

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

**OBJECTION AGAINST PLANNING APPLICATION
(2021/1505/P) AT 70 ABERDARE GARDENS**

Erection of replacement single storey rear extension and alterations to the glazing of the existing rear extension all in association with the ground floor flat

On behalf of 68 Aberdare Gardens (Ground Floor Flat)



RTPI

mediation of space · making of place

Members of the Royal Town Planning Institute

Registered in England 7911049 at 32 Woodstock Grove, Shepherds Bush, London W12 8LE

CONTENTS

- 1 INTRODUCTION

 - 2 SITE AND SURROUNDINGS

 - 3 RELEVANT PLANNING HISTORY

 - 4 PLANNING POLICY

 - 5 GROUNDS OF OBJECTION

 - 6 CONCLUSION
-

1 INTRODUCTION

- 1.1 This objection has been prepared on behalf of the residents of the Ground Floor Garden Flat, 68 Aberdare Gardens, London NW6 3QD.

2 SITE AND SURROUNDINGS

- 2.1 The application site is a corner plot at No. 70 which is a semi-detached residential building that accommodates multiple dwellings. The subject property is the ground floor flat at No. 70. The neighbouring residential building at No. 68 also accommodates multiple dwellings.
- 2.2 The surrounding area is predominantly residential in character.
- 2.3 The application site is located in the South Hampstead Conservation Area and the subject property is not listed.

3 RELEVANT PLANNING HISTORY

- 3.1 In September 1987, planning application (reference 8700685) for erection of a single-storey extension and a single-storey conservatory at the rear of the ground floor (as shown in Figure 1) was approved.

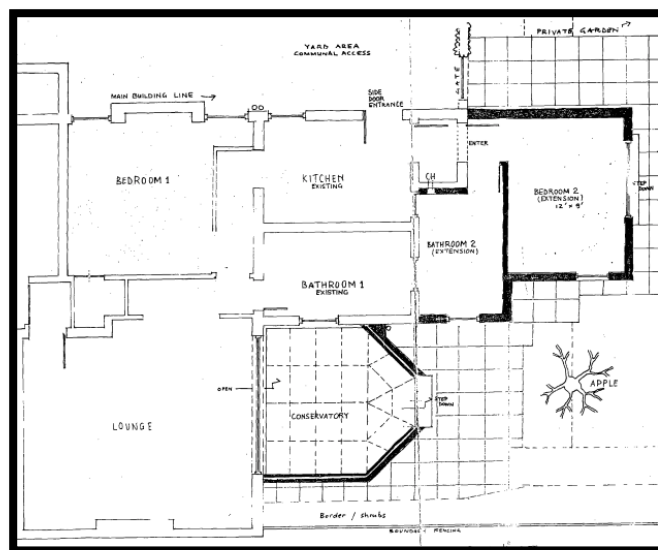


Figure 1: Approved extension (reference 8700685)

- 3.2 In April 1997, planning application (reference PW9702142R1) for erection of a conservatory to the rear at ground level together with erection of a brick-built extension (as shown in Figure 2) was refused. The Council considered the extension to obstruct light to the neighbour at No. 68 and harmful to the character of the Conservation Area.

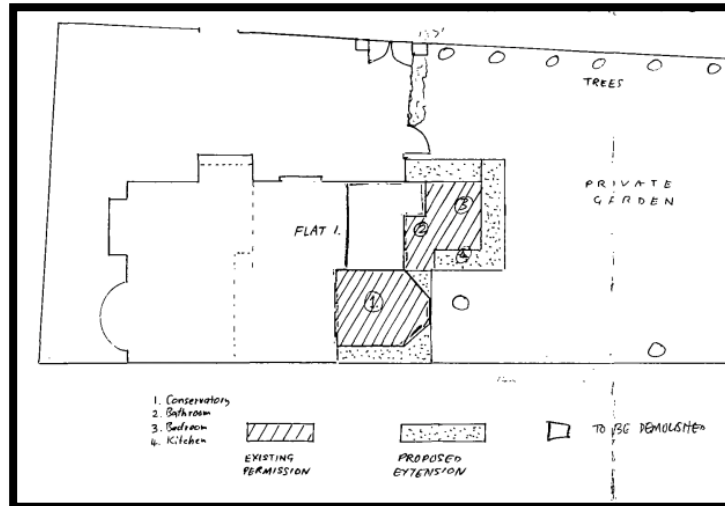


Figure 2: Refused extension (reference PW9702142R1)

- 3.3 In March 1999, planning application (reference PW9802036R3) for demolition of an existing ground floor rear extension and conservatory, and erection of a new rear ground floor extension and conservatory (as shown in Figure 3) was approved. This approval was for a conservatory that is smaller and more set back from the boundary than the refused extension in April 1997. This extension is what exists at the site today.

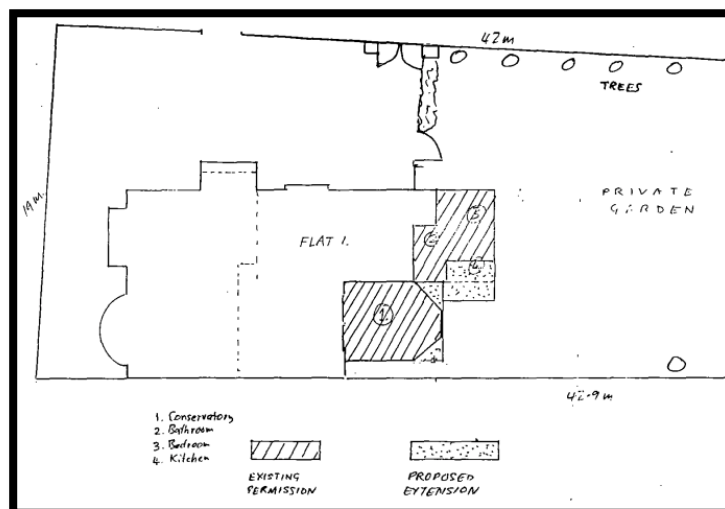


Figure 3: Approved extension (reference PW9802036R3)

