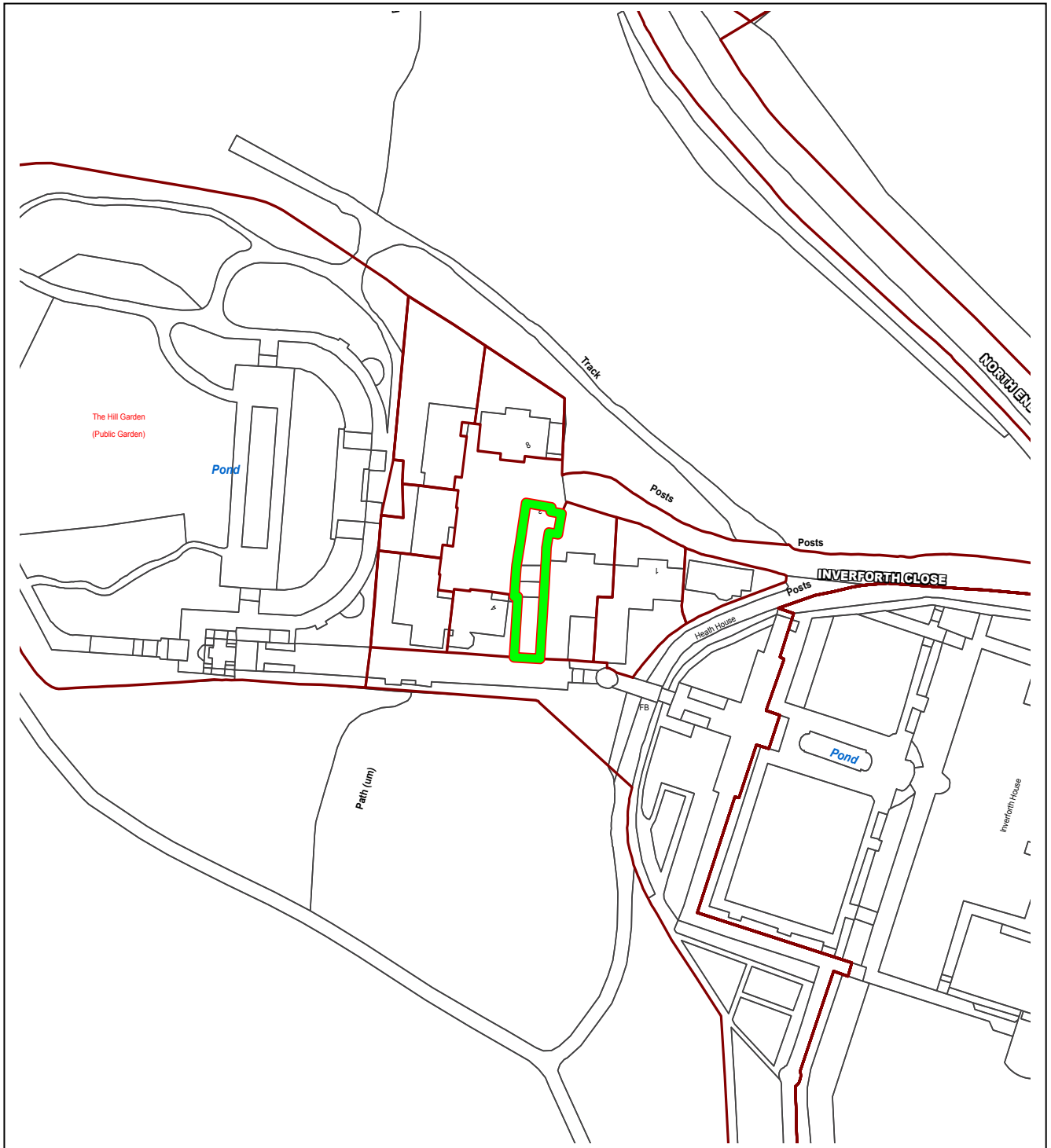
