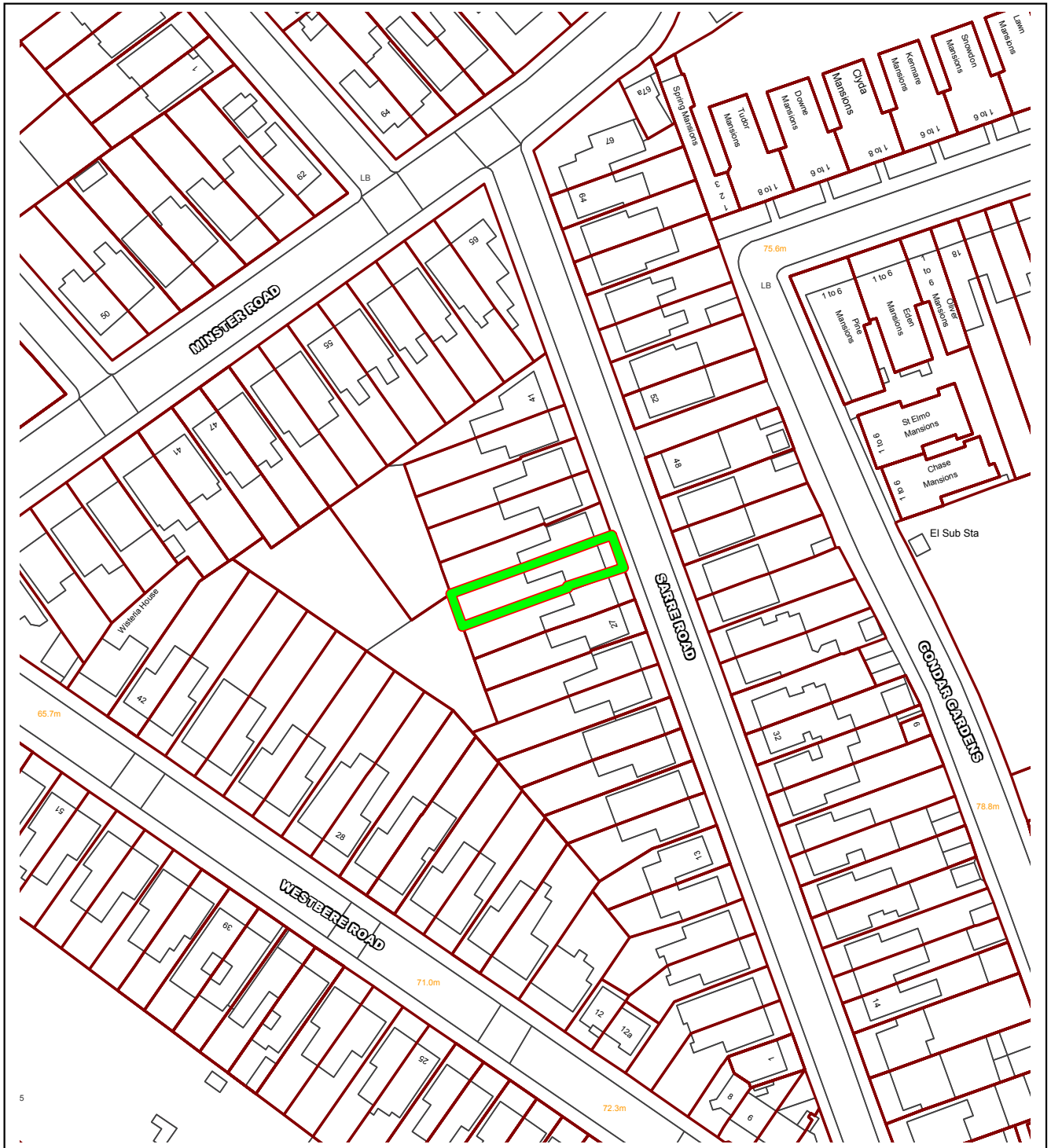


# 31 Sarre Road, NW2 3SN (2018/2695/P)



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1) Rear elevation, view from bottom of the garden



