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| Delegated Report | | Analysis sheet | | Expiry Date: | 03/09/2019 |
| | | N/A / attached | | Consultation Expiry Date: | 08/09/2019 |
| Officer | | | Application Number(s) | | |
| Sofie Fieldsend | | | 2019/3505/P | | |
| Application Address | | | Drawing Numbers | | |
| Flat A, 200 West End Lane London NW6 1SG | | | See decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Change of use from 1x6B flat to 2x 2B4P and 1x 3B5P flats. Erection of rear extension at 1st floor, 3 storey side infill extension (1st-3rd floor) and rear balcony at 2nd . Erection of roof extension involving rear dormer and roof terrace and 3x front rooflights. Installation of bin and bike stores in rear garden. | | | | | |
| Recommendation(s): | | Refuse planning permission | | | |
| Application Type: | | Full Planning Permission | | | |

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|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------|-----------|-------------------|-----------|
| 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 | No. of comments | 00 |
| Summary of consultation responses: | <p>A site notice was displayed on the 09/08/2019 and the consultation period expired on the 02/09/2019. A press notice was advertised on 15/08/2019 and expired on 08/09/2019.</p> <p>No objections were received during this consultation period.</p> | | | | | |
| CAAC and other community groups | West End Green CAAC and the Fortune Green and West Hampstead Neighbourhood forum were consulted and no response was received. | | | | | |

Site Description

The site is a four storey mid terrace property located on the east side of West End Lane with retail at ground floor level and one flat occupying the remaining upper floors.

The site is located within the West End Green Conservation Area and while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area. It is also within the Fortune Green and West Hampstead Neighbourhood Plan area.

Relevant History

Application site

None relevant

Neighbouring properties

190 West End Lane

PWX0202552 -The erection of an extension at rear first floor level, the erection of a dormer roof extension with terraced area in the rear roofslope and 2 rooflights in the front roofslope, in connection with the creation of 3 self-contained flats on the 1st, 2nd and 3rd floors. - **Granted 26/06/2003**

192a West End Lane

2005/1602/P - Conversion of the 3 upper floors of the property from 3 flats to create 2 x 2 bedroom flats & 1 x 3 bedroom maisonette, conversion of the roof space into additional habitable accommodation through the erection of a rear dormer and 2 rooflights to the front elevation, the erection of a single storey rear extension at first floor level, and the creation of a roof terrace on the rear flat roof adjoining the new dormer. – **Granted 19/07/2005**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Draft London Plan (2017)

Camden's Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

Supplementary Guidance

CPG Altering and extending your home (2019)

- Chapters 1, 2, 4

CPG Design

CPG Amenity (2018)

West End Green conservation area appraisal and management strategy (2011)

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 1: Housing

Policy 2: Design and Character

Policy 3: Safeguarding and enhancing Conservation Areas and heritage assets

Policy 7: Sustainable Transport

Policy 8: Cycling

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following:

- Conversion to create 3x flats (C3) consisting of 2x 2B4P and 1x 3B5P.
- Erection of rear extension at 1st floor
- Erection of 3 storey side infill extension (1st-3rd floor)
- Erection of rear balcony at 2nd floor.
- Erection of roof extension involving rear dormer and roof terrace and 3x front rooflights.
- Installation of bin and bike stores in rear garden.

2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- Land use
- The visual impact upon the character and appearance of the host property, streetscene and West End Green conservation area (Design and Character)
- Impact on the amenity of adjoining occupiers

3.0 Land Use

3.1 The proposal includes the subdivision of the existing 6bed flat (C3) into 3 flats consisting of 2x 2B4P and 1x 3B5P (C3). The proposed development would increase housing supply in the borough in accordance with policy H1. However, whilst there is a need for additional housing in the borough and the general principle of adding to the housing stock is supported, there are concerns regarding the impact of the extensions on the character of the building/terrace which are discussed in detail in the design section below.