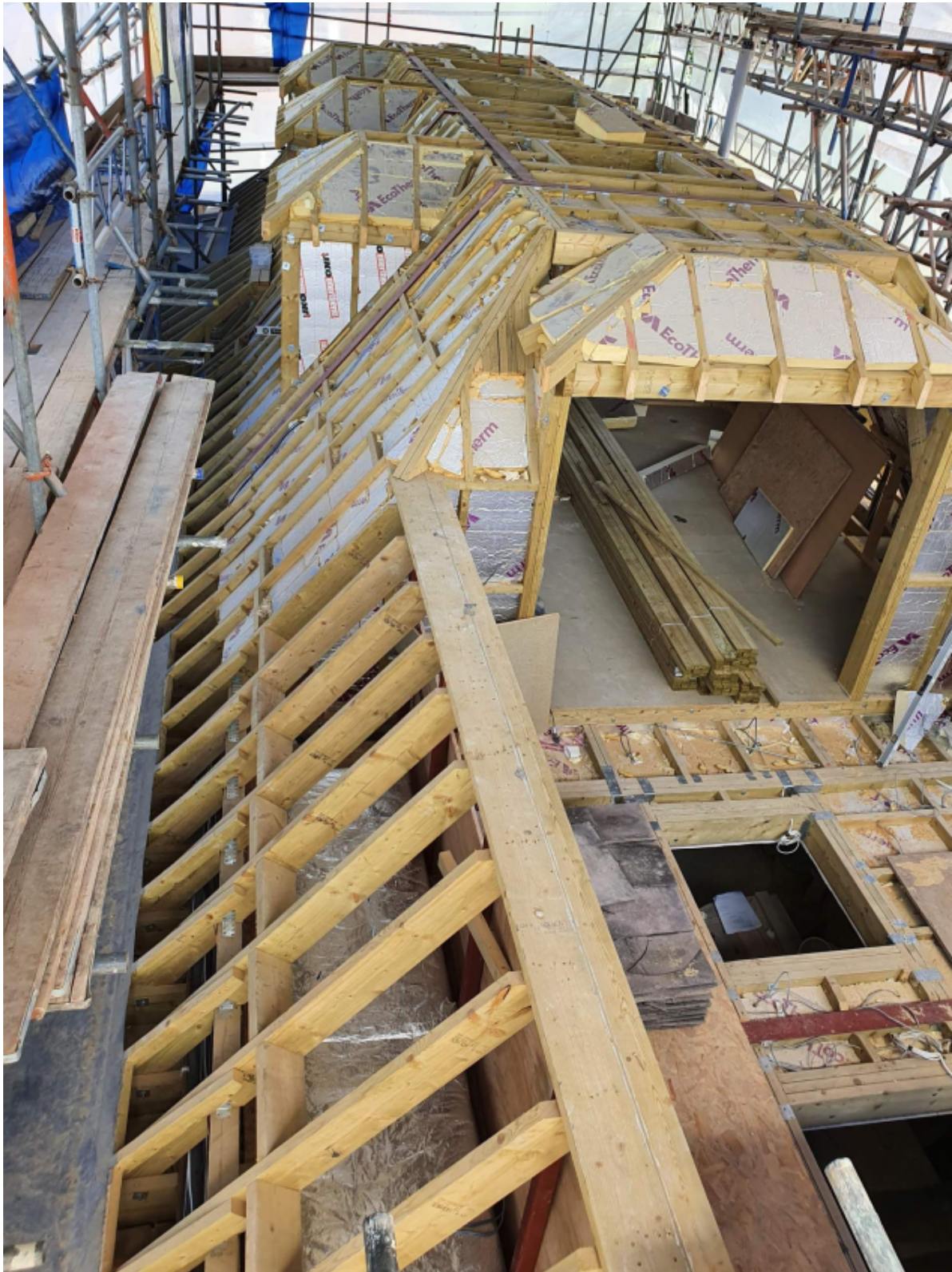