2) View of rear garden



3) View of the rear elevation and relationship to No.29 Sarre Road



4) Side elevation of No.29 which will face onto the proposed extension

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>07/08/2018</b>
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	<b>21/07/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Sofie Fieldsend			2018/2695/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
31 Sarre Road London NW2 3SN			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a single storey side and rear extension and various external alterations including installation of new rear roof lights and removal of chimney from closet wing.					
<b>Recommendations:</b>		Grant conditional planning permission			
<b>Application Type:</b>		Householder Application			



<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>0</b>	No. of responses	<b>5</b>	No. of objections	<b>5</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 27/06/2018 (consultation end date 21/07/2018).</p> <p>5 letters of objection were received from No. 21, 27, 29, 37 and 41 Sarre Road following the public consultation process.</p> <p>Their objections can be summarised as follows below:</p> <ol style="list-style-type: none"> <li>1) Wrap around extension out of character with the area, the scale would set a precedent in area, exceeds permitted development and poor design. Height and width results in overdevelopment. Extension should have max. height of 2.5m.</li> <li>2) Loss of outlook and light to No.29 (concern raised by No.37 Sarre Road)</li> <li>3) loss of open space</li> <li>4) Extension results in reduced side access, which would dominate No.29's open space with a sense of enclosure to this property (concern raised by No.37 Sarre Road). Not wide enough for lifetime homes/ access or wheelchair users.</li> <li>5) 7, 9 and 11 Sarre Road not precedents, properties have a different footprint and did not extend past the bay window. 17 and 21 have side-infill rear extensions similar to that proposed here. In neither case was the extension allowed to be deeper than the rear wall of the existing closet wing.</li> <li>6) Existing shared fence incorrectly shown and shared access gate with No.29 not shown</li> <li>7) Objection to loft conversion.</li> </ol> <p><i>Officer response: During the course of this application, significant revisions were made to the design of the extension including the removal of 'wrap-around extension' with a reduction in depth of side/rear extension from 8.6m to 7.9m; reduction in the height of extension closest to the boundary to 2.5m; and the omission of alterations to the rear dormer window. For further details please refer to identified section of the officer's report:</i></p> <ol style="list-style-type: none"> <li>1) See section 2</li> <li>2) See section 3.2-3.5</li> <li>3) See section 2.5</li> <li>4) See section 2.6</li> <li>5) See section 2.3</li> <li>6) Revised plans were received showing the accurate fence height of 1.7m and the shared access gate was shown on the existing and proposed plans</li> <li>7) No loft conversion is proposed, this is existing. Alterations to existing rear dormer's fenestration has been omitted.</li> </ol>					

<p><b>Fortune Green and West Hampstead Neighbourhood forum</b></p>	<p>Fortune Green and West Hampstead Neighbourhood forum objected to the scheme. Their objection is as follows:</p> <p>While the NDF does not often comment on relatively small private developments, the comments made by David Scott about the overdevelopment of this small site do raise concerns. Sarre Road and Westbere Road have not yet had much development of this type and we believe that this proposal might start a degradation of the character of the housing and its environment. However, we believe that reduction in the width and/or height of the extension to provide more open space between the neighbouring properties could alleviate these issues, and hope that improvements can be made. On this basis The Fortune Green and West Hampstead NDF OBJECTs to this proposal as it stands.</p> <p>We refer to the Fortune Green and West Hampstead Neighbourhood Development Plan, Page 16. "POLICY 2: Design &amp; Character All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.</p> <p>This shall be achieved by:</p> <p>...</p> <p>vii. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties."</p> <p><i>Officer response: During the course of this application, significant revisions were made to the design of the extension including the removal of 'wrap-around extension'. For further details please refer to section 2 of the report.</i></p>

## Site Description

The application site is a three storey semi-detached property located on the western side of Sarre Road. The property is not listed nor located with a Conservation Area. It is located within the Fortune Green and West Hampstead Neighbourhood Area.

## Relevant Planning History

### Host property

2007/4113/P - Alterations to the existing hip roof to form a gable end and a full width dormer roof extension in the rear roof slope of the existing dwellinghouse. – LDC Granted 19/03/2008.

