

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/07/2011	
Refusal		N/A / attached		<b>Consultation Expiry Date:</b>		08/06/2018	
<b>Officer</b>				<b>Application Number</b>			
Obote Hope				2018/1155/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
126 Fordwych Road London NW2 3PB				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal</b>							
Erection of an enlarged single storey ground floor rear extension (following the demolition of the existing), installation of roof lights at all elevations and erection of wraparound dormer roof extensions with fenestration alterations to the flank elevation associated with conversion of the existing 4 x self-contained units into 6 flats consisting of 1studio flat; 3x1Bed and 2 x 2bed self-contained flats and the installation of roof lights to the front and rear elevations.							
<b>Recommendation:</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
<b>Summary of consultation responses:</b>		A site notice was displayed from 18/05/2018 to 08/06/2018. No response from the adjoining occupiers has been received.					
<b>CAAC/Local groups comments:</b>		No response has been received.					
<b>Site Description</b>							
The property comprises a two-storey detached property located on the west side of Fordwych Road and the host building is divided 4 x self-contained flats (C3).  The property is not listed nor does it lie within a designated conservation area; however, the host building is located within the West Hampstead and Fortune Green Neighbourhood Area. It should be noted that the NPPF 2018 states: <i>Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.</i>							
<b>Relevant History</b>							
<u>Application Site:</u> 879 – Planning permission was granted on 14/08/1963 for conversion of 126, Fordwych Road, N.W.2 into four two room flats, two on each floor and parking space in front for two cars.							

## Relevant policies

### National Planning Policy Framework 2018

London Plan March 2016 Camden Local Plan 2017

Policy A1 Managing the impact of development Policy A4 Noise and Vibration

Policy D1 Design Policy D2 Heritage

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Policy T3 Transport infrastructure

Policy T4 Sustainable movement of goods and materials

Policy DM1 Delivery and monitoring

### Camden Planning Guidance 2018

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

- Chapter 4 (Extensions, alterations and conservatories): paragraphs 4.7, 4.8, 4.10, 4.15 - 4.17

CPG 6- Amenity (September 2011 updated March 2018)

CPG 7-Transport – Section 5 and 9

CPG 9-Planning obligations- Section 10

### Fortune Green and West Hampstead Neighbourhood Plan 2015

A8 (high quality design and a good standard of amenity)

A9 (architectural heritage)

A14 (roof extensions)

## Assessment

### 1. Proposal

1.1 Planning permission is sought for the erection of wraparound dormer roof extension, the erection of a rear extension, following the demolition of the existing. It is also proposed to install roof lights to the flank elevations (north and south) with an emergency window to the side elevation at roof level, two windows would also be installed to the rear roof and the pitch roof at first floor. All the works are associated with the conversion of the loft space to provide an additional 1Bed2P self-contained flat and the formation of a studio flat at ground floor level.

1.2 The proposed rear extension would measure approximately 8.3m in width, 6.6m in depth and 3.2m in height. The wraparound dormer extension would measure approximately 7.2m in width, 7.3m in depth and 1.6m in height.

1.2 The key considerations are as follows:

- Land use principles;
- Dwelling mix and standard of accommodation;
- Design
- Amenity
- Affordable housing
- Transport
- Sustainability

### 2.0 Land use

2.1 The host building is detached property located in a predominantly residential area, which consist of 2 x 1Bed at first floor and 2 x 2Bed units at ground floor level.

2.2 The Fortune Green and West Hampstead Neighbourhood Plan requires new development to preserve the local distinctiveness of the area “In order to promote and reinforce the distinct and widely appreciated local character of Fortune Green and West Hampstead, new development shall respect, and be sensitive to, the height of existing buildings in their vicinity and setting”. It should be noted that of particular interest are the

railway corridors, which the host property backs onto. The Fortune Green and West Hampstead Neighbourhood Plan provides specific advice on this, stating that it is “the space for significant views across the Area and an important sense of openness”

2.3 Camden Planning Guidance 1 (Design), The London Plan (2016) Policies 7.4, 7.6 and 7.8 and the National Planning Policy Framework (2012) are also relevant to the assessment of the application.

### 3.0 Dwelling mix and standard

3.1 Local Plan Policy H7 states that the Council will aim to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. The Council will seek to ensure that all housing development, including the conversion of existing homes and non-residential properties contributes to meeting the priorities set out in the Dwelling Size Priorities Table and includes a mix of large and small homes. The Dwelling Size Priorities Table is based on the Camden Strategic Housing Market assessment (SHMA) and sets out the priority need for 2 and 3 bedroom market units in the borough. Large homes are defined in the policy as homes with 3 bedrooms or more; small homes are studio flats, 1-bedroom and 2-bedroom homes. The supporting text to this policy states that the Council will expect proposals to include some dwellings that meet the high priorities wherever it is practicable to do so.