2020/2139/P – 3 Inverforth Close, NW3 7EX

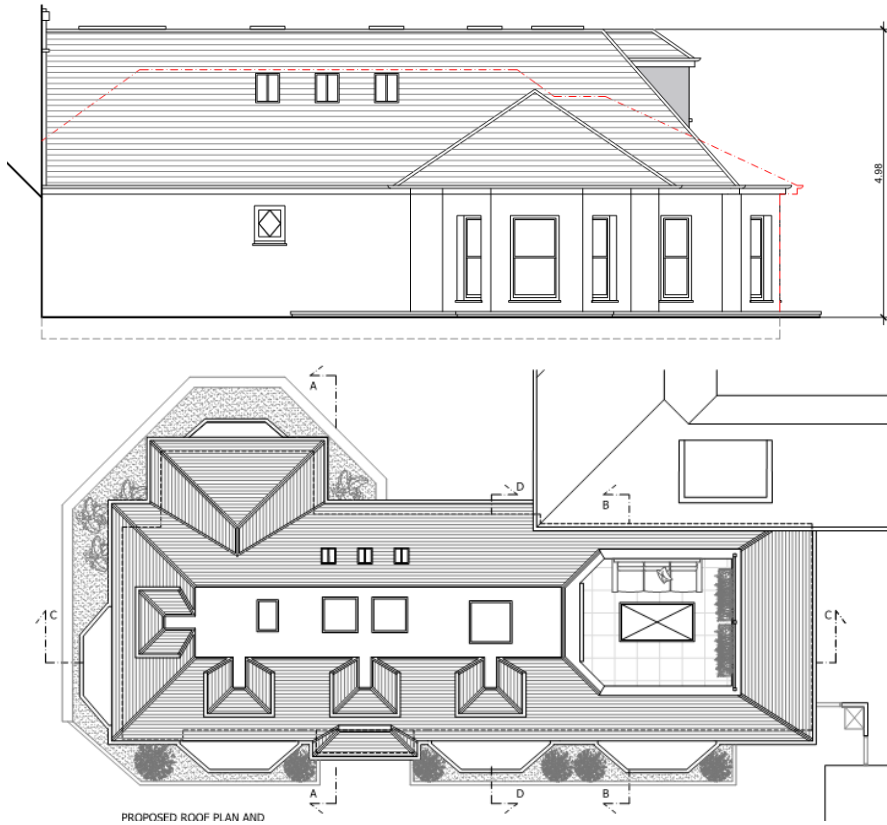


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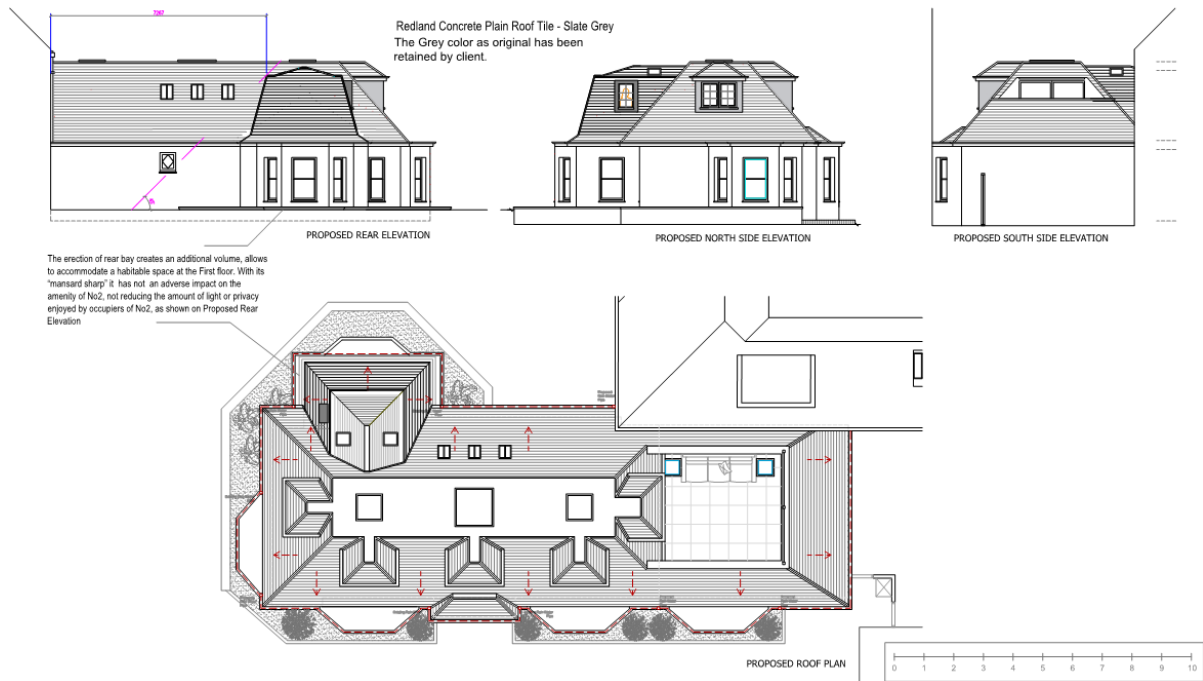
2020/2139/P – 3 Inverforth Close, NW3 7EX



