

Delegated Report		Analysis sheet	Expiry Date:	03/03/2020
		N/A / attached	Consultation Expiry Date:	04/04/2020
Officer			Application Number(s)	
Mark Chan			2020/0050/P	
Application Address			Drawing Numbers	
6 Holmdale Road London NW6 1BP			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of two storey rear extension at lower ground and raised ground floor levels with roof terrace at raised ground floor.				
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	03	No. of objections	01
			No. electronic	03		
Summary of consultation responses:	<p>A site notice was displayed on 11/03/2020 and the consultation period expired on the 04/04/2020.</p> <p>1x objection and 1 x comment was received from adjoining owners/occupiers and the grounds can be summarised as follows:</p> <ul style="list-style-type: none"> – The proposed extension is considerably larger than existing; 18sqm as against 10sqm and extends into the garden a further 1.2m (4550mm against 3330mm). – It would be two-storeys and the flat roof terrace is not set back by 1600mm as required under planning permission ref: 2006/4809/P but advances 2800mm into the garden. – The staircase hard against the boundary wall from the flat roof to the garden is further extended and people “ascend/descend into view” will further encroach on privacy. – There is no precedent for such a large two-storey construction overlooking the rear of a set of 4 quiet and private gardens. The extension is disproportionately large. – The existing extensions are “sunk” into ground. The new extension will be a “view stop” from the back windows of every house. It will cause light and noise pollution. – The submitted sun path analysis, which concludes “the proposed development does not affect the adjacent property any more adversely than the currently configured existing party fence arrangement” while acknowledging there is some adverse effect, does not appreciate that the “party fence arrangement” was first installed to address the infringement of privacy caused by the very failure to obey previous planning conditions of ref: 2006/4809/P. – A comment was received from an owner of a flat above that their outlook would change from looking down onto a terrace to having a roof in much closer proximity to their window. <p><i>Officer's comment: See 'Design' and 'Amenity' section</i></p> <p>4x expressions of support were received from residents of the wider surrounding area on grounds of the quality of architecture and need for more habitable space to the dwelling.</p>					
CAAC/Local groups comments:	No objections from local groups have been received.					

Site Description

The site is a lower and raised ground floor residential flat within a three-storey mid-terrace property situated on the western side of Holmdale Road. The site is not within a Conservation Area nor in the vicinity of any Listed Buildings but is covered by the Fortune Green and West Hampstead Neighbourhood Plan. The property already has an existing half-width single storey rear extension with a roof terrace on the raised ground floor level.

The subject property is a part of a group of four terraced properties of similar style and appearance constructed in the late Victorian style of the period. They have a lower ground and 3 upper storeys the top-most being in the form of roof dormers. None of the properties currently have rear extensions above lower ground level apart from the end of terrace property at No. 8 which has a half width full height extension.

Relevant History

2006/4809/P – Retention of a single storey level rear extension to the existing maisonette as a variation to planning permission dated 08/02/2006 (ref 2005/5508/P) for the erection of a rear conservatory, plus the erection of a balustrade and privacy screen around part of the existing flat roof to facilitate its use as a terrace. Granted 05/03/2007

8 Holmdale Road, NW6

12877 – The erection of a four storey rear addition in connection with the conversion to two maisonettes on the lower ground and ground floors and two flats above at 8 Holmdale Road, N.W.6. Granted 09/03/1972

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Draft New London Plan 2019

Camden's Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Supplementary Guidance

CPG Design (2019)

CPG Altering and extending your home (2019)

CPG Amenity (2018)

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 2 – Design & Character

Assessment

1 Proposal

- 1.1 Planning permission is sought for the erection of two-storey rear extension at lower ground and raised ground floor levels with roof terrace at raised ground floor. The proposed rear extension would be full-width and measure 4.55m from the original rear elevation at the deepest point on lower ground floor. The extension would have pitched roof and fully glazed rear facade.

