

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>03/09/18</b>	
		N/A / attached		<b>Cons. Expire:</b>		<b>16/09/18</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Jaspreet Chana				2018/3232/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 Gayton Crescent London NW3 1TT				See draft decision			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Addition of glass canopy to rear elevation							
<b>Recommendation(s):</b>		Refuse					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>0</b>	No. of objections	<b>00</b>
<b>Summary of consultations:</b>		<p>Two site notices were displayed one to the front of No.1 and one outside No.27 Rudall Crescent on 22/08/18 (consultation end date 15/09/18).</p> <p>The development was also advertised in the local press on the 23/08/2018 (consultation end date 16/09/2018).</p> <p>Hampstead CAAC object – Mis-description, as actually proposing to roof over a rear terrace; contravenes 4.7, 4.19, of CPG 1 of the Local Plan. Harms the CA in possible precedent of inappropriate scaling of such extension.</p> <p>Officer's response: <i>Please see sections 3 and 4 below.</i></p>					

### Site Description

No.1 is a four storey end of terrace villa located to the north-west side of Gayton Road. The property is also located within Hampstead Conservation Area. The surrounding area is predominantly residential consisting of four storey terrace and semi-detached dwellings of similar size and design.

### Relevant History

2015/7029/P - Erection of single storey rear extension at lower ground level with enlarged terrace and glazed balustrade above – Granted – 17/02/16.

2016/3309/P - Erection of a rear dormer roof extension and addition of metal railings to front wall (part retrospective application) – Refused and warning of enforcement action to be taken – 25/08/16.

### Relevant policies

**National Planning Policy Framework (2018)**  
**The London Plan (2016)**

#### Camden Local Plan (2017)

- D1 Design
- D2 Heritage

## **Camden Planning Guidance:**

- CPG 1 – Design
- CPG 6 – Amenity

## **Hampstead Neighbourhood Plan, 2018:**

- Policy DH1: Design
- Policy DH2: Conservation areas and listed buildings

## **Hampstead Conservation Area Statement**

### **Assessment**

#### **1. Proposal**

1.1. Planning permission is sought for a glass canopy to be attached to the rear elevation, it will measure: 8.55m wide, 4.1m deep, and 2.2m height to eaves and 3.2m height to ridgeline.

#### **2. Assessment**

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

- The visual impact of the proposal on the character and appearance of the street scene and Conservation Area;
- Impact upon neighbouring amenities

#### **3. Design and Conservation**

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; is sustainable in design and construction; integrates well into surrounding townscape and open spaces; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area. Policy D2 similarly requires all developments to preserve the character of listed buildings within the Borough, including by resisting development that would cause harm to significance of a listed building through an effect on its setting.

#### **Impact to the character of host building and Hampstead Conservation Area**

3.2. The proposal involves erecting a glass canopy to the rear elevation which will project the entire depth and width of the existing patio area. The canopy would have a clear glazed roof, be non-insulated in an open structure form by metal anthracite grey posts with a built in drain system.

3.3. Although it is noted that the canopy would be in an open form, it would extend beyond the whole width of the existing rear elevation of the dwelling covering the whole expanse of the rear patio area with the posts of the canopy appearing wide. The canopy proposed appears as an industrial styled structure which is bulky, large and would be a dominant addition to the rear elevation. No other similar examples are present on the houses along this side of Gayton Crescent so the addition of this structure would be out of character.

3.4. During the course of the application it was suggested to the applicants to reduce the width of the canopy so that it would be only as wide as the existing rear elevation and to reduce the size of the metal posts to give a slimmer appearance of the structure. This suggestion was rejected and the applicants stated that they need the whole patio area covered and would not reduce the width or the post sizes as they are a standard size. It is considered the proposed canopy would not be an appropriate addition and would be detrimental to the character and appearance of the subject dwelling and the Hampstead Conservation Area.

#### **4. Impact upon neighbouring amenities**

4.1. It is not considered the canopy would have a detrimental impact upon the amenities of the neighbouring properties as it is not a permanent brick structure with walls it is open with a frame and glass roof, therefore it will not cause any impacts to neighbours in regards to loss of light, privacy, overshadowing or overbearing

impacts. However, the proposal would still not be considered acceptable due to width, size and design and impact on the conservation area.

## **5. Conclusion**

5.1. Overall, the proposal would not be considered acceptable as it would not be in keeping with the host property or the surrounding conservation area. The proposal would not preserve the character and appearance of the Hampstead Conservation Area and would be contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017 and CPG1 (Design) and policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of Hampstead Neighbourhood Plan.

**Recommendation:** Refuse planning permission