

# 7a Langland Gardens, NW3

## *Site Location Plan*

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# 7a Langland Gardens, NW3 6QD

## *Site Photos*

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*(1) Rear Elevation*



*(2) Looking towards No.3-7 Langland Garden*



*(3) Looking towards no.9 Langland Garden*



*(4) Rear Garden (patio out of shot)*



*(5) Rear building line of nos. 7&9*



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>04/04/2016</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	3/3/2016
<b>Officer</b>			<b>Application Number(s)</b>	
John Diver			2016/0204/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
7a Langland Gardens London NW3 6QD			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Single storey rear extension to lower ground floor flat.				
<b>Recommendation(s):</b>		Grant subsection to conditions.		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified: Date of Site Notice: Date of Press Notice:	<b>17</b> <b>10/02/16</b> <b>11/02/16</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	There were no responses in relation to the application.					
<b>CAAC/Local groups comments:</b>	<p>An objection comment was received from the Heath and Hampstead Resident's Association. Their objection can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Proposals are poorly presented / quality of drawings is not high enough and proposal cannot be properly assessed based on drawings submitted</li> <li>• Adjoining buildings are not included in proposed drawings</li> <li>• Design/Access Statement is perfunctory, and does not address design issues</li> </ul> <p>No comments were received from the Redington Frognaal CAAC.</p> <p><u>Officer Comments on Consultation responses:</u></p> <p>The plans and documents were considered to meet the criteria set out by Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and thus the application was registered. It was therefore considered that adequate information has been submitted to illustrate and subsequently assess the impacts of the proposed development.</p> <p>There is no statutory or local requirement to include the neighbouring properties to drawings for a proposed development.</p> <p>There is no statutory or local requirement to submit a Design and Access Statement for development of this scale.</p>					

## Site Description

The application site is located to the West of Langland Gardens within the Frogna and Fitzjohns ward. This application relates to the lower ground floor flat within 7 Langland Gardens; a three storey dwelling which has been subsequently divided into five self-contained flats. Owing to the local topography, the rear garden of the site is at a lower ground floor level, above that of Langland Gardens. This relationship is shared with both adjacent properties. The application property/unit is in no part subterranean. Like many properties in the local area, 7 Langland Gardens has been altered significantly from its original appearance, especially when viewed from the rear. An overview of the planning history for the site is below.

The application site is located within the Redington and Frogna Conservation Area. The Redington and Frogna Conservation Area Appraisal document (adopted 2000) classifies the application property as making a positive contribution to the Conservation Area. There are no Article 4 Directives which have been applied to the application site.

## Relevant History

A summary of the site's planning history is as follows:

Address: 7 Langland Gardens, NW3

Application No.: PW9605107

Description: Amalgamation of the two existing flats on the lower ground floor

Date of Determination: 23/01/1997

Decision: Granted

Address: 7-9 Langland Gardens, NW3

Application No.: PL/84006000

Description: Erection of a roof extension to form two self-contained flats and the formation of balconies at the rear of both properties

Date of Determination: 12/07/1984

Decision: Granted

Address: 7 Langland Gardens, NW3

Application No.: CTP/F5/9/C/36880

Description: Erection of a studio flat at roof level.

Date of Determination: 14/11/1983

Decision: Refused

Reason(s) for refusal:

- *The proposed extension would result in an unsatisfactory appearance, detrimental to the appearance of the street and the area.*

Address: 7a Langland Gardens, NW3

Application No.: CTP/F5/9/C/34238

Description: Construction of a single storey extension to the front.

Date of Determination: 23/08/1982

Decision: Refused

Reason(s) for refusal:

- *The proposal is considered undesirable as it would involve an extension in front of the existing building line which would not relate satisfactorily to the existing building and the surrounding area.*

Address: 7 Langland Gardens, NW3

Application No.: CTP/F5/9/C/16972

Description: Construction of a means of vehicular access and hardstanding at 7 Langland Gardens, NW3.

Date of Determination: 17/10/1973

Decision: Granted

Address: 7 Langland Gardens, NW3

Application No.: CTP/F5/9/C/15933

Description: The provision of car parking facilities at front of No.7 Langland Gardens, N.W.3, together with a new means of vehicular access thereto.

Date of Determination: 08/06/1973

Decision: Refused

Reason(s) for refusal:

- *It is considered that further vehicle intrusion into the front gardens of this street would be detrimental to the particular amenities of this area.*

Address: 7, Langland Gardens, Hampstead,

Application No.: TP/75361/C/24108

Description: The conversion of No. 7, Langland Gardens, Hampstead, into four self-contained flats.

