

Delegated Report		Analysis sheet	Expiry Date:	17/12/2020
		N/A / attached	Consultation Expiry Date:	02/01/2021
Officer			Application Number(s)	
Obote Hope			2020/5951/P	
Application Address			Drawing Numbers	
5 Hillfield Road London NW6 1QD				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey wrap-around extension with lightwell to the rear elevation at ground floor level.				
Recommendation(s):		Refuse planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	05
Summary of consultation responses:	<p>A site notice was displayed on 12/02/2021 and the consultation period expired on 08/03/2021.</p> <p>4 objections have been received from the following address:</p> <ol style="list-style-type: none"> 1. 3 South Mansions: 2. 7 Hillfield Road; 3. 4 Hillfield Road; 4. 2B Hillfield Road, and; 5. 1 Priory Terrace. <p>Design</p> <ul style="list-style-type: none"> • Loss of views; • Out of character; • Overdevelopment; • Overbearing size; • Garden grabbing; • Fail to be subordinate; • Over-dominant; • Detrimental visual impact; • The design would be unsightly and clumsy additions; • The proposal would spoil the character of the area; • Loss of garden space; • The view from the bedroom is an eyesore; <p>Amenity</p> <ul style="list-style-type: none"> • loss of outlook; • Noise impact; • Sense of enclosure, and; • Light pollution; <p>Other</p> <ul style="list-style-type: none"> • Loss of parking space; 					
CAAC/Local groups* comments: <small>*Please Specify</small>	No comment received from Fortune Green and West Hampstead Neighbourhood Forum at the time of assessing this proposal:					

Site Description

5 Hillfield Road is a 2 storey (plus basement and roof accommodation) red brick terrace buildings. Which is divided into 3 x self-contained flats with a 2 and a half storey rear outrigger (three storeys at half landing).

The site is located on the northern side of Hillfield Road which is characterised by terraced properties with similarly 2/3 storey rear outriggers and one or two further single storey rear extensions. The property is not located in a conservation area and is not listed.

Relevant History

2020/4908/P – Erection of single storey infill extension (incorporating lightwell) to enlarge ground floor flat at 5 Hillfield Road and erection of a single storey infill extension for ancillary residential floorspace at 3 Hillfield Road. Not determined with recommendation to Grant full planning permission subject to conditions.

2020/4971/P– Erection of single storey rear and side extensions to both ground floor flat at 5 Hillfield Road and house at 3 Hillfield Road. **Refused** on 23/12/2020.

Reason for refusal:

The proposed single storey rear/side extensions, by reason of their combined depth, height, bulk and design, would be overly large and disproportionate in size to the original buildings. They would be detrimental to the character and appearance of the host properties and surrounding area, contrary to policy D1 (Design) of the Camden Local Plan 2017 and policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

CTP/F3/7/32/31954 – Change of use including works of conversion of two maisonettes into three self-contained flats, one maisonette and small rear extension – granted 27/08/1982.

Neighbouring site

3 Hillfield Road

2019/4710/P - Erection of a single storey side/rear extension. **Refused** planning permission on 06/02/2020.

Reason for refusal:

“The proposed single storey rear/side extension, by reason of its depth, height, bulk, mass and design would be overly large and disproportionate in size to the original building and would be detrimental to the character and appearance of the host property and the surrounding area contrary to Policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.”

“The proposed single storey rear/side extension, by reason of its depth, height, bulk, and mass would cause harm to the residential amenity of the neighbouring property above by way of sense of enclosure, loss of outlook, and loss of daylight/sunlight, contrary to Policy A1 of the Camden Local Plan 2017”.

2019/4621/P - Erection of a full width single storey side/rear extension. **Refused** planning permission on 06/02/2020.

Reason for refusal:

“The proposed single storey rear and side extension, by reason of its depth, height, bulk, mass

and design would be overly large and disproportionate in size to the original building and would be detrimental to the character and appearance of the host property and the surrounding area contrary to Policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015

“The proposed single storey rear and side extension, by reason of its depth, height, bulk and mass would cause harm to the residential amenity of the neighbouring property above by way of sense of enclosure, loss of outlook, and loss of daylight/sunlight, contrary to Policy A1 of the Camden Local Plan 2017”

2015/5336/P - Erection of single storey rear extension (6m deep x 3.5m wide x 1.6m to eaves and 3.2m to highest point of roof. **Granted** by appeal on 14/06/2016.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Camden Planning Guidance 2021

Design (adopted March 2021)

