

Delegated Report		Analysis sheet		Expiry Date:		01/01/2018	
		N/A / attached		Consultation Expiry Date:		07/12/2017	
Officer				Application Number(s)			
Emily Whittredge				2017/5565/P			
Application Address				Drawing Numbers			
19 E East Heath Road London NW3 1AJ				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey glazed extension within rear lightwell.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed 15/11/2017 – 06/12/2017. A press notice was published on 16/11/2017. No comments were received in response to statutory consultation.					
CAAC/Local groups comments:		The Hampstead Conservation Area Advisory Committee objected on the grounds of: <ul style="list-style-type: none"> The proposed proportion of glazing is greater than the existing building and should reflect the fenestration of the host building. <i>Officer response: Issues of design are discussed in section 2 of the report below.</i>					

Site Description

The site comprises a four-storey 19th Century detached building located on the south side of East Heath Road also situated opposite Hampstead Heath. It is currently sub-divided into five self-contained flats. It lies within a group of similar buildings where the predominant land-use is for residential purposes.

The site is not listed but lies within the Hampstead Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

2012/1183/P - Alterations to rear facade involving the replacement of a bay window with a french door and a single door including the erection of a new glazed entrance porch, creation of a rear patio area to be enclosed with a retaining wall and railings and the installation of four risers to lower ground floor flat (Class C3) – **Granted 01/05/2012**

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

Altering and extending your home (March 2019) Paragraphs 3.1 and 3.6

Amenity (March 2018)

Hampstead Conservation Area Statement (2001)

Hampstead Neighbourhood Plan (October 2018)

Policies DH1 and DH2

Assessment

1. Proposal

- 1.1. The application seeks permission for a glazed rear extension at lower ground floor level within an existing light well.
- 1.2. The rear extension would project 2.3m from the original rear wall, 2.2m above natural ground level and 3.3m wide, which would wrap around the existing rear bay window. The extension would replace a smaller glazed porch extension measuring 2.2m from the original wall, 2.1m above natural ground level, and 1.5m wide.
- 1.3. The extension would be constructed of glass within a powder-coated aluminium frame.

2. Assessment

2.1. The main considerations in relation to the proposal are:

- Design and impact on the host building and the Hampstead Conservation Area
- Impact on the amenity of neighbours

Design and Conservation Area

- 2.2. Local Plan Policy D1 states that the Council will require that development respects local context and character, preserves or enhances the historic environment, comprises details and materials that are of high quality and complement the local character. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Local Plan Policy D2 (Heritage) states that the Council will require development to preserve and, where appropriate, enhance conservation areas.
- 2.3. The site falls within character area 2 (Outer Village) of The Hampstead Neighbourhood Plan. Policy DH1 requires developments to respond and contribute positively to the distinctiveness and history of the neighbourhood plan character areas, and should respect and enhance the character and local context of the relevant character areas. Policy DH1 requires developments within a conservation area to protect and/or enhance its positive buildings and features.
- 2.4. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The NPPF places a presumption against the grant of permission for development that would cause harm.
- 2.5. The application site falls within the East Heath sub area of the Hampstead Conservation Area. The Conservation Area Statement states that some rear extensions, even when not widely visible, can adversely affect the architectural integrity of the building and prejudice the character of the Conservation Area. It states that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.
- 2.6. The application seeks to erect a glazed extension with a pitched roof at lower ground floor level, 2.2m deep and wrapping around and obscuring the existing rear bay. Although the existing glazed enclosure partially obscures the bay, the proposed enlarged extension would cover a much greater part with a structure that is at odds with the design of the host building. As such, the development would adversely impact original architectural features of the building, and is not considered to preserve or enhance this part of the conservation area, contrary to policies D1 and D2 of the Camden Local Plan 2017 and DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The existing structure is not considered to have a

positive impact on the host building or the conservation area, and a further addition of this nature would therefore be harmful to its character and appearance.

- 2.7. The Council considers that the proposed extension would be out of keeping with the character and design of the host building, by virtue of its scale, materials and siting. It would add to an incongruent form of development that would disrupt the cohesiveness and detailing of the rear elevation of the building. It would result in development that is not sympathetic to the character of the host building, and would fail to respect the form and detailed design of the existing bay window.
- 2.8. The extension would be visible in private views from the host property, which forms part of the character of the conservation area. These views would be harmed by the proposed development, which would fail to preserve or enhance its appearance or character.
- 2.9. In light of the above, it is considered that the proposed extension by virtue of its scale, form, materials, siting, detailed design and impact on the host building, would fail to preserve or enhance the character and appearance of the Hampstead Conservation Area, contrary to policies D1 and D1 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Amenity

- 2.10. The proposed rear extension, on account of its size, location and orientation, would not cause a reduction in daylight, sunlight or outlook to the adjoining windows of habitable rooms. As such the development would not have an adverse impact on residential amenity, and complies with Local Plan policy A1.

3. Recommendation

- 3.1. Refuse planning permission