Date of Determination: 30/03/1955

Decision: Granted

## **Relevant policies**

### **NPPF (2012)**

**The London Plan March 2015, consolidated with alterations since 2011**

### **LDF Core Strategy and Development Policies (2011)**

#### **LDF Core Strategy (2010)**

CS1 - Distribution of Growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

#### **Development Policies (2010)**

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance 2013**

CPG1: Design

CPG6: Amenity

#### **Redington and Frognal Conservation Area Appraisal and Management Strategy 2003**



## Assessment

### 1. Introduction

- 1.1. Planning permission is sought for a single storey rear extension to the lower ground floor flat. The proposed extension would extend into the rear garden of the property and would not be subterranean.
- 1.2. The proposed brick rear extension would have a maximum depth of 4m and a minimum depth of 2.7m (owing to the varied rear building line of the property at this level), will measure 9.5m wide (full-width) with a height of 3.1m to the level of the flat roof.
- 1.3. Following the extensions proposed, the resulting total amenity space will measure 60sqm, maintaining more than half of the original garden (96sqm). Furthermore it was confirmed via an email received on the 12<sup>th</sup> Feb that the residents of the property have joint access to the large communal garden immediately to the rear of the site.
- 1.4. The extensions will be constructed from red brick to match the existing property with an asphalt roof. The development will include two French doors and a bathroom window within the rear elevation which are proposed to be framed in uPVC to match/reuse the existing frames.

### 2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the Redington and Froggnal Conservation Area (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity).

#### 2.2. Design and Conservation

- 2.3. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.4. CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.5. The Redington Froggnal Conservation Area appraisal and management strategy advises that careful attention should be paid to the cumulative impacts formed by minor alterations and extensions and the resulting impacts to the wider Conservation Area.
- 2.6. Historically, the host property has been altered in a number of ways from its original form. Notwithstanding this, the proposed single storey rear extension would not appear uncharacteristic within the local area. This is due to a significant number of properties in the local area benefiting from rear extensions of various designs, projections and heights; including single storey rear extensions which project to a similar depth to that which is hereby proposed.
- 2.7. The proposed extension would remain subordinate to the host dwelling and would not detract or compete with the character of the host property in terms of its size, scale or design. The proposed extension would

similarly not be considered visually harmful to the character or appearance of the street scene or Redington Froggnal Conservation Area. This is due to the particularly enclosed location at the rear of the site (with no public views of any of the proposed development being possible).

- 2.8. The proposed extension would incorporate the use of uPVC for the frames of windows and patio doors, however as this material is currently in situ on site in a number of locations and the proposed fenestrations would not be visible from any public location, the use of this materials would therefore be of no greater harm than existing.
- 2.9. The proposed development would not lead to an unacceptable loss of rear garden, detrimental to the living standards for future occupiers or to the character of the area; with more than 50% of the original rear garden being retained. Furthermore as aforementioned, the agent has confirmed in an email received on the 12/02/16 that the residents of the unit have access to the large communal garden to the rear of the site.

## **2.10. Residential Amenity**

- 2.11. Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 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, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."
- 2.12. CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are: Living rooms; Bedrooms; Kitchens; and the part of a garden nearest to the house."
- 2.13. The proposed rear extension is not considered to raise any concerns in terms of residential amenity. The proposed single storey rear extension is not considered to result in a substantial loss of daylight, sunlight or outlook to neighbouring properties due to its location, bulk and depth as well as the existing extensions at no.5 and boundary treatment around the site. For these same reasons the proposed development is similarly not considered to cause an increased sense of enclosure for any neighbouring occupier. Due to the size and location of the proposed fenestrations and roof lights, there would not be a significant increase in light pollution or loss of privacy to any neighbouring unit.
- 2.14. A condition will be included restricting use of the flat roof areas hereby approved as a terrace to ensure there is no additional overlooking impact on adjoining and nearby properties.

## **3. Recommendation**

- 3.1. Grant subject to conditions

**Decision route to be decided by nominated members on Monday 7<sup>th</sup> of March 2016. For future information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'.**

Mr. Sewnarine Sadoo  
Twinplane UK LLP  
5 Bedford Road  
London  
SW4 7SH

Application Ref: **2016/0204/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

29 February 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**7a Langland Gardens**  
**London**  
**NW3 6QD**

**DECISION**

Proposal:  
Single storey rear extension to lower ground floor flat.

Drawing Nos: LAN/SDC/01PL; LAN/SDC/02PL; Proposed Section (received 08/02/16);  
Proposed Site/Block Plan (received 04/02/16)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Director of Culture & Environment



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: LAN/SDC/01PL; LAN/SDC/02PL; Proposed Section (received 08/02/16); Proposed Site/Block Plan (received 04/02/16)

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The flat roof of the extension hereby approved shall not be used at any time as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission. [Members Briefing]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior

approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

**DECISION**