2 Assessment

- 2.1 The material planning considerations in the determination of this application are:
- Design (the impact of the proposal on the character and appearance of the host building and locality); and
 - Amenity (the impact of the proposal on the amenity of adjoining occupiers)

3 Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Camden's design policies are supported by Camden Planning Guidance Design.
- 3.2 CPG 'Design' states that 'good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area, carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area, and positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks.'
- 3.3 CPG 'Altering and extending your home' states that new rear extension should be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist. It further advises that a single storey ground floor extension is generally preferable to those proposed at higher levels/floors, as extensions above ground floor tend to have greater negative impacts on neighbouring amenity. In cases where a higher extension is found to be appropriate, a smaller footprint will generally be required in order to mitigate any increase in visual mass and bulk, overshadowing and sense of enclosure that would be caused by the additional height of the extension.
- 3.4 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. It further states that development should positively interface with the street and streetscape in which it is located, maintain the positive contributions to character of existing buildings and structures, and extensions should be in character and proportion with its context and setting, including the relationship to any adjoining properties.
- 3.5 The proposed two-storey rear extension would have a faceted form and staggered footprint as the applicant tries to break up the massing and mitigate its impact on neighbouring amenities. However, the contemporary design and fully glazed rear facade of the extension are considered to have an adverse impact on the character and appearance of the original building and the group of terrace properties which the host building forms a part. The extension is not in keeping with the common pattern of rear extensions, traditional form and modest scale of the terrace, and does not maintain the positive character of the host building. Furthermore, as the proposed rear extension would be clearly observable from Pandora Road, it would have an observable negative impact on the appreciation of the currently harmonious appearance of the backs of these properties and their garden setting in the streetscene, contrary to Local and Neighbourhood Plan design policies.
- 3.6 The massing of the proposed rear extension would cover more than half of the original rear elevation and have a much greater impact proportionately when viewed from the rear gardens of adjoining properties. The impact would be all the more intrusive given that all the nearby properties except No. 8 Holmdale Road, have no more than modest single storey extensions largely concealed behind the garden boundaries. As such, the proposed extension is not

considered to be subordinate to the original building and its height and depth fails to respect the existing common pattern of rear extensions at neighbouring sites, resulting in an overly dominant extension. It is acknowledged that the adjacent property No. 8 has an existing four-storey half-width rear extension. However, No. 8 is an end-terrace property and the extension was approved in 1972, before the adoption of the current Local Plan and CPG and hence should not be used as a precedent.

- 3.7 Overall, it is considered that the current proposal would cause significant harm to the character and appearance of the host building and the surrounding area. The proposal is therefore considered to be contrary to policy D1 of the Camden Local Plan and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

4 Amenity

- 4.1 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 guidance.
- 4.2 Due to the height, massing and location of the proposal, the amount of daylight and sunlight into the nearest lower ground floor window at No. 4 Holmdale Road would be adversely affected and the view from that window would be dominated by the proposed extension and the sense of overbearing would be overwhelming. It is noted that the proposed rear extension would breach the 45-degree lines drawn from that window on elevation and floor plans which is a standard indicator that amenity would be affected.
- 4.3 Furthermore, due to the proposed new roof terrace being deeper into the garden than the existing by approximately 1.1 metre, privacy screens would have to be installed deeper and along the rear garden boundary to mitigate overlooking and loss of privacy. However this would also further dominate and enclose the neighbouring garden and windows and adds to the sense of intrusion. This is a particular concern because the existing terrace that occupies the whole of the flat roof of the current single storey extension appears to be in breach of a planning condition attached to a previous permission 2006/4809/P (granted 05/03/2007) which had required the balustrade to be set back to mitigate overlooking and/or the need for intrusive screening which seems to have been erected in any event. The current application terrace and steps would result in further harmful overlooking and/or screening.
- 4.4 The sense of overbearing to 4 Holmdale Road and indeed the other neighbouring properties in the terrace would be increased by the fully glazed treatment of the façade of the extension, giving rise to more overlooking and light pollution.
- 4.5 Overall, it is considered that the current proposal would cause significant harm to amenities of neighbouring occupiers in terms of loss of daylight and sunlight and overlooking, and would be generally overbearing. The proposal is therefore considered to be contrary to policy A1 of the Camden Local Plan.

5 Conclusion

- 5.1 The proposed development is considered inappropriate in terms of design and would appear as an unduly intrusive and dominant form of development, which would adversely affect the host building, the group of four terrace properties and the locality. Therefore, the proposed scheme is contrary to policies D1 and A1 of the Camden Local Plan and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

6 Recommendation

6.1 Refuse planning permission.