

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>19/10/2020</b>		
		N/A	<b>Consultation Expiry Date:</b>	<b>18/10/2020</b>		
<b>Officer</b>			<b>Application Number(s)</b>			
Nora-Andreea Constantinescu			2020/3806/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
Basement Flat 19 Carlingford Road London NW3 1RY			See draft 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>						
Erection of single storey rear extension at lower ground floor level.						
<b>Recommendation(s):</b>		Refuse planning permission				
<b>Application Type:</b>		Full planning permission				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>		Site notices: Press notices:	23/09/2020-17/10/2020 24/09/2020-18/10/2020	No. of responses	0	No. of objections 0
<b>Summary of consultation responses:</b>		No responses were received from the neighbouring residents.				
<b>Hampstead CAAC</b> Hampstead Neighbourhood Forum		No responses were received from local groups.				

## Site Description

The application site lies on the south side of Carlingford Road and is part of a long row of terraced buildings. The building is four storeys in height including the lower ground floor level, and has been divided into flats.

The site lies within Hampstead Conservation Area and it is a positive contributor as well as the terrace row it is part of. It is also located within the Hampstead Neighbourhood Forum Area.

## Relevant History

Relevant planning records at the application site:

**2020/1974/P** – Flat 2nd And 3rd Floor, 19 Carlingford Road, NW3 1RY - Erection of a dormer window to the front roofslope and installation of replacement rear dormer window with metal balustrade to create a roof terrace – **Granted 11/08/2020**

Relevant planning records in the vicinity of the site:

**2007/4049/P** – 27 Carlingford Road - Replacement of existing rear extension at lower ground floor level including new timber clad rooflight structure above, and replacement of 1st floor conservatory with timber clad structure to dwellinghouse (Class C3) – **Refused 05/10/2007**

**2004/1282/P** – 17 Carlingford Road - The erection of a new basement level single storey rear extension with associated excavations and 2 balconies, to provide additional habitable floorspace to the existing dwellinghouse. – **Granted 14/05/2004**

**23998/R** – 15 Carlingford Road - The change of use to 4 self-contained dwelling units including works of conversion and the extension of the existing 2-storey rear addition. – **Granted 06/04/1977**

**2009/4750/P** - 21A Carlingford Road - Installation of replacement doors at lower ground floor level, alterations to existing terrace area at ground floor level and associated alterations, all on rear elevation of lower ground and ground floor maisonette (Class C3). – **Granted 01/12/2009**

## Relevant policies

### National Planning Policy Framework 2019

### Publication London Plan 2020

### London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

D1 Design

D2 Heritage

DM1 Delivery and monitoring

CC1 Climate change mitigation

CC2 Adapting to climate change

### Hampstead Neighbourhood Plan 2018-2033

Policy DH1 Design

Policy DH2 Conservation areas and listed buildings

### Camden Supplementary Planning Guidance 2021

CPG Home Improvements

CPG Design

## Hampstead Conservation Area Appraisal 2002

### Assessment

#### 1. Proposal

- 1.1 The applicant seeks planning consent for the erection of a single storey rear extension for the basement flat. The extension would be formed by two conservatory type structures, one smaller infilling the gap between the existing closet wing in place of the existing conservatory in this location, and a larger one attached to it and wrapping the closet wing.
- 1.2 The extension cumulatively would have a depth of 6m measured from main rear elevation, 2.6m deep beyond the rear wall of closet wing width of 4.65m, and a maximum height of 2.8m.

#### 2. Considerations

- 2.1 The main issues for consideration are:
- Design and heritage
  - Amenity

#### 3. Design and heritage

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 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 D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or enhances' its established character and appearance.
- 3.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is relevant, which requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16).
- 3.3 The application site is part of the Willoughby Road Area within Hampstead Conservation Area, which is identified within the Conservation Area Appraisal as "one of the most homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period". Furthermore, it mentions that the rear elevations of the properties of lower south side of Carlingford Road are visible from Pilgrim's Lane, although it is noted that the application site is not visible from this point. Under Policy H26 the conservation area statement highlights that extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials.