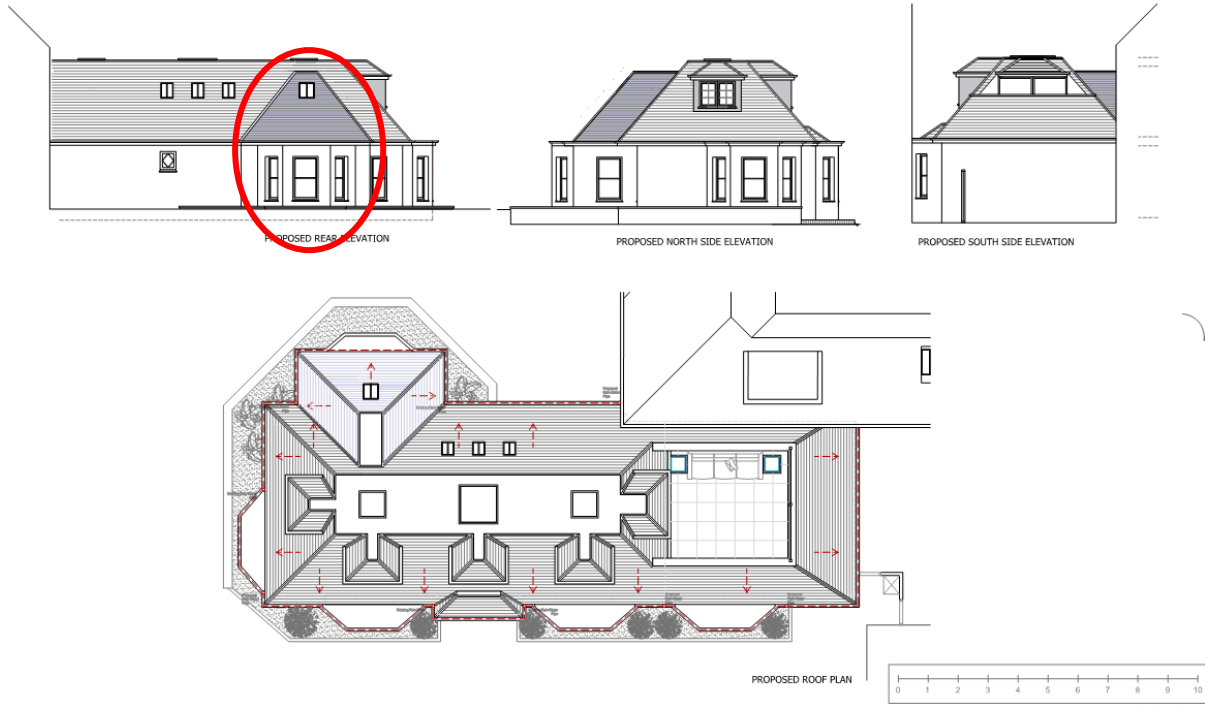
1) Roof works undertaken (photo dated June 2020) in accordance with approval ref: 2017/4730/P dated 21/11/2017. Roof terrace and access in the foreground, with front facing dormer windows on the left of the image. Proposed area of extension to the rear/right of the photo.



2) Existing plans as previously approved under ref: 2017/4730/P dated 21/11/2017 and implemented in 2020. Note the ridge of the rear projection (subject of this application) finishes 1m below the main roof ridge.



3) Plans proposed originally under this application, now superseded following receipt of amendments.



4) Amended proposed plans/elevations uploaded to Camden Council's website 21/12/2020 (with clearer plans of the same proposal uploaded January 2021). Note the ridge of the rear projection (subject of this application) finishes 400mm below the main roof ridge. This is an overall increase of 600mm above the existing situation shown in image no.2 above.

