

Delegated Report		Analysis sheet		Expiry Date:	11/06/2018
		N/A		Consultation Expiry Date:	31/05/2018
Officer			Application Number(s)		
Sofie Fieldsend			2018/1022/P		
Application Address			Drawing Numbers		
10-11 Wildwood Grove London NW3 7HU			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alterations to roof pitch of rear outrigger at first floor and hard landscaping of front forecourt.					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on the 04/05/2018 and the consultation period expired on the 25/05/2018. A press notice was advertised on 10/05/2018 and expired on 31/05/2018.</p> <p>No objections were received during this consultation period.</p>					
Hampstead CAAC	Hampstead CAAC were consulted and raised no objection					
Hampstead Neighbourhood Forum	Hampstead Neighbourhood Forum were consulted and no comments were received.					

Site Description

The site is two storey mid terrace property is located along the North-West side of Wildwood Grove. The site is located within the Hampstead Conservation Area and while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area.

The Hampstead Conservation Area Statement identifies Wildwood Grove as an unmade road with a terrace of two storey brick cottages with very small front gardens. Built in 1886-7 with Wildwood Terrace by a local builder. They have keystones over the flatarched windows and a parapet to the roof. The rear boundary lies on Hampstead Way and is the Borough and Conservation Area boundary.

It is noted that the rear elevations along this terrace are characterised by uniform out riggers at first floor which adjoin onto a rear terrace. The rear elevations front onto Hampstead Way.

Relevant History

Application site

2018/1023/P- Erection of a single storey rear extension and extension to existing first floor rear terrace. Alterations to first floor rear fenestration. **Granted 08/05/2018**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden's Local Plan (2017)

- Policy A1 – Managing the impact of development
- Policy D1 – Design
- Policy D2 – Heritage
- Policy CC3 – Water and Flooding

Supplementary Guidance

- CPG 1 – Design
Chapters:
1 - Introduction
2 - Design excellence
3 - Heritage
4 - Extensions, alterations and conservatories
5 – Roofs, terraces and balconies
6 – Landscape Design and Trees
- CPG 6 – Amenity

Hampstead Conservation Area Statement (2001)

Emerging Hampstead Neighbourhood Plan (2018)

- Policy DH1: Design
- Policy DH3: Conservation Areas and Listed Buildings

The emerging plan is considered to hold substantial weight following its examination and acceptance of all the Examiner's recommended modifications to the plan on the 26th of March 2018. The Council will be holding a referendum for the Hampstead Neighbourhood Plan on 21st June 2018 to determine if the plan will be formally adopted.

Assessment

Proposal

1.1 Planning permission is sought for:

- Altering the roof pitch of rear outrigger at first floor, by raising the eaves by 0.62m
- alterations to front forecourt by placing slate paving slabs

1.2 The proposed hard landscaping to the front of the property is not considered to be permitted development as it is not a permeable material and covers an area of over 5sqm. Class F (hard surfaces incidental to the enjoyment of a dwellinghouse) states that either the hard surface should be made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- Design and Appearance
- Impact on the amenity of adjoining occupiers

4.0 Design and Appearance

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Camden's design policies are supported by Camden Planning Guidance 1 (Design). Camden Planning Guidance document CPG1 (Design) advises that extensions should be subordinate to the original building in terms of scale and proportion. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

3.2 The proposal is for increasing the pitch of the rear outrigger roof by raising its eaves on the outrigger's flank walls and for the replacement of existing planting beds and concrete slabs to the front garden with slate paving.

3.3 It is noted that the rear outrigger, its gable end and the lengths of its eaves are highly visible from Hampstead Way, which is also within the Conservation Area and are still consistent with the highly regular and traditional basic domestic cottage form of the rear of the terrace. While it is acknowledged that some doors, windows and boundary treatments to the rear have been altered, the outriggers and their roofs retain their unity. It is considered that the proposal to increase its pitch and eaves height would disrupt the consistent form of the whole terrace's rear massing in long and close views and have a detrimental affect the existing proportions and symmetry of the host property and the terrace. This property is recognised as a positive contributor within the Conservation Area and therefore this

element would compromise the character and appearance of the host property, streetscene and the Conservation Area.

3.4 The front of the terrace on Wildwood Grove is characterised by its exposed brick facades, which are softened by the variety of greenery and planting contained in the narrow plantable strips between their ground-floor windows and the threshold with the unmade road. Again, the rhythm of this terrace elevation is crucial to its overall contribution to character and appearance of the Conservation Area, and its disruption by the loss of soft-planted elements would harm the visual quality of the terrace in oblique and orthogonal views. Although these views are less easily obtained within the Conservation Area, but it is noted that they are none the less highly characterful and particular.

3.5 CPG1 states that front, side and rear gardens make an important contribution to the townscape of the Borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. Gardens are particularly prone to development pressure in the Borough with their loss resulting in the erosion of local character and amenity, biodiversity and their function in reducing local storm water runoff. It further adds that no more than 50% of the frontage area should become hard landscape and permission will not be granted for hard landscaping greater than 5sqm that do not incorporate sustainable urban drainage systems (SUDS) into the design.

3.6 The proposed hard landscaping occupies 10.3sqm, the entire front curtilage of the dwelling and the slate paving slabs are not permeable so SUDS has not be incorporated into the design. It is considered that it would therefore contribute to surface water runoff which would increase the risk of flooding. In addition the slate paving would appear at odds with the character of the street in terms of its material and siting and would neither enhance nor preserve the character and appearance of the host property, streetscene or Hampstead Conservation Area.

3.7 This development is therefore considered to be a detriment to the character and appearance of the existing building, the street scene and the Hampstead Conservation Area and contribute to surface run off increasing the risk of flood. This proposal is therefore contrary to policy D1, D2 and CC3 of the London Borough of Camden Local Plan 2017.

4.0 Amenity

4.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 Given the development's siting, scale and separation distance to neighbouring properties it is not considered to harm the amenity of any neighbouring property in terms of overlooking, privacy or loss of light.

5.0 Conclusion

5.1 To conclude the proposal is contrary to CPG1 and policies D1, D2 and CC3 of Camden's Local Plan and emerging policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

6.0 Recommendation

6.1 Refuse planning permission.