4.0 Design and Appearance

Policy background

4.1 Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition it should integrate well with the surrounding streets and contribute positively to the street frontage. Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance

(CPG Altering and extending your home) states that “design should positively enhance the character of existing buildings on site and other building immediately adjacent and in the surrounding area”.

4.2 Camden’s Design Guidance indicates that proposals should have regard to the scale, form and massing of neighbouring buildings and respect and preserve the historic pattern where it exists.

4.3 CPG Altering and extending your home states that:

“Extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. This is because such extensions no longer appear subordinate to the building.”

And

“The width of a rear extension should be designed so that it is not visible from the street and should respect the rhythm of existing rear extensions in neighbouring sites.”

4.4 Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan states that all development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. This shall be achieved by:

- i. Development which positively interfaces with the street and streetscape in which it is located.
- ii. Development which maintains the positive contributions to character of existing buildings and structures.
- iii. Development which is human in scale, in order to maintain and create a positive relationship between buildings and street level activity.
- iv. Development which has regard to the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.
- v. A presumption in favour of a colour palate which reflects, or is in harmony with, the materials of its context.
- vi. New buildings and extensions that respect and are sensitive to the height of existing buildings in their vicinity and setting. Tall buildings in the Growth Area will need to have regard to their impact on the setting of the two immediately adjacent conservation areas, in order to avoid any negative impact on them.
- vii. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.
- viii. The provision of associated high quality public realm.

4.5 Policy 3 of the Fortune Green and West Hampstead Neighbourhood Plan states that:

- i) Development that enhances or preserves Conservations Areas and heritage assets in the Area – as well as their distinct character, appearance, and setting – will be supported.
- ii) Proposals which detract from the special character, and/or, architectural and/or historic significance, and setting of Conservation Areas and heritage assets in the Area will not be supported.

Rear/side extensions and 2nd floor terrace

4.6 To comply with CPG Altering and extending your home extensions in terms of their location, form, scale, proportions, dimensions and detailing should be secondary to the building being extended. It should respect and preserve the original design and proportions of the building as well as the historic pattern and established townscape of the surrounding area.

4.7 It is noted that the properties in this terrace are highly consistent to the rear and are characterised by uniform outriggers of the same width and consistent gaps along the rear elevation.

4.8 At first floor a rear extension measuring 2m wide and 2.1m deep with a flat roof to match the existing outrigger is proposed. Although it is noted No.190 has built a full width extension at first floor, this was approved in 2003, guidance on rear extensions has since been strengthened. This extension also adjoins a much larger property at No.186-188 which reduces the prominence of this extension. It is considered that the mid terrace host property of this application has a different context and a rear extension at this level would not respect the rhythm of existing rear extensions within this terrace

4.9 A three storey side and rear extension at 1st- 3rd floor measuring 4.4m deep and 1.3m wide. This extension would terminate at roof level and provide a wider roof terrace than its neighbours within the terrace. It would not comply with CPG guidance as it is higher than one full storey below roof eaves and rise above the general height of neighbouring projections. It is noted that no other property has infilled at this level within the terrace. The infill extension would not appear subordinate to the building.

4.10 Although it is noted that there are terraces at first floor and roof level, within this terrace there are no terraces at 2nd floor as none of the neighbouring properties have been subject to infill extensions. It is therefore considered that as the infill extensions are not acceptable in principle that a terrace in this location would also not be supported for its negative impact on the character and appearance of the host property. The terrace would also be visible from Fawley Road. It would erode the characteristic uniformity of the rear elevations within this terrace.

Roof extension and terrace

4.11 CPG Altering and extending your home recommends that alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form; should not be introduced into shallow roofs; should not disrupt an unbroken roofscape; should maintain adequate roof slope to maintain projection into the roofline; and should utilise materials which are complementary to the host building and local area. This guidance also advises that roof alterations / extensions may be accepted where they act to re-unite a group of buildings; remain architecturally sympathetic to the host building; maintain the integrity of the roof form; or where there is an established pattern of development of a similar form would not result in harm.