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	31/07/2020
		N/A	Consultation Expiry Date:	05/07/2020
Officer			Application Number(s)	
Ben Farrant			2020/2139/P	
Application Address			Drawing Numbers	
3 Inverforth Close London NW3 7EX			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of rear roof extension and installation of 1 x rooflight (Use Class C3).				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Householder			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>A site notice was displayed on 10/06/2020 (consultation end date 04/07/2020).</p> <p>A press notice was displayed on 11/06/2020 (consultation end date 05/07/2020).</p> <p>Five objections were received from 3 neighbouring properties, nos. 1, 2 & 8 Inverforth Close. These comments were received prior to the receipt of the amended plans and therefore relate to the now superseded mansard design. See attached photo sheet for further details.</p> <p>The objections to the superseded mansard design can be summarised as below:</p> <ol style="list-style-type: none"> 1. Aesthetically inappropriate, the design is bulky, serving to dominate the roof slope 2. Shape of the mansard is inappropriate 3. Character of the estate and wider conservation area would be harmed 4. Prominent in surrounding views 5. The proposal would exceed the maximum 20% volumetric uplift allowed for properties within the Metropolitan Open Land designated area. 6. Reference made to a refused and dismissed at appeal roof extension at no.2. (ref: APP/X5210/D/17/3178473). 7. Restrict light to neighbours 8. Daylight/sunlight report needed for the alteration 9. Overlooking to no.8 10. Will the proposal be higher than the 2016 approval? 11. Neighbours were not written to 12. Works being carried out on site at present (approved under 2017/4730/P) are causing damage to trees, questioning whether the recommendations from the arboricultural report are being followed. 13. Will consider legal options should the application be approved <p><u>Officer Response:</u></p> <p>1-4 - The proposal has been reduced in scale since the receipt of these comments. The amended proposal is considered to be in keeping with the character and appearance of the property and surrounding area. See Section 03 of this report.</p> <p>5 - Application ref: 2016/6953/P dated 03/03/2017 states that the roof alterations resulted in a 14% volumetric increase on the existing property. Amendments were made the 2016 application under ref: 2017/4730/P dated 21/11/2017 which increased the ridge by 0.85m thereby making only a minor volumetric increase on the original roof. Similarly this proposal represents a minor increase in usable floorspace. Reviewing the application individually, and the cumulative effects of minor increases over time, the proposal is considered to be acceptable in volumetric terms.</p>			

6 - Each planning application is determined on its own merits; in the case of 2017/2057/P at no.2 (refused and dismissed at appeal ref: APP/X5210/D/17/3178473), the proposed dormers were of a large scale (one at 10.7m width) and increased number from that previously approved on the same site, as it was considered contrary to Camden Planning Guidance and the Camden Local Plan. The proposal made here is a relatively small increase on the existing situation and would not constitute harm to the character and appearance of the property or surrounding area (see section 3 of this report).

7-8 - Given the scale of the proposal (increasing the ridge of the rear roof projection by 600mm), the proposal is considered not to result in undue harm to daylight/sunlight to neighbouring properties. A full daylight/sunlight report is considered not to be expedient in this instance.

9 - The plans have been amended to omit rooflights looking north and south, and now proposes 1no. roof light facing eastwards.

10 - The proposal matches the existing eaves height, but has a ridge 600mm higher than approved under ref: 2017/4730/P dated 21/11/2017. The remainder of the roof remains unchanged from previous approvals.

11 - Neighbours were consulted by site notice and press advert in complete compliance with the Council's Statement of Community Involvement. Should neighbours wish to sign up to the Council's e-alert service, they can also be notified by email of applications made in their area.

12 - It is difficult to tell from the images provided by the neighbour, but the works do not appear to be causing harm to nearby trees. Should neighbours have concerns, these should be referred to the Council's Enforcement Team.

13 - Noted.

No comments were received in response to the revised drawings uploaded to the Council's website 21/12/2020, with further clarifications to the plans uploaded January 2021. Given the reduced scale of the amended proposal, no re-consultation was required.

**Hampstead
Neighbourhood
Forum**

An objection was received from the Hampstead Neighbourhood Forum, as follows:

“This application appears, in effect, to be an amendment to the application 2016/6953/P, which was approved, as varied by application 2017/4730/P, which was also approved. The significant difference from the previous plan (for which construction is currently under way) is the addition of a mansard roof extension to increase the first floor living space.

While the applications of 2016 and 2020 do not directly compare in terms of the illustrations offered, the difference between the 2016 plan and the 2020 proposal can be seen best in the north elevation. The proposed mansard roof projects to the east, over the adjacent front garden of 2 Inverforth Close.

