

Delegated Report		Analysis sheet		Expiry Date:		06/07/2011	
		N/A		Consultation Expiry Date:		08/06/2018	
Officer				Application Number			
Obote Hope				2018/2218/P			
Application Address				Drawing Numbers			
19 Hawley Road London NW1 8RP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Erection of a three-storey side (east) extension.							
Recommendation:		Refuse Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 18/05/2018 to 08/06/2018. No response from the adjoining occupiers has been received.					
CAAC/Local groups comments:		No response has been received.					
Site Description							
The proposal relates to one of the pair of four storey 19th century semi-detached villas with visual consistency, decorative approach and visual integrity on the south side of Hawley Road.							
Relevant History							
<u>Application Site:</u> 2017/6752/P – Planning permission was granted on 16.03.2018 for demolition and construction of a two-storey rear extension for ancillary residential accommodation (Class C3). 2017/6751/P – Planning permission was granted on 13.03.2018 for the erection of a two-storey side extension at lower ground floor level for ancillary residential floor space (Class C3)							

Relevant policies

National Planning Policy Framework 2012

London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development Policy

Policy D1 Design

- Chapters 7.1 -7.5

Camden Planning Guidance

CPG 1- Design (July 2015 updated March 2018) :

- Chapter 4 (Extensions, alterations and conservatories): paragraphs 4.12, 4.13 and 4.16.

CPG 6- Amenity (September 2011 updated March 2018)

Assessment

1.0 Proposal

1.1 Planning permissions were granted in 2018 (under reference numbers 2017/6751/P and 2017/6752/P) for the erection of a two-storey side and two storey rear extensions, including external alteration for ancillary residential floor space, following the demolition of the existing rear extension. The consents remains unimplemented and planning consent is now sought for the erection of an additional single storey side extension at first floor level over and above the extensions already permitted. The proposed three-storey side addition would measure approximately 8.7m in height, 1.1m wide and 7.5m in depth, adding approximately 65sqm of ancillary floor space along the east (flank) elevation and would be built along the boundary line with the purpose-built block of flats at 17 Hawley Road, which forms a part of the Hawley Warf redevelopment. The extension would be finished in yellow stock brick and painted render to match the existing facades.

2.0 Design and Appearance

2.1 Paragraph 4.16 of Camden Planning Guidance (Design) states that side extensions should be designed in accordance with the general considerations set out in paragraph 4.10 of CPG1. This states that extensions should be secondary to the building in terms of location, form, scale, proportions and detailing. Paragraph 4.17 reaffirms that the infilling of gaps would not be considered acceptable where the architectural symmetry or integrity of a composition is impaired and the established front building line is compromised.

2.2 Camden Planning Guidance (CPG Design) provides detailed guidance regarding side extensions, the SPG document emphasized that side extensions should be no taller than the porch and the proposed side extension should be set back from the main building. It also states that side extensions should not block gaps between buildings or views through to rear gardens.

2.3 The proposed side extension would infill the gap between the flank wall of the house and the side boundary wall with no 17 Hawley Road. The height of the three-storey side extension would also be approximately 0.7m lower than the roof eaves. Thus, the proposed extension would be contrary to planning guidance for not being a full storey below the roof eaves and would be 1.0m back from the established building line (facing Hawley Road).

2.4 The inappropriate door opening to the flank (east) elevation for the use of the flat roof would not be supported in principle.

2.5 It is therefore considered that the proposed side extension would have a detrimental impact with the host building and whilst the principle of a side extension in this location is considered to be acceptable, the overall bulk and scale would fail to enhance or preserve the aesthetics of the host building and would result in the loss of the characteristic gap between buildings which allows views through to the rear garden. Combined with the two-storey rear extension of approximately 23sqm and the side extension of 65sqm extension the proposal would have a cumulative impact and would fail to be subordinate addition to the host building. In addition, by

reason of its inappropriate detailing, scale and bulk by not being a full storey below the roof eaves, would harm the character and appearance of the existing building and the street scene. The proposal would be contrary to policy D1 of the Local Plan 2017.

3.0 Siting, height, bulk and mass

3.1 The existing house forms part of a semi-detached pair, the host building and neighbouring property were designed as a symmetrical composition and whilst, there have been some minor alterations to the semi-detached pairs including the replacement of windows, doors and roof additions the symmetry and composition of the properties from the principal elevation remains intact. Whilst, the two storey extension was considered acceptable to the flank elevation. The increased in the bulk and scale of the side extension would not be subservient addition to the host building. Given its terminating height, the proposed side extension would be harmful to the host building and would appear as an incongruous addition due to its excessive bulk and scale that would detract from the host building, the semi-detached pair and the general area due to its prominence from the public domain.

3.2 The proposed side extension by reason of its bulk and scale would fail to be subordinate to the host building and the proposal would be clearly distinguished from the neighbouring properties including the purpose-built block of flats and the semi-detached pair.

3.0 Residential Amenity

3.1 The proposed extension would not have a detrimental impact in respect of loss of daylight/sunlight to the neighbouring property. It is also considered that the extension would not contribute to a sense of enclosure nor would the proposed extension exacerbate impact in regards to the loss of privacy and outlook with the flats being constructed at no.17 Hawley Road. This is due to the extension not projecting beyond the existing building line and that the flank elevation of the neighbouring property does not consist of windows that would be impacted upon. Thus, the proposal would accord with policy A1 of the Local Plan 2017.

4.0 Conclusion:

4.1 The proposed side extension would have a poor relationship with the existing building and would harm the appearance and character of the area. The proposal would fail to be subordinate addition that would have detrimental impact on the semi-detached pair.

5.0 Recommendation:

5.1 Refuse planning permission.