



Regeneration and Planning  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square  
London  
N1C 4AG

21<sup>st</sup> November 2018

Dear Sir/Madam,

**9 Medley Road, London NW6 2HJ**

**Proposed Single Storey Rear Extension**

It is with great pleasure that we enclose herewith a planning application for a single storey rear extension to 9 Medley Road.

This application follows an earlier refusal and dismissed planning appeal for a two storey extension with roof terrace. The Scheme has been amended and significantly reduced and takes full account of the reasons for refusal of the previous application, the appeal decision and more recent pre-application advice received from Charlotte Meynell.

The proposed extension has been significantly amended from the proposal recently refused; the extension will infill adjacent to the existing kitchen in the rear wing at basement level only. It will be flush to the rear elevation, using matching materials, including a vertical sliding sash window, with horizontal glazing bars to be consistent with the host property.

The extension will be flat roofed, behind a parapet and with two rooflights to provide maximum daylight to the proposed lounge/dining room and into the repositioned kitchen. The flat roof will be a sedum roof, for the benefit of local bio-diversity.

The extension will enable a significant improvement and modernisation of the living accommodation.

The extension would be 4m deep with varying width of between 1.7m and 2.2m due to the irregular side boundary. The overall height of the extension would be around 3.3m, including the parapet.

## Context

Medley Road is a short tree-lined cul-de-sac running southwards off Iverson Road in West Hampstead. Both Medley Road and Iverson Road are characterised by 2 and 3 storey terraced properties from the Victorian era.

Number 9 Medley Road is positioned towards the end of the terrace on the western side of the road; the property has a basement level and two above ground stories. The property is not Listed and does not lie within a Conservation Area. The terrace is terminated by a larger property, 8 Medley Road, directly adjacent, to the south of No.9, which is set forward and is a whole storey taller than No.9.

To the rear of the site is Aerynn House, a small apartment block that is accessed via a passageway between Nos. 8 & 9 Medley Road.

Beyond the small number of residents and visitors to Aerynn House, there are no clear public views of the rear of the site where the extension is proposed.

## Planning History

*2017/5490/P - Erection of two storey rear infill extension with first floor roof terrace above enclosed by balustrade and raised parapet wall; alterations to openings within rear fenestration of closet.*

The application was refused on 4<sup>th</sup> January 2018 due to concern regarding the height, bulk, scale and detailed design of the extension and it was considered that the extension would not appear subordinate to the host building, harming the character and appearance of the building and the surrounding area.

The refusal was appealed (APP/X5210/W/18/3197860). The Inspector noted that the property forms a part of a cohesive terrace (9-12 Medley Road) and that other properties in the terrace had been extended already, but at ground floor only, which therefore retains the visual distinction between the closet wings and the mass of the principal building. The Inspector considered that the closet wings were themselves subordinate to the host buildings and that the proposed two-storey extension with roof terrace would be obtrusive in the rhythm they create, opining that the rear wing would no longer be distinguishable as a subordinate feature. The Inspector also considered that the design and proportions of the buildings should be respected.

In response to both the previous refusal and the appeal decision, the design, scale and massing of the proposed extension have been amended. The proposed extension is restricted to single storey, which will (in the words of the Inspector) retain the visual distinction between the closet wing and the mass of the principal building. The

extension will be flush to the rear elevation of the closet wing, which is significantly less obtrusive than the large projecting single storey rear extensions to Nos. 11 and 12 Medley Road.

### **Policy Context**

The planning policy context includes the National Planning Policy Framework (2018), the London Plan (2016), the Camden Local Plan (2017), the Fortune Green & West Hampstead Neighbourhood Plan (2015) but in this case, the principle document is Camden Planning Guidance 1 Design (2015).

### **National Planning Policy Framework 2018**

The revised NPPF maintains a strong emphasis on design and the creation of high quality buildings and places. The NPPF also recommends the use of design guides and locally relevant policies within Neighbourhood Plans. Paragraph 130 of the NPPF states:

*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.*

This is interpreted as meaning that where a proposal accords with the broad aims of design policies and guidance, it should not be refused on the minutia of detail contained therein.

### **The London Plan 2016**

Policy 7.4 of the London plan relates to Local Character. This is a broad design policy that states:

*Development should have regard to form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings...*

The policy goes on to state that designs for new development should have regard to the pattern and grain of the existing spaces and streets in orientation, scale proportion and mass.

### **Camden Local Plan 2017**

Policy D1 Design states that the Council will seek to secure high quality design in development that respects local character and comprises details and materials that are of a high quality and complement the local character and integrates well with its surroundings.

## Camden Planning Guidance

Chapter 4 of CPG1 relates to Extensions, Alterations and Conservatories. Amongst other things, the guidance suggests that new windows should match originals as closely as possible and materials that complement the colour and texture of the materials in the existing building.

In terms of scale, the guidance states that extensions should be subordinate to the original building, which is echoed in specific guidance relating to rear extensions at paragraph 4.10, which goes further to state that rear extensions should be designed to:

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *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;*
- *allow for the retention of a reasonable sized garden; and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

The proposed extension has taken full account of the above CPG1 guidance. The scale, form and proportions are subordinate, the materials proposed, including the proposed window and french doors would closely match the originals and respect and preserve the period style.

The single storey scale of the extension would render it subordinate to the existing closet wing, which would safeguard its own subservience to the principal building and maintain the rhythm of the terrace and the ratio of built to unbuilt space.

The proposed extension would have no impact on the amenities of neighbouring occupiers.

### **Fortune Green & West Hampstead Neighbourhood Plan**

Policy 2 Design & Character echoes the content of Local Plan Policy D1 and simplifies and localises it. The policy urges development that positively interfaces with its surroundings, including existing buildings and structures, having regard to scale, mass and the pattern and grain of surrounding buildings. The policy calls for matching materials and extensions in character and proportion with its context and setting.

### **Analysis**

The proposed extension has been designed to be subordinate to the existing closet wing. As per the Inspector's findings in the earlier appeal, this maintains the subservience of the closet wing to the principal building and maintains the rhythm and grain of the terrace of which the application site forms a part.

The proposed extension will introduce new openings, French doors, where there is an existing window and a new sliding sash window to the extension, which complement the existing fenestration entirely by including features such as the horizontal glazing bars.

The proposal incorporates a flat roof, to minimise bulk and a parapet wall to accommodate the necessary guttering and to reflect the flat roof design of the closet wing. The flat roof will be a sedum roof to benefit local bio-diversity.

The proposed extension will improve the living accommodation for residents, creating a decent sized bathroom, increasing the size day-to-day living accommodation and improving it through increasing the amount of natural light.

### **Conclusions**

It is considered that on objective assessment of the proposal against the cited policies and consideration of the proposal in the context, the suitability of the proposal is clear.

The proposed extension has been carefully designed to respect the host building, to reflect and integrate well with the surrounding built form and to improve the living accommodation for occupiers.

The design of the proposed extension successfully accords with the policy context informed by the previous planning application process and reflects the findings of the earlier appeal decision.

The plans of the proposed extension were sent to the planning officer for the previous application and received positive feedback.

In all of the circumstances, it is hoped that the application for the proposed single storey extension that accords with Policy can be approved without delay.

Should the above raise any queries, or should you require further information to inform the decision making process, please contact us.

Yours faithfully



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