### Relevant planning history for other properties in the street:

#### 7 Sarre Road

**2014/7822/P** - Erection of single storey rear extension to existing single-dwelling-house (Class C3) - **Granted 26/02/2015**

#### 9 Sarre Road

**2015/0322/P** - Erection of single storey rear extension to existing single-dwelling-house (Class C3)– **Granted 02/03/2015**

#### 11 Sarre Road

**2015/6197/P**- Erection of a single storey side and rear infill extension. – **Granted 01/02/2016**

#### 21 Sarre Road

**8501155** - Erection of a single-storey ground floor extension to the rear as shown on drawing No.01.SRE.1. – **Granted 02/10/1985**

**8702899** - The erection of a single storey rear extension for residential use as shown on drawing nos. SRB/P01 SRB/P02. – **Granted 30/09/1987**

#### 39 Sarre Road

**2018/2664/P** - Single storey rear extension. - **Pending determination**

## Relevant policies

**National Planning Policy Framework (2018)**

**London Plan (2016)**

**Camden Local Plan (2017)**

A1 Managing the proposal impact of development

D1 Design

D2 Heritage  
C6 Access for all

### **Camden Planning Guidance**

CPG1 Design (2015 updated March 2018)  
CPG6 Amenity (2011 updated March 2018)  
CPG Amenity (2018)

### **Fortune Green and West Hampstead Neighbourhood Plan (2015)**

Policy 2 Design & Character

## **Assessment**

### **1. The proposal**

1.1. Planning permission is sought for the following works:

Single storey rear/side infill extension measuring 7.9m deep, 2.9m wide and 3.6m high at its highest point (2.5m high closest to the boundary). It will incorporate a glass box above the roof to allow for head height to access the existing higher level. It will be brick to match the existing with aluminium fenestration. The proposal will create an addition 22.9sqm of floorspace.

1.2 During the lifetime of this application the following amendments were undertaken:

- Removal of 'wrap-around extension' with a reduction in depth of side/rear extension from 8.6m to 7.9m. An overall reduction of 0.7m
- Reduction in the height of extension closest to the boundary to 2.5m
- Removal of front boundary alterations
- Removal of alterations to rear dormer window
- Removal of alterations to rear patio

### **2. Heritage and design considerations**

2.1. The Local Plan Policy D1 (Design) is aimed at achieving the highest standard of design in all developments. It requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

2.2. Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan seeks development to be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. It further states that extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties. Also that 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.

2.3. Revisions have been received to remove the wrap-around element and instead a smaller infill extension is proposed which slopes down to 2.5m in height closest to the boundary with No.29 Sarre Road. The proposal is similar in design and scale to the infill extension granted at No. 9 Sarre Road. Similar side and rear extensions have also been granted at No.'s 7, 11 and 21 Sarre Road. The scale of the rear extension would appear as a subordinate addition to the host property and its depth would not disrupt the established rear building line of surrounding properties along this side of Sarre Road. The extension would be screened from the street behind the existing dwelling and would not be readily visible in public views or the streetscene.



- 2.4. The extension incorporates a small scale 'glazed box' projection at roof level adjacent to the rear elevation to allow light to pass through to the host property and to allow sufficient head height for access to the lower level of the extension. It is not considered to detract from the overall design. The proposed materials of the extension are acceptable and would not detract from the host property or the wider area. The contemporary design would differentiate the extension as a recent addition whilst preserving the character and appearance of the host building.
- 2.5. The existing rear garden measures 144sqm. The infill extension would reduce the area of the garden to 118sqm resulting in an 18% loss of garden space. Over 50% of the existing garden will remain and it is considered that sufficient garden space is retained. Therefore the proposal is considered to accord with Policy A2 of the Local Plan which seeks to protect gardens and open spaces.
- 2.6. Concerns were raised that the extension would leave a side access of 0.7m between the extension and No.29 Sarre Road which they claim would not allow for lifetime homes or wheelchair access. While the Council would encourage dwellings to be able to be adaptable for future use, it is noted that both the existing site and the proposed extension are at varying levels so in this instance it is not reasonable to require a wider side access in this location.
- 2.7. The removal of the chimney on the rear outrigger in this instance is acceptable, it is noted that the adjoining neighbour at No.33 has already removed this feature and the chimney is not subject to public views. The chimney on the main roof will remain which is in a more visible location and can be seen in public views. The installation of new rear rooflights would be acceptable in terms of their siting, design and scale and would appear as subordinate features on the roofslope.
- 2.8. It is considered that the extension would not appear out of character on this side of the road or result in overdevelopment of the site. Its scale is considered proportionate to the host property and would not appear oversized in relation to the rear garden. Overall the revised proposal is considered acceptable in terms of its design, siting and scale. The development is not considered to cause demonstrable harm to the character or appearance of the host building or the wider area.