Amenity (adopted March 2021)

CPG Home Improvements (2021)

Fortune Green and West Hampstead Neighbourhood Plan 2015

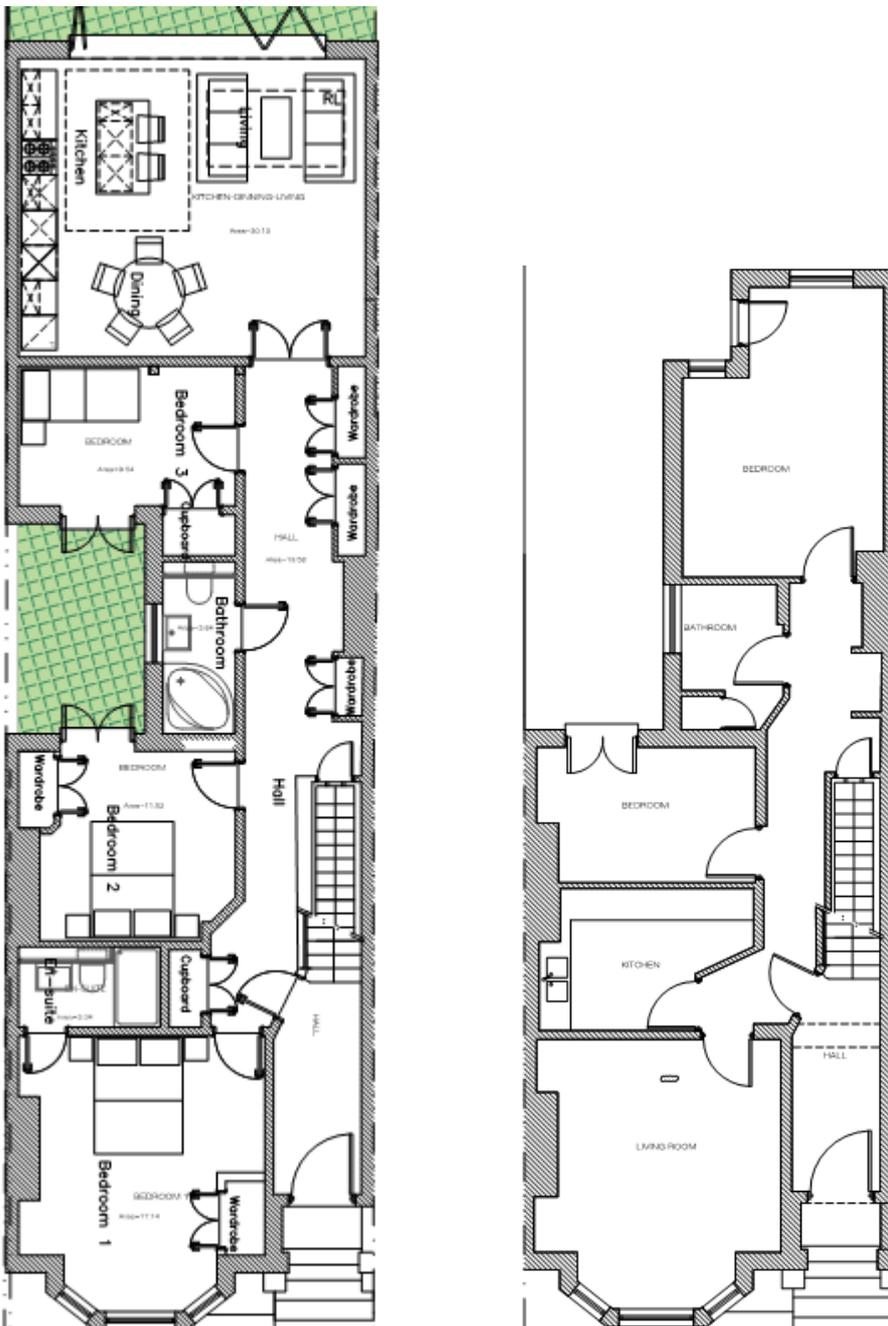
Policy 2 Design and Character

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a single storey infill extension (with a lightwell) and extend the existing rear of the property for a wrap-around addition at ground floor level.