4.12 CPG Altering and extending your home further adds that they should be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures. In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface.

4.13 The proposed dormer is contrary to CPG Altering and extending your home as it occupies nearly the full height of the roof slope and is not set 500mm from the eaves and ridges of the roof. The proposed dormer therefore subsumes the character of the roof and appears as an incongruous addition which fails to be subordinate in relation to the roof slope. There are no examples of the same scale of dormer found within this terrace. In addition, the proposed design and scale of the fenestration does not relate to the existing rear elevation below and appear out of proportion.

4.14 It is noted although, there are some examples of smaller dormers and roof terraces at No.190, 192 and 198 within the terrace. The dormers granted at No.190 and 192 in 2003 and 2005 respectively were much smaller in scale and significantly set away from the edges of the roofslope. Both roof terraces at No.190 and 192 were granted with a set back from the edge of the roof. It There appears to be no record of planning permission for the roof extension and terrace at No.198 and it is likely to be lawful due to age.

4.15 Given the proposed side/rear three storey extension, the proposed roof terrace would be wider than the other 3 existing terraces found in this row of properties. It would further erode the symmetry of this terrace and have a detrimental impact on their characteristic uniformity.

4.16 No.190 and 192 West End Lane were granted permission for two small rooflights located near the top of the front roofslope and there are no other examples within this terrace. Three rooflights proposed on the front roofslope, these rooflights do no match the prevailing pattern of development found within the terrace in terms of siting, number and scale and are considered to distract from the character and appearance of the host property.

4.17 A 1.7m obscure glass privacy screen is proposed on the edge of the roof terrace between No. 198 West End Lane and the host property, while this is considered to mitigate concerns about occupiers being able to look directly into the rear dormer windows of this property. The use of glass at high level within a Conservation Area is not acceptable and would appear out of character, a traditional timber screen would be more appropriate and the screen could include planting to soften it. The use of glass as a rear balustrade is also unacceptable for the reasons stated above and black railings would be more in keeping with the character of these properties. The Conservation area statement highlights that the use of inappropriate materials harms the appearance of the conservation area.

Conclusion

4.18 The development is not considered to maintain the positive contribution the host property makes the conservation area and it does not give regard to the form and heritage of its context in terms of its scale, mass and pattern of surrounding buildings. It does not reflect the character and appearance of the terrace it sits within and appears out of proportion in relation to the host property and adjoining properties.

4.19 Angled views of the rear elevation are possible from Fawley Road. The consistent rear outriggers and elevations of the terrace significantly adds to the group value of the terrace and enhances its special character. It is considered that the addition of the rear/side and roof extensions and their associated terraces would disrupt the historic rhythm, form and pattern of development along the terrace, eroding its uniformity and group value, to the detriment of the host building, terrace and surrounding conservation area.

4.20. The proposed development, by reason of its detailed design, height, scale, bulk and siting, would harm the character and appearance of the host property, terrace and conservation area contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).

Bin and bike stores

4.21 The rear garden is entirely screened from the public realm, it is considered that the erection of timber bin and bike stores in this location would be acceptable. Their siting, design and small scale would not warrant a reason for refusal.

4.0 Amenity

Neighbouring properties

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

5.2 CPG Amenity states that development should be designed in order to ensure that “the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers” and that where development is considered to have a detrimental impact upon levels of daylight, sunlight or overshadowing into neighbouring properties, the submission of further evidence of this impact may be required.

5.3. The setback proposed on the roof terrace would help mitigate some issues of overlooking to surrounding properties and it considered to be no worse than that at No.190 and 192 which were granted permission. It is noted that a 1.7m obscure glass privacy screen is proposed between No. 198 West End Lane and the host property, this is considered to mitigate concerns about occupiers being able to look directly into the rear dormer windows of this property.

