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| Delegated Report | | Analysis sheet | | Expiry Date: | | 28/08/2019 | |
| | | N/A | | Consultation Expiry Date: | | 04/08/2019 | |
| Officer | | | | Application Number(s) | | | |
| Alyce Keen | | | | 2019/0959/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 110 Greencroft Gardens London NW6 3PH | | | | Refer to decision notice. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Demolition of the rear existing single storey extension. Erection of a two storey rear extension to allow the extension of an existing self-contained unit at first floor along with new windows and other associated works. | | | | | | | |
| Recommendation(s): | | Refuse full planning permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | | | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | | Site Notice – 10/07/19 – 03/08/19. Press Advert – 11/07/19 – 04/08/19. No comments were received from local residents during the public consultation. | | | | | |
| CAAC/Local groups comments: | | There were no relevant CAAC or local groups to be consulted and no comments were received. | | | | | |

Site Description

The site is located on the northern side of Greencroft Gardens and contains a four-storey semi-detached property.

The dwelling is not a listed building however it is designated as making a positive contribution in the South Hampstead Conservation Area.

Relevant History

2018/5981/P - Installation of dormer to front roof and 2x rooflights. Establish 2x new HMO rooms at ground & third floor. Erection of a bin store to front garden. Reorganisation of layouts on all floors. Granted subject to a S106 on 20/08/2019.

2015/7234/P - Change of use from 10x self-contained flats to 5 x self-contained flats (1 x 3 bed flat; 4 x 2 bed flats) between ground and 2nd floor levels; and retention of 5x bedrooms (HMO units) at 3rd floor level; erection of a dormer window on the front elevation; erection of a frameless glazed extension as replacement for existing lean -to; new balconies plus railings at first floor level; alterations to the rear and side fenestration; and installation of roof lights on the main roof plus cycle storage shed in rear garden. Granted planning permission on 11/10/2016.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG – Design (March 2019);

CPG – Altering and extending your home (March 2019);

CPG – Amenity (March 2018).

South Hampstead Conservation Area appraisal and management strategy 2011

Assessment

Proposal

The proposal is for the demolition of the rear existing single storey extension and the erection of a replacement two storey rear extension to allow the extension of an existing self-contained unit at first floor.

The key planning issues are as follows:

- Design & Character
- Amenity

Design & Character

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Camden's Local Plan Document is supported by CPG Altering & Extending Your Home. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

The proposed extension is considered to be excessively large, at two storeys tall and 10m in length when measured from the principle rear elevation, and as such, is considered to constitute over development of the site. Furthermore, the erection of a first floor extension in this location would cause harm to the distinct full height rear return, an original feature to the rear of many of the properties along the terrace. The depth and height of the proposed extension would result in this original feature appearing truncated and the legibility of the historic rear elevation would be lost.

It is acknowledged that a variety of extensions have been added within the wider terrace; however, these infill extensions are principally at lower ground floor level and do not extend beyond one storey, which enables the distinct return to remain a prominent and characteristic feature. Council acknowledges there are three historical examples where extensions extend beyond one storey, however these are of a different scale and also clearly illustrate the result of the return being diminished.

A two storey extension is not acceptable in this location as it over dominates the existing return, contrary to Para 3.1 of the draft Camden Planning Guidance 'Altering and Extending your Home' and Local Plan Policy D1 which states that development must 'respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks'. Because of this, the proposal would fail to preserve or enhance the character and appearance of the conservation area, contrary to Local Plan Policy D2.

Impact on the South Hampstead Conservation Area

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Para 196 of the NPPF (2019) states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

110 Greencroft Gardens forms part of a group of substantial late 19th Century semi-detached red

brick properties, situated in and deemed to make a positive contribution to, the South Hampstead Conservation Area. This conservation area is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys.

The South Hampstead Conservation Area Statement notes that alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development, and preserve the character and historic features of existing buildings.

As discussed above, the two storey extension over dominates the existing return and therefore this architectural feature appears truncated and the legibility of the historic rear elevation is lost.

The proposal is thereby considered to constitute 'less than substantial harm' to this positive contributor building within the South Hampstead Conservation Area, and therefore, in line with paragraph 196 of the NPPF, the harm must be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this case, it is not considered that there are any public benefits to outweigh the harm that would be caused, given the use of the building as private residential properties. The proposal is therefore considered to be contrary to the NPPF and to Policies D1 and D2 of the Camden Local Plan and the application is recommended for refusal on this basis.

Amenity

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan Document is supported by CPG (Amenity).

The proposed two storey rear extension would project for a depth of approximately 9.6 metres from the main rear elevation. It is considered that the extension would be overbearing and harm the adjoining properties outlook. The ground floor flat of 108 Greencroft Gardens has two windows on the side elevation that could also be impacted. However, that particular living area is also served by doors to the rear, therefore would still adequate daylight and sunlight.

Therefore, the proposed scheme is not considered to be in accordance with policy A1 of the Camden Local Plan 2017 and CPG Amenity.

Conclusion

The proposed extension is considered inappropriate in terms of scale and will adversely affect the outlook of the adjoining property at 108 Greencroft Gardens. Therefore, the proposed scheme is contrary to policies D1, D2 and A1 of the Camden Local Plan 2017 and is recommended to be refused.

Recommendation: Refuse planning permission