

Delegated Report (Refusal)		Analysis sheet N/A / attached	Expiry Date: 12/09/2018
			Consultation Expiry Date: 20/08/2018
Officer Kristina Smith		Application Number(s) 2018/3408/P	
Application Address 1 Rose Joan Mews LONDON NW6 1DQ		Drawing Numbers Refer to Decision Notice	
	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s) Erection of front infill extension at first floor level			
Recommendation(s):	Refuse		
Application Type:	Householder Application		
Conditions or Reasons for Refusal:	Refer to Decision Notice		
Informatives:			
Consultations			
Adjoining Occupiers:	No. of objections	06	
Summary of consultation responses:	<p>2 x site notices were displayed between 27/07/2018 and 20/08/2018</p> <p>Objections were received from 3, 6, 7, 8, 9 and 11 Rose Joan Mews on the following grounds:</p> <ul style="list-style-type: none"> • Construction works are damaging quality of life for mews residents • An additional bedroom will result in more inconsiderate tenants • Mews is narrow, overcrowded and hazardous • No pattern to new extensions and they are of different heights • New development is being cheaply built 		
CAAC/Local groups comments:	None		

Site Description

The application site refers to a two storey duplex studio within a modern cul-de-sac development located off Fortune Green Road. Although a semi-detached property with no.2 next door, the two properties have been designed to read as one. The building shares a similar architectural character and appearance with a building on the opposite side of the street (no's 14 and 15 Rose Joan Mews). The building's form, massing and detailed design has modernist qualities and its scale appears subordinate compared to the four storey properties on Fortune Green Road.

The site is not located in a conservation area or Locally Listed.

Relevant History

Application site

2017/3652/P - Erection of front infill extension at first floor level. **Refused 08/09/2017** on the grounds that:

- *The proposed front infill extension, by reason of its siting, massing, scale and detailed design, would have a materially detrimental impact on the character and appearance of the host building and its contribution to the wider streetscene.*
- *The introduction of a first floor habitable room with a front window would bring about an unacceptable level of overlooking, and result in a material loss of privacy, to the surrounding residential occupiers (particularly those at 94 Fortune Green Road).*

Appeal (ref. APP/X5210/D/17/3188631) Dismissed 11/05/2018

Wider mews development

2005/2841/P - Demolition of 6 existing garage/storage units on the site and the erection of 4 x 2-storey residential dwellinghouses (1 x studio dwellinghouse, 2 x 1-bed dwellinghouses and 1 x 2-bed dwellinghouse) including 1 x off-street parking space. **Granted subject to a s.106 Legal agreement 27/07/2006**

2011/0659/P - Renewal of planning permission reference 2005/2841/P (dated 27/07/2006) for [demolition of 6 existing garage/storage units on the site and the erection of 4 x 2-storey residential dwellinghouses (1 x studio dwellinghouse, 2 x 1-bed dwellinghouses and 1 x 2-bed dwellinghouse) including 1 x off-street parking space]. **Withdrawn**

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

Camden Planning Guidance

CPG1 (Design) – section 4 (2015)

CPG Amenity – section 7 (2018)

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 2 (Design & Character)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following works:

- Erection of timber clad front infill extension at first floor level

1.2 It should be noted that in terms of scale and siting, the application is the same proposal as 2017/3652/P, which was refused. It was subsequently dismissed on appeal (ref. APP/X5210/D/17/3188631). The changes relate to detailed design, namely the introduction of timber cladding and alterations to the extension's fenestration.

2.0 Assessment

2.1 The planning considerations material to the determination of this application are as follows:

- Design
- Amenity

3.0 Design

3.1 The proposed front extension would infill the recessed corner at first floor level and would not increase the height of the building or alter the front or side building lines. It would be clad in grey painted timber slats to differentiate it from the rest of the building. It would include two windows on the front elevation that do not correspond in terms of size or positioning to those on the rest of the building.

3.2 The proposed extension would materially alter the character and appearance of the building. The building presently derives visual interest from the 'cut away' massing to the front of the building, which is a typical means by which modernist architecture reduces the appearance of massing and scale. The same 'cut-away' feature is also evident at the property opposite (nos 14 and 15 Rose Joan Mews). The Inspector agrees, stating in the previously dismissed appeal report that,

"the recess performs an important visual function and reflects the distinctive character of the appeal building and the surrounding properties of a similar design."

The Inspector continues to state that by infilling this area, the building would result in a box like form that would not be sympathetic to the style and appearance of the host dwelling.

3.3 By reason of its location at the entrance to the mews, this would have a harmful impact on public views into the street from Fortune Green Road, eroding the current interesting glimpse of contemporary architecture. It would also materially detract from the appearance of the building opposite, which the application property mirrors. In the previously dismissed appeal, the Inspector agrees the proposal would be harmful in views from within the mews and from the main road.

3.4 The proposal has attempted to overcome the previous reason for refusal by cladding the extension in grey timber slats to create a more lightweight corner in contrast to the solid render of the rest of the building. It is not considered this achieves the desired effect and would still create a box like form that would not be sympathetic to the modernist architectural style.

3.5 The proposed fenestration is more haphazard than the previously refused scheme which better complements the fenestration of the host building and adjacent properties. The use of the timber slats *per se* is considered to be an acceptable material in an area where there is a variety of materials. Grey painted timber is used for a privacy screen and balustrade at two properties further down the mews.

4.0 Amenity

4.1 The previous scheme was refused on the grounds that the proposed first floor window of the extension would result in an unacceptable level of overlooking to surrounding residential occupiers, particularly 94 Fortune Green Road. The Inspector did not accept this reason due to *"the angled relationship between the properties which would mitigate any undue overlooking"*. Furthermore, the revised scheme has replaced a large window with two smaller windows, one of this would be high level and the other situated behind the

timber slat cladding.

4.2 A daylight/ sunlight assessment was submitted with the previous application, which established that there would not be an unacceptable impact on the daylight/ sunlight to the ground floor rear windows of no.98 Fortune Green Road. Given the scale and massing remains the same, this remains true.

4.3 The revised proposal is therefore considered to have an acceptable impact on the amenity of surrounding occupiers in terms of privacy, daylight/ sunlight and outlook.

5.0 Recommendation

5.1 Refuse planning permission