5.4The terrace proposed at 2nd would result in potential close range overlooking and noise disturbance to adjacent properties due to its proposed siting and scale, it is noted that the rear extension would create a wider terrace at this level for sitting out and could accommodate a table and chairs. Given its higher siting and larger footprint it would be considered to contribute to detrimental overlooking issues to this property and would warrant a reason for refusal. It is considered contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

5.5 Given the siting of the extensions and separation distance to neighbouring properties it is considered that the proposed extensions would not lead to a detrimental impact upon neighbouring properties by virtue of loss of light, outlook, sense of enclosure or excessive noise and disturbance given the significant separation distance to neighbouring properties.

Future occupiers

5.6 The existing flat will be subdivided to provide three flats are proposed comprising of 2x 2B4P and 1x 3B5P.

| Flat | Floor | Unit Size (GIA) | London Plan Minimum GIA | Dual Aspect (Y/N) | Amenity space |
|-------------|-----------------|------------------------|--------------------------------|--------------------------|----------------------|
| 1 | 1 st | 75sqm (2b/4p) | 70sqm | Y | Y |
| 2 | 2 nd | 69sqm (2b/4p) | 70sqm | Y | Y |
| 3 | 3 rd | 95sqm (3b/5p) | 93sqm | Y | Y |

5.7 Local Plan Policy H7 seeks a mix of large and small units. As indicated in para 3.185, large homes are those with 3 or more beds. Policy H7 also indicates that the proposal should contribute to meeting the priorities in the Dwelling Size Priorities Table. For market housing, the priorities given are 2 and 3 bed. This mix proposed would be acceptable as it provides three high priority units in line with policy H7 of the Local Plan and Policy 1 of the West Hampstead and Fortune Green Neighbourhood Plan. All units would have access to private amenity space in the form of balconies.

5.8 It is noted that Flat 2 fails to comply with minimum space standards by 1sqm. It is considered that it would be unreasonable to have this as a reason for refusal given that only one of flats marginally fails by 1sqm and the other proposed flats comply.

5.9 Overall the proposal is considered to provide adequate accommodation for future occupiers.

6.0 Transport

6.1 Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and design requirements outlined in CPG Transport. Three spaces are proposed in the rear garden. To comply with the London Plan, 1 space per studio/1bed and 2 spaces per all other dwelling should be provided. In this instance 6 spaces would need to be provided and designed in accordance with the cycle facilities section of CPG Transport. If the overall development was acceptable in principle, the policy required number of cycle parking spaces could be conditioned as it is considered that there is sufficient space in the rear garden to facilitate the required number of cycle spaces.

6.2 Policy T2 of the Local Plan requires all new development in the borough to be car free regardless of PTAL rating, this would be secured by a S106 legal agreement. For car free developments, the Council will not issue on-street parking permits and will use planning obligations to ensure that future occupants are aware they are not entitled to on-street parking permits. In absence of a S106 securing car free development it forms a reason for refusal.

6.3 Policies A1 and T4 (Sustainable movement of goods and materials) state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). For some developments, this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP). Highways officers were consulted and determined a CMP would be required if the scheme was acceptable due to the street constraints. In absence of a S106 agreement securing a CMP and its associated monitoring fee of £3,136 it would form a reason for refusal.

6.4 Policy A1 of the Camden Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces. A highway contribution is not required for this small scale development.

7.0 Conclusion

7.1 The proposed extensions and terraces by reason of their siting, scale, bulk and detailed design would appear as a visually obtrusive and subsume the rear elevation of the property. It would fail to respect and preserve the original design and proportions of this row of terraces, all to the detriment of

the character and appearance of the host building, terrace and the wider conservation area. It is contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).

7.2 The proposed 2nd floor terrace, by reason of its siting and scale, would result in potential close range overlooking and noise disturbance to adjacent properties contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

7.3 In absence of a S106 legal agreement securing a CMP (and associated monitoring fee) and car free development it would likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety. It is therefore contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking), T4 (Sustainable movement of goods and materials) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

8.0 Recommendation

8.1 Refuse planning permission.