- 3.4 The Hampstead Conservation Area Statement describes the conservation area as being of considerable quality and variety. A wide range of factors and attributes come together to create its special character. These are principally; its topography, the Heath, the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air.
- 3.5 The site is also located within Character area 3 (19<sup>th</sup> Century expansion) of the Hampstead Neighbourhood Plan. Policy DH1 states that development proposals should respond positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.
- 3.6 CPG Home Improvements states that rear extensions should be subordinate to the building being extended, be built from materials that are sympathetic to the existing building, respect and preserve the historic pattern and established townscape of the surrounding area. It also states that materials should be contextual, resilient and durable.
- 3.7 The buildings within the wider terrace have varied rear elevations in terms of their original design (the western half of the terrace appear to have been constructed with rear closet wings and outriggers, whereas the eastern half does not), but also the size and height of rear additions.
- 3.8 The application site is located to the centre of the terrace within a row of originally matching 6 red brick properties, many of which have been altered. Nos. 17-23 still feature the original pitched roof to the three storey closet wing, although nos. 13 and 15 have altered it to a flat roof. Likewise, nos. 15, 19, 21 and 23 feature varying designs and scale of roof level development. No. 15 features a two storey rear extension projecting off the back of the closet wing (approved in 1977), the adjacent property at no. 17 Carlingford Road features a wrap-around extension which projects slightly beyond the rear closet wing (by 1.7m, approved in 2004) and no. 21 features a single storey infill extension which does not project beyond the rear closet wing (approved in 2002), similar to the existing extension at the application site. As such, although there is a variety of designs and sizes to the rear additions along the wider terrace, in terms of detailed design and materials, the existing character is predominantly brick built extensions with aluminium or timber framed glazing. They also tend to be smaller scale additions in terms of footprint, and are more proportionate to the host building.
- 3.9 The building has an existing glazed infill extension adjacent to the existing three storey closet wing. The proposal would replace this with a glazed conservatory type extension which extends further into the rear garden with a larger glazed conservatory, wrapping around the corner of the closet wing. Both extensions would have PVCu frames and aluminium rafters with top PVCu capping. The scale and form of the proposed extensions in a form of smaller and larger conservatory type structures, lack coherence in relation to the character of the host building. Both extensions would have pitched roofs which due to their position and detailed design would result in an incongruous addition, unsympathetic to the character and appearance of the existing building.
- 3.10 The proposal includes PVCu frames which due to their thickness and bulk, would be unsympathetic and out of character with the existing timber windows at the application site and neighbouring buildings. Furthermore, PVCu is not considered a resilient nor sustainable material due to its synthetic composition and lifespan, and therefore this would not be supported due to its environmental impact as well as appearance.
- 3.11 Overall, the proposed rear extension due to its materials, detailed design and excessive footprint, would represent an inappropriate and unsustainable form of development which would be out of keeping and unsympathetic to the architectural character and appearance of the host building, and as such, would be contrary to policies CC1, D1 and D2 of the Local Plan

and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

3.12 Although the proposed development would be visible from the rear windows of neighbouring properties, this would be in the context of a variety of designs and sizes of rear extensions within the wider terrace. The development would not cause harm to the topography, the Heath, the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air, and as such, is not considered to impact the significance or cause harm to the conservation area.

#### **4. Amenity**

4.1 Policy A1 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, loss of outlook and implications on daylight and sunlight.

4.2 The proposed extension would sit adjacent to the party wall with no. 21 which benefits from an infill rear extension. The party wall is formed by a high brick wall and the top roof of the proposed extension would project only slightly above the party wall line. It is not considered that harmful impact would be caused to the amenity of occupiers at no. 21, in terms of loss of light, outlook or privacy.

4.3 The proposed extension would be set in from the boundary with no. 17 by 1.2m and therefore is considered that no significant harm in terms of loss of light, outlook or privacy would be caused to the amenity of neighbouring occupiers at no. 17.

#### **5. Recommendation**

5.1 Refuse planning permission.