3.2 The addition of a studio flat, 1Bed ground floor flat and the conversion of the existing loft space into a 1Bed2P flat. Policy H6 requires large and small homes for new residential development this would allow a variety of housing suitable for existing and future households across the borough and the addition of 2 additional housing units of low priority, would be contrary to policy H6 in this regard. Moreover, policy H6 also specify that it expect all self-contained homes to meet the nationally described space standard and support the development of private rented homes where this will assist the creation of mixed, inclusive and sustainable communities. This would be a departure from the Local Plan 2017; the proposal would consist of 4 low priority-housing units and It is noted that the development would not provide a 2 bed units as a part of the mix and it is considered practicable to do so on this site. It is therefore considered that would not be in compliant with overall objectives of policy H6.

3.3 The proposed residential mix is considered compliant with policy H2 insofar as it maximises the supply of additional homes in the borough and would not result in the loss of residential units.

Table 1: Dwelling Size Priorities

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

### 3.4 Housing Quality

3.5 A high quality home should be designed to ensure that sufficient space is available for furniture, activity and movement. The government has produced a ‘nationally described space standard’, which local plans can adopt to ensure that homes are designed with sufficient internal space. The existing development comprises of 2 x 1Bed first floor flats and 2 x 2Bed self-contained on the ground floor, as a result of the works the ground floor would be re-configured and as a result of the works it’s proposed development and a Studio flat and a 1 bed self-contained flat. Whilst retaining the existing 1 x 2bed flat to the rear at ground floor level. The proposed studio (Flat 1) would measure approximately 38.9sqm and 1 x 1Bed self-contained flat (Flat 2) would cover approximately 29.2sqm of internal floor area. Both units at ground floor level are below the National Space Standard 2016 for a 1 x 1Bed person unit of 39sqm.

The loft would be appropriate for 1Bed 2P flat. However, the proposed head to ceiling height of the loft conversion would be below the minimum height of 300mm below the minimum height required for a loft conversion with no access to private outdoor amenity space contrary to CPG2.

3.7 The units at ground floor level would be substandard accommodations and would offer single aspect units that would not meet the minimum required internal floor space contained in the National Space Standard (2016). All the units would provide acceptable levels of natural light and ventilation.

## **4.0 Design and Appearance**

4.1 Paragraph 4.16 of CPG1 (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 4.16 also states, with regard to side extensions, that the infilling of gaps would not be considered acceptable where the architectural symmetry or integrity of a composition is impaired.

4.2 CPG1 (Design) advises that roof alterations are likely to be acceptable when there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape. The proposed rear and side dormer extensions would be out of keeping with the prevailing pattern of development and the overly large roof extension would represent an Alien addition and set an unwelcome precedent for future development.

4.3 The proposed roof extensions are disproportionate additions contrary to planning guidance, both CPG1 and the Neighbourhood Plan states that roof alterations should be sensitive to changes. The document acknowledges the importance of maintaining the overall structure of the existing roof form and specify that dormer extensions should be designed to be sufficiently below the ridge of the roof in order to avoid the roof extension projecting into the roofline when viewed from a distance. Figure 4 of CGP1 shows that dormers should be set back below the ridgeline, above the eaves and from both side by a minimum of 500mm. This guidance has not been met by the proposal. The wraparound dormer extensions would not be within 500mm minimum requirement as required by SPG guidance and would not maintain the required separation from the sidewalls, eaves and the roof ridge. In addition, Policy A14 of the Fortune Green and West Hampstead Neighbourhood Plan States that roof extension and loft conversion should fit in with existing rooflines and be in keeping with existing development and it is considered that roof extensions should be proportion to the existing building and should not block views. The proposal would clearly be a departure from the Neighbourhood Plan.

4.4 The proposed wraparound dormers combined would have a detrimental impact on the architectural quality of the host building and would upset the balance of the uniformity and symmetry with the neighbouring buildings. The roof extension would diminish the roof profile and would sit uncomfortably within the shallow pitch of roof. In addition, the wraparound roof extension would dominate the roof slope and the majority of the side and rear elevation. As such, represent a disproportionate and awkward addition that would dominate the roof slope and be incongruous additions to the host building. Most importantly, the SPG states that dormer extension should not be introduced where they interrupt an unbroken roof scape.