1.2 The proposed extension would measure approximately 8 to 8.3m in depth along the flank (west) elevation with no. 3 Hillfield Road with a 3.6 to 3.8m deep lightwell (the variation is because the roof plan and ground floor plan show different dimensions). The full-width element is 6.1 to 6.3m wide. The depth of the established building line would be increased by around 4.1m from the rear outrigger of the neighbouring building at no 7 Hillfield Road and would measure 2.7m in height. The proposed infill addition to the rear elevation would be designed with an external courtyard serving the two bedrooms (bedroom 2 and 3). This would allow the conversion of the existing 2Bed flat into a 3Bed self-contained unit. The third bedroom (Bedroom 1) would be located to the front of the property. The wrap around element of the proposed extensions to the rear would allow an enlarged kitchen/living.



1.4 The extension would be constructed from bricks to match and windows in aluminium - the doors are of unknown materials due to the lack of details on the submitted application form.

2.0 Assessment

2.1 The main considerations associated with the application are:

- Design and character
- Impact on amenity

Design and character

2.2 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 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Moreover, Paragraph 3.3 – 3.5 of the Camden 'Altering and extending your home' CPG states that in order for a new extension to 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.

2.3 Paragraph 2.1.1 of CPG (Home Improvements) states that side/rear extensions should be designed to be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing. The supplementary planning guidance states that extensions should be secondary to the building in terms of location, form, scale, proportions and detailing. These principle are used to assess the acceptability of the proposed rear extensions and is also re-affirmed within policy 2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan 2015, which 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.*' In particular, paragraph vii states that extensions and infill development should be 'in character and proportion with its context and setting, including the relationship to any adjoining properties.' Which would not be the case in this instance.

2.4 Several properties along Hillfield Road benefit from side infill and rear extensions however the existing extensions are modest in overall size, are generally subordinate to the host dwelling and appropriate in their context. Development has been granted and implemented at No 3 Hillfield Road through permitted development rights on the site (Single storey side/rear extension ref 2015/4981/P, granted 26/10/2015 and prior approval for 'Erection of single storey rear extension (6m deep x 3.5m wide x 1.6m to eaves and 3.2m to highest point of roof' ref 2015/5336/P), which was allowed on appeal on 14/03/2016. The extension being proposed here would (a) be full width, unlike those next door, and (b) would only be set back 1.8m from no 3 Hillfield Road 6m deep extension. Thus, the proposed extension particularly because of its width, would not be subordinate within this setting.

2.5 The proposed extension would be 8.3m in depth and 5.6m in width, which would be disproportionately large given its scale and mass, which is of a similar scale to extensions that where refused planning permission (2019/4621/P and 2019/4710/P) at no. 3 Hillfield Road. When viewed in context with the neighbouring rear additions, the proposed rear extensions would have cumulative impact on the host building given its scale and prominence. The infilling of the outrigger would also fail to preserve the local character and pattern of development, detracting from the uniformity of the properties.

2.6 Consequently, the resulting extensions if implemented would be harmful to the character or visual amenity of the area, would disruption to the uniform pattern of development and would also appear incongruous within the local area.

2.7 The proposed extension, by reason of its design, siting, bulk and footprint would detract from the general scale and proportions of the host building and would have a detrimental impact upon the rear elevation and is unacceptable.

Amenity

3.0 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

3.1 It is not considered that the infill extension would have a detrimental impact with the neighbouring property at no 3 Hillfield Road given the approved extension (allowed on appeal on 14/03/2016). The flank elevation would for the most part be below the boundary fence due to the rise in ground level to the north elevation.

3.2 There should be no undue loss of privacy at 7 Hillfield Road. No windows are proposed in the side elevation of the extension due to the proposed solid wall along the boundary with no. 7 Hillfield Road. Thus, the proposal would not have an impact in regards to the loss of privacy.

3.3 The wider effects on the townscape and visual amenity of the area are discussed in 'Design and Character' above. In terms of immediate outlook with the neighbouring properties the proposals should not have significant effects. As stated above, the proposed extension would sit below the boundary fence with no. 7 Hillfield Road and consequently it would not have any significant impact on the outlook from the garden or ground floor windows at this site. The upper floor windows would also maintain an outlook to the rear and above the extensions. There would be no undue obscuring or loss of aspect from any windows or unacceptable sense of enclosure.

4.0 Conclusion:

4.1 Overall, the development has been carefully assessed by the Council and is considered unacceptable on a number of principle grounds. The design of the proposed extension would fail to take account of the local context and given its design, bulk, visibility and location, would result in an incongruous addition to the local townscape. The proposal would have a cumulative impact that would be detrimental to the character and appearance of the host building and the surrounding area. Thus, the proposal would be contrary to policies D1 (Design) of Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

5.0 Refusal is therefore recommended.