### **3. Impact on the visual and residential amenities of neighbouring and nearby properties**

- 3.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration. The main property which may be affected by the proposal is the neighbouring property No.29 Sarre Road. All other nearby properties are considered to be sufficiently removed from the application site so as not to be unduly affected. Given the location of the infill extension which was reduced in depth to match the existing closet wing No.33 Sarre Road is no longer considered to be impacted by the development.
- 3.2. Concerns were raised about the extension's height and depth resulting in a loss of outlook, light, sense of enclosure to No.29 Sarre Road. Revisions were received during the course of the application removing the 'wrap-around element', reducing the depth of the proposal and reducing the height to 2.5m on the boundary. Plans were also revised to show the existing 1.7m boundary timber fence between the site and No.29 Sarre Road. Although the extension would be visible from No.29 which would look onto it, it is noted that this neighbouring property is a single family dwelling house.

- 3.3. The extension would be set 0.7m away from this shared boundary and 4.3m away from No.29's rear outrigger. It is noted that the rear elevation of the main house is served by a set of glass patio doors (which is assumed to serve a kitchen or living room) and on the side of the outrigger are two small windows and a single glass door. It is noted that the smaller of the two windows due to its scale does not provide the room with much existing light and the room served by the other window and door is also served by another full length window on the rear outrigger.
- 3.4. Given the separation distance, design, height of the extension and existing boundary fence it is considered that the proposal would not result in a loss of light or sense of enclosure to an extent that would warrant a reason for refusal. In terms of outlook the existing small side windows and door on No.29 already face onto the boundary fence and their outlook is not considered to be significantly diminished by the proposal.
- 3.5. By virtue of its size, siting and design, the proposal would not cause unacceptable loss of amenity with regard to sunlight, daylight, outlook, overlooking, noise, or a sense of enclosure.

#### **4. Recommendation:**

- 4.1. Grant planning permission subject to conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24<sup>th</sup> September 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2018/2695/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 18 September 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Webb Architects Limited  
Studio B 7 Wellington Road  
London  
NW10 5LJ

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**31 Sarre Road**  
**London**  
**NW2 3SN**

# DECISION

Proposal:

Erection of a single storey side and rear extension and various external alterations including installation of new rear roof lights and removal of chimney from closet wing.

Drawing Nos: 1235.01.01(-); 1235.01.02(B); 1235.01.03(B); 1235.01.04(A); 1235.01.05(A); 1235.01.06(A); 1235.02.01(-); 1235.02.02(A); 1235.02.03(A); 1235.03.01(A); 1235.03.02(A); 1235.01.11(C); 1235.01.12(F); 1235.01.13(D); 1235.01.14(D); 1235.01.15(C); 1235.02.11(D); 1235.02.12(D); 1235.02.13(A); 1235.03.11(C) and 1235.03.12(D).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

1235.01.01(-); 1235.01.02(B); 1235.01.03(B); 1235.01.04(A); 1235.01.05(A); 1235.01.06(A); 1235.02.01(-); 1235.02.02(A); 1235.02.03(A); 1235.03.01(A); 1235.03.02(A); 1235.01.11(C); 1235.01.12(F); 1235.01.13(D); 1235.01.14(D); 1235.01.15(C); 1235.02.11(D); 1235.02.12(D); 1235.02.13(A); 1235.03.11(C) and 1235.03.12(D).

Reason: For the avoidance of doubt and in the interest of proper planning.

**DRAFT**

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning