and acceptable.

3.4 CPG1 advises that where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like-with-like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, fenestration pattern and proportions, opening method, materials and finishes and detailing (paragraph 4.7).

3.5 The Hampstead Conservation Area statement highlights that quality erosion is one of the main issues facing the area and this includes the alteration or replacement of original windows and doors. It states that these features should be retained or reinstated to improve the appearance of the conservation area.

3.6 It is noted that the first floor elevation and its rear outrigger are highly visible from Hampstead Way, which is also within the Conservation Area and are still consistent with the highly regular and traditional basic domestic cottage form of the rear of the terrace. While it is acknowledged that there has been some insensitive alterations but these relate to the end of the terrace and the terrace still retains its uniformity as a result. The majority of the properties in this terrace have retained their original windows and doors at first floor on their rear elevations which adds to the consistent and uniform design of the rear elevation of the terrace. The proposal will replace these two characteristic six pane windows with one larger full height four pane window and a new entrance door. It is considered that these two different opening methods would appear visually disruptive on the rear elevation and would be unlikely to appear identical in form which would cause harm to the uniformity and symmetry of the rear elevation of this terrace. The existing access door on the rear outrigger will be replaced with a small window matching the existing adjacent window.

3.7 It is considered that the proposal to alter the fenestration would disrupt the consistent form of the whole terrace's elevations in long and close views and have a detrimental effect on the existing uniformity and symmetry of fenestration on the host property and the terrace. The scale and design of the proposed doors and windows and removal of original detailing would not respect the context of the site surroundings and the uniform character of the terrace row. The resulting fenestration would appear incongruous within the terrace as the majority of the properties remain unaltered and would result in the loss of their historic fenestration, which would harm the group character of the terrace.

3.8 The alterations would result in the further erosion of the original fenestration. Although the Council does not object to the proposed materials of the new fenestration. This property is recognised as a positive contributor within the Conservation Area and therefore the first floor fenestration alterations would compromise the character and appearance of the host property, streetscene and the Conservation Area.

3.9 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.10 This development is therefore considered to be a detriment to the character and appearance of the existing building, the street scene and the Hampstead Conservation Area. This proposal is therefore contrary to policies D1 and D2 the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

4.0 Amenity

4.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 Given the modest scale of the proposed ground floor rear extension which will project 0.35m further than No.12's rear building line and not project further than No.9's rear elevation, it is not considered that this additional scale will not result in loss of privacy, light or overlooking. The proposal will increase the existing terrace by 6.4sqm. It is acknowledged that all the properties along this terrace are subject to privacy and overlooking issues created by their siting and design. However it is considered that this increase in scale is minor and unlikely to exacerbate existing amenity issues, it is acceptable in this context.

4.3 The replacement rear fenestration at first floor is not considered to cause harm to either neighbouring property as it will retain a similar siting to the existing. Given the development's siting, scale and separation distance to neighbouring properties it is not considered to harm the amenity of any neighbouring property in terms of overlooking, privacy or loss of light.

5.0 Conclusion

5.1 To conclude the proposal is contrary to CPG1 and policies D1 and D2 of Camden's Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

6.0 Recommendation

6.1 Refuse planning permission.