The issue is the scale of the proposed alteration. Its bulk and prominence appear to go against Camden’s planning guidance on roof extensions of March 2019, as well as guidance in the Hampstead Conservation Area Statement. The proposed extension would be highly visible not only in that part of Inverforth Close itself but also from the adjacent open woodland and public footpaths. Admittedly, the alteration would not be to an existing building as such, since the house is already being substantially altered under the 2016 approved plan. But it would still represent a substantial change.

The proposal is, in several respects, against policies DH1 (Design) and DH2 (Conservation areas) of the Hampstead Neighbourhood Plan. We recommend that Camden reject the application.”

Officer Response:

The proposal has been reduced in scale since the receipt of these comments. The amended proposal is considered to be in-keeping with the character and appearance of the property and surrounding area. See Section 03 of this report.

Site Description

The application site comprises a dormer bungalow style property which forms part of a small enclave of 8 properties on Inverforth Close at the end of North End Way. The property has white painted rendered walls with a slate tile roof. Planning permission has been granted for roof extensions and alterations which have been implemented (see planning history section of this report, and attached photosheet).

The site is within the Hampstead Conservation Area, with the Grade II* listed ‘The Hill Pergola’ approximately 20m to the south of the site. The Grade II listed Inverforth House stands approximately 108m to the east of the site, with the application site sitting within the Registered Historic Garden of Inverforth house.

The property is also within the Hampstead Neighbourhood Plan area.

Relevant Planning History

Application site (3 Inverforth Close)

2017/4730/P - Variation of condition 3 (approved plans) of planning permission 2016/6953/P dated 03 March 2017 for 'replacement roof, new dormer windows and roof terrace'. Variation includes a 0.85m

increase to the width of approved roof to allow for additional habitable space at first floor level - **Granted 21/11/2017**.

2016/6953/P - Alterations to dwelling (C3) comprising replacement roof including new dormer windows and roof terrace to facilitate loft conversion, conversion of garage into habitable room and erection of a porch and no.2 front bays at ground floor level - **Granted 03/03/2017**.

Relevant policies

National Planning Policy Framework (2019)

Publication London Plan (2020)

Camden Local Plan (2017)

A1 Managing the proposed impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Amenity (2018)

CPG Home Improvements (Draft) (2020)

Hampstead Neighbourhood Plan (2018)

DH1 Design

DH2 Conservation areas and listed buildings

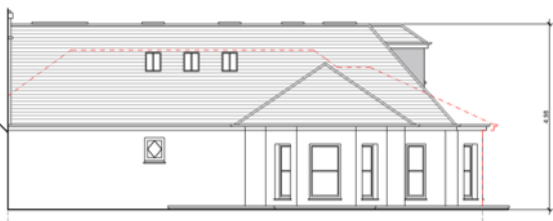
Hampstead Conservation Area Statement (2002)

Assessment

1. Proposal

1.1. This application seeks planning permission for the following works:

- Increase the ridge height of the rear projecting roofslope by 600mm from the existing. This would form additional habitable accommodation within the loft space at first floor level. The roof ridge of the extension would still be set down 400mm from the main roof ridge of the property. 1no. east facing conservation style rooflight would be installed. Materials would match the remainder of the property (natural slate tile).



Existing



Proposed

2. Revisions

2.1. The following revisions were received during the course of the application:

- Redesign of the addition from the previous mansard design (see attached photo sheet). The amendment is more in-keeping with the design of the roof and would be set down 400mm from the main roof ridge. The proposed north and south facing rooflights have been removed with just one east facing rooflight now proposed in the roof extension.
- Location plan updated to include a scale bar and north arrow.
- General clarifications on the plans.

