



Applicant:

Habib Neshat

Application Number:

PW9802935R1

Address:

6 Templewood Avenue NW3

Proposal:

The erection of a single storey ground floor extension fronting Templewood Avenue.

Drawing Numbers:

S/11, 12, 13, 14 and 15 (as amended by S/15A)

RECOMMENDATION SUMMARY: FPC

OFFICER REPORT:

1. Site

- 1.1 A substantial Edwardian single family dwellinghouse, on the corner of Templewood Avenue and Templewood Gardens, currently vacant undergoing major works of refurbishment. It has gardens to front, side and rear. A thick mature holly hedge surrounds the garden area fronting onto Templewood Ave. The access to the house is via Templewood Gardens, so that the Templewood Avenue frontage is in practice treated as a side elevation. The building is located within Redington/Frogna CA.

2. Relevant history

- 2.1 On 16.6.1998, planning permission was refused for the erection of a single storey ground floor extension fronting Templewood Avenue, on grounds of excessive bulk.

3. Proposal
Original

- 3.1 A single storey conservatory type extension at ground floor level, fronting Templewood Avenue, and measuring 2.85 metres deep and 4.95 metres wide.

R1

- 3.2 As above, but additional information submitted in respect of the glazed lantern over the roof of the proposed structure.

4. Relevant policies

4.1 Borough Plan

UD3 (general design for development)
UD18, (development in conservation area)
UD4, (Environmental Code guidelines)

4.2 Draft UDP

EN16 (Design Standards)
EN26 (relationship with surrounding buildings)
EN33 (protecting the character of CAs)
EN50 (general policy on alterations)

5. Consultations

5.1 **Conservation Area Advisory Committee Comments**

Hampstead CAAC does not object to the proposal, but makes the following comments: "this is a very prominent corner position. It is essential that the glass roof is concealed by the parapet and all materials and detailing must match existing so that the addition is indistinguishable from the original".

5.2 **Local Group comments**

Templewood Neighbourhood Association objects to the proposal and states: "the proposed structure fails to preserve or enhance the character of the conservation area and of this road in particular. Apart from infringing the building line, the addition of an extension towards the road would do harm to the integrity of the elevations fronting the road".

5.3 Adjoining Occupiers	Number Notified	9
	Replies Received	2
	Objections	2

Two occupiers from 3 Templewood Ave. have objected to the proposal on the grounds that the proposed development would interrupt the building lines in Templewood Ave., set an unacceptable precedent, result in loss of light and increase overlooking into adjoining properties.

6. Assessment

6.1 The refused scheme measured over 6.5 metres deep, covered a sizable proportion of the side garden and extended well beyond the front building lines in Templewood Ave. However, the extension as proposed in the current scheme, would not project beyond the building line of the adjoining building at 8 Templewood Avenue. In these circumstances, whilst there isn't a clear building line in Templewood Avenue (as properties are set back at varying distances from the street frontage), it is considered that the proposed extension would not disrupt the general building line.

(i.e. 2.5m deep)

6.2 Unlike the previous scheme, the proposed extension is small in relation to the scale and mass of the existing building and it would be clearly subordinate to the main building. It would be positioned between the brick quoins on the side elevation, and hence would not interfere with the detailed design of the building. The proposed extension would include a glass lantern on the roof: this would be largely hidden from view by the raised parapet walls.

6.3 The design would be in keeping with the character and style of the existing building and the materials would be timber, glass and brick to match existing. A condition is recommended to ensure the use of the materials and joinery details to match those of the existing building.

6.4 The proposal is considered to preserve the character and appearance of the Conservation Area.

Amenity issues

- 6.5 Given the limited extent of the side extension and the fact that the majority of its roof comprises a glazed lantern, it is unlikely that the roof of the extension would be used as a roof terrace. However, the lantern could be replaced by a flat roof in the future as permitted development, and so a condition is recommended to ensure that the roof of the proposed extension should not be used as a roof terrace.
- 6.6 Given the distance of the adjoining house and the fact that the proposed extension would not project beyond the building line of the adjoining house, no loss of light would occur.

7. Recommendation

- 7.1 Grant planning permission subject to the following conditions:

Conditions:

1. All new external work, and in particular joinery and fenestration, shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified on the approved application. (CD03 - amended)
2. The roof of the ~~side~~ extension hereby approved shall not be used as a roof terrace.

Reasons for conditions:

1. To ensure that the Council may be satisfied with the external appearance of the building. (DD01)
2. In order to protect the privacy of the adjoining premises, and the visual amenity of the immediately surrounding area.