4.5 The existing house is a detached property, which was originally designed as a symmetrical composition. There have been some minor alterations to some of the properties within the same block, including the replacement of windows and doors and roof lights. Out of the 9 properties with west side of Fordwych Road majority of the properties retain its original roof profile. In addition, the proposal would be contrary to the Fortune Green and West Hampstead Neighbourhood Plan, which states in policy 2vii that extensions should be 'in character and proportion with its context and setting, including the relationship to any adjoining properties'.

### **4.6 Rear extension**

4.7 The proposed single storey extension would be located to the rear at ground floor level and would extend the entire width to the rear host building and the proposed rear extension would extend 2.8m further than the existing rear extension being demolished. This extension would be secondary to the building being extended, would not detract from the original design and proportions of the building in accordance with CPG1. The rear addition would be an unobtrusive addition and would not adversely affect the character of the building or general area. The rear extension would not have an impact that would be considered detrimental to the character of the area. Thus, the proposal would be in general compliance with policy D1 of the local Plan 2017.

### **4.8 Fenestration and façade alterations**

4.9 The proposed rear door would be replaced with UPVC window and it is proposed to install a new UPVC window and door to the northwest elevation. To the flank (south) elevation, it is proposed to replace the existing window with door and replace the canopy to the front elevation. The fenestration treatment would be unacceptable in design and appearance and the proposed replacement windows and door, by reason of their material and design, would be detrimental to the character and appearance of the host building and the surrounding West Hampstead and Fortune Green Neighbourhood Plan (2015) and contrary to policies D1 (Design) of Camden Local Plan 2017.

4.9.1 Within this context, it is considered the proposed windows, by virtue of their poor quality material and design, would fail to enhance the appearance of the host building. Moreover, the Neighbourhood Plan was formally adopted in 2015, which set out the area's vision, objectives and policy requirement for all new development under the Localism Act 2011. The document is a material consideration in determining this planning application and Policy A4 states "any new work or buildings in the area "should reflect the materials, colour palette, scale and character of the area" and that new development "must preserve or enhance the character or appearance of the area" Which will not be the case.

## **5.0 Affordable Housing**

5.1 Local Plan policy H4 requires a contribution to affordable housing from all developments providing one or more additional residential units with an increase in floor space of 100m<sup>2</sup> (GIA) or more. Schemes providing between 1-9 units are expected to make a payment in lieu (PIL) of affordable housing, subject to viability. This would not be applicable in this instance.

## **5.3 Lifetime Homes**

5.4 Lifetime Homes has been superseded by Part M4 (2) of the Building Regulations (1st October 2015). M4 (2) is similar to lifetime homes but requires totally step free housing. Therefore, the compliance with M4 (2) would have been secured by condition.

## **6.0 Transport**

6.1 In accordance with Policy T2 (Parking and car-free development) the Council will limit the availability of parking and will require all new developments in the borough to be car-free. The Council will not issue on-street parking permits in connection with new developments and will use s.106 legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits. Had the development been acceptable in all other respects the proposed newly created flats would have been secured as a car free via a s.106 legal agreement.

## **6.2 Cycle parking**

6.3 Policy T1 of the new Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in CPG7. The residential development requires 3 covered, secure and fully enclosed cycle parking space required as per policy T1. Had the development been otherwise acceptable details of secure and covered cycle parking arrangements for the proposed flats would have been secured by a planning condition.

## **6.4 Sustainability**

6.5 Local Plan Policy CC1 states that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. All new residential development is required to demonstrate a 19% CO<sub>2</sub> reduction below Part L 2013 Building Regulations demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO<sub>2</sub> reduction. The application has not submitted a scheme, which is sustainable.

## **7.0 Residential Amenity**

7.1 Development should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure in accordance with CPG 6 and planning policy A1 of the Local Plan.

7.2 It is not anticipated that the proposed rear extension would have a detrimental impact in regards to daylight/sunlight, sense of enclosure nor impact with the loss of privacy. The proposed roof extension would have an impact with overshadowing. However, the roof lights would be secondary to the windows to the rear elevation. As, such the impact would not be detrimental to warrant a refusal in this regard.

## **7.3 Conclusion:**

7.4 The proposed wraparound dormer roof extension, by reason of its design, bulk, visibility and location on an unimpaired roof, would be incongruous additions that would have a detrimental to the character and

appearance of host building and the wider building group contrary to policy D1 of the Camden Local Plan 2017.

7.5 The proposed development fails to provide secure covered cycle parking for future occupants, which would therefore fail to promote cycle usage in the borough, contrary to policy T1 of the London Borough of Camden Local Plan 2017.

8.0 Refusal is therefore recommended.