3. Design

- 3.1. Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).
- 3.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.
- 3.3. CPG Altering and extending your home (2019) states that alterations are likely to be considered acceptable where they are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.
- 3.4. CPG Home Improvements (2020) is in its draft stage, and advises that for both roof alterations and repairs, materials visually blend with or match the existing building materials. It advises that rooflights are fitted flush with the plane of the roofslope within conservation areas, that they are appropriately subordinate and appropriately positioned.
- 3.5. The application site is located within the Hampstead Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.
- 3.6. Policy DH1 of the Hampstead Neighbourhood Plan states that development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the area. DH2 of the Hampstead Neighbourhood Plan states that regard must be had to the relevant Conservation Area Statement, and that development should take advantage of opportunities to enhance the conservation area.
- 3.7. The proposed development would be of an appropriate siting, scale and design. It would result in only a small volumetric increase on the existing and when considering the original scale of the property. Due to the design of the massing added and the limited uplift, the extensions would remain proportionate to the host dwelling and it is not considered that the works would impact upon the openness of the Metropolitan Open Land, remaining in accordance with para 89 of the NPPF.

- 3.8. The resulting dwelling would retain its composition as approved and the resulting roof form would remain sympathetic to the surrounding roofscape and context as per the previous permission. The proposed variation would thus remain acceptable in terms of character and design, preserving the character and appearance of the conservation area subject to materials matching the existing (natural slate).
- 3.9. The proposal would increase the height of a rear portion of the roof of the projecting bay by 600mm from the current situation (approved under ref: 2017/4730/P dated 21/11/2017). The roof would continue to sit subordinately 400mm below the main ridge of the property. The addition would feature a crown roof which is used elsewhere on the property, both in dormers and on the main roof ridge.
- 3.10. The proposal is considered to represent a subordinate addition to the property, sitting comfortably below the roof ridge. The proposal would have an appropriate siting, scale, design and material finish, and would not result in harm to the character and appearance of the property, surrounding conservation area and heritage assets, nor would it unduly harm the Metropolitan Open Land. On this basis, the proposal is considered to comply with policies D1 and D2 of the Camden Local Plan, as well as DH1 and DH2 of the Hampstead Neighbourhood Plan (2018).
- 3.11. The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Impact on neighbouring amenity

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 4.2. The proposal would sit in the same position as the existing rear roof projection, maintaining the same eaves height but increasing the ridge height of this projecting element by 600mm (still finishing 400mm below the main roof ridge). Given the scale of the proposed works, coupled with the separation distance to neighbours, the proposal is considered not to result in undue harm to the daylight/sunlight or outlook of neighbouring properties. The rooflight would face eastwards in a similar position to existing rooflights and would not result in unduly harmful levels of overlooking. Given the scale of the window, this would not result in unduly harmful levels of light pollution, and given the residential use of this extension, it is considered not to result in additional levels of noise or vibration.
- 4.3. As such, the proposal is considered to comply with policy A1 of the Camden Local Plan.
- 4.4. Given the above, the proposed development is in general accordance with policies A1, D1 & D2 of the London Borough of Camden Local Plan (2017), policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018), the Publication London Plan (2020), and the National Planning Policy Framework (2019).

Recommendation:

Grant planning permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18th January 2020, nominated members will advise whether they consider this

application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/2139/P
Contact: Ben Farrant
Tel: 020 7974 6253
Email: Ben.Farrant@camden.gov.uk
Date: 12 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

ARCHICONCEPT & CO LTD.
Hastingwood Trading Estate
35 Herbert Road
Unit G31
Edmonton,
London
N18 3HT

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**3 Inverforth Close
London
NW3 7EX**

DECISION

Proposal: Erection of rear roof extension and installation of 1 x rooflight (Use Class C3).

Drawing Nos: Location Plan (unnumbered), ARCHI-InCI 2001_1_Sheet_1_of_5, ARCHI-InCI 2001_2_Sheet_1_of_5, ARCHI-InCI 2002_Sheet_2_of_5, ARCHI-InCI 2003_Sheet_3_of_5, ARCHI-InCI 2006R_Sheet_3_of_5, ARCHI-InCI 2006R_Sheet_4_of_5 & ARCHI-InCI 2006R_Sheet_5_of_5.

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).

- 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (unnumbered), ARCHI-InCI 2001_1_Sheet_1_of_5, ARCHI-InCI 2001_2_Sheet_1_of_5, ARCHI-InCI 2002_Sheet_2_of_5, ARCHI-InCI 2003_Sheet_3_of_5, ARCHI-InCI 2006R_Sheet_3_of_5, ARCHI-InCI 2006R_Sheet_4_of_5 & ARCHI-InCI 2006R_Sheet_5_of_5.

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

DRAFT

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DRAFT

DECISION