4 PLANNING POLICY

- 4.1 MHCLG's National Planning Policy Framework (2019)
- 4.2 GLA's London Plan (2021)
- 4.3 Camden's Local Plan (2017)
- 4.4 Camden's Planning Guidance – Home Improvements (2021)
- 4.5 Camden's South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)

5 GROUNDS OF OBJECTION

Character and appearance

- 5.1 Policies D4 and HC1 of the London Plan (2021) and Policies D1 and D2 of the Local Plan (2017) essentially seek to ensure that new development proposals avoid unacceptable visual harm to the character and appearance of the surrounding built environment, and preserve and enhance the character and appearance of heritage assets such as Conservation Areas.
- 5.2 The proposed development (shown in Figure 4 below) is very similar to the brick-built extension already refused by the Council in April 1997 under the planning application PW9702142R1.



Figure 4: Currently proposed extension (reference 2021/1505/P)

- 5.3 The proposed extension would be significant in scale and 'heavy' in visual terms through its concrete construction (painted cream in colour). It would be completely out of character in this neighbourhood, and at odds with the scale and material of the original property when combined with the other extension. Together with the other extension, it would result in a significant L-shaped multi-material extension that would extend well beyond the original rear building line. Such a large extension would fail to be an extension that is subordinate to the original building. It would be result in a visually dominant and incongruous feature that is visible from the public domain along Fairhazel Gardens.
- 5.4 Section 2.1.1 of the Planning Guidance – Home Improvements (2021) specifically advises rear extensions to be subordinate to the original building and respect and preserve the original proportions of the building. The resultant L-shape multi-material extension at the site would completely fail to respect and preserve the original proportions and materiality of the building, and would be an alien feature in this Conservation Area. There are no other similar L-shaped multi-material extensions along the street and as such this kind of extension is certainly not part of the character and appearance of the Conservation Area.
- 5.5 Indeed, Paragraph 13.42 of the South Hampstead Conservation Area Character Appraisal and Management Strategy (2011) states that alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development. Paragraph 13.44 goes on to note that particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, where visual impact of a proposal may be greater.
- 5.6 In light of the above, it is submitted that the proposed development would be harmful to the character and appearance of the property and the wider Conservation Area. Similar conclusions were reached by the Council in April 1997 when a similar brick-built extension was refused under the planning application PW9702142R1.
- 5.7 The proposed development would be directly contrary to Policies D4 and HC1 of the London Plan (2021) and Policies D1 and D2 of the Local Plan (2017), and would also fail to adhere to the provisions of the Planning

Guidance – Home Improvements (2021) and the South Hampstead Conservation Area Character Appraisal and Management Strategy (2011).

Neighbours' living conditions

- 5.8 Policy A1 of the Local Plan (2017) seeks to ensure that new development proposals avoid unacceptable harm to the living conditions of neighbouring residents.
- 5.9 The proposed development would significantly increase the bulk and massing of the built form at the application site. It would be considerably taller than the currently existing conservatory at the site and would no longer be a lightweight glass material. It would be a solid concrete structure. This excessive additional bulk would oppress the neighbouring residents at the ground floor flat of No. 68 to an unacceptable degree.
- 5.10 The concrete-built extension would project significant height and depth right up against the boundary with No. 68. There would be no separation distance from the neighbouring property at No. 68 whatsoever. It would be significantly more oppressive than the currently existing conservatory at the site. The currently existing conservatory at the site reduces its impact on No. 68 by sloping downwards from the rear wall towards the garden.
- 5.11 The outlook enjoyed by the neighbouring residents at No. 68 from their habitable rooms would also be significantly reduced as a result. Further, the substantial bulk and scale of the resultant L-shape extension as a whole would also oppress the neighbouring residents when viewed from their rear garden and would significantly increase the sense of enclosure to an unacceptable degree.
- 5.12 In essence, this significant building mass of the proposed development would result in oppressive structures for the neighbouring residents at No. 68 to the detriment of their residential amenities. Such overbearingness and dominance would be directly contrary to the advice given in the Section 2.1.1 of the Planning Guidance – Home Improvements (2021) which states that rear extensions should not cause sense of enclosure to the adjacent occupiers.

- 5.13 The proposed development would also significantly reduce the level of daylight and sunlight enjoyed by the habitable rooms in the neighbouring property at No. 68. There is no Daylight and Sunlight Assessment, and as such the applicant has failed to demonstrate that the impact of the proposed development on the level of natural light for neighbours would be within the acceptable range. The concrete extension right up against the boundary is anticipated to take away the morning sun enjoyed by the neighbours at No. 68 to an unacceptable degree.
- 5.14 Indeed, No. 68 has a conservatory / sun room directly adjacent to the proposed extension and the natural light into this room must be safeguarded. This conservatory / sun room is well used by the residents of No. 68 most of the day. Section 2.1.1 of the Planning Guidance – Home Improvements (2021) specifically seeks to protect daylight and sunlight enjoyed by adjacent occupiers.
- 5.15 In the light of the above, it is submitted that the proposed development at the application site would be harmful to the living conditions of the neighbouring residents at No. 68. Similar conclusions were reached by the Council in April 1997 when a similar brick-built extension was refused under the planning application PW9702142R1.
- 5.16 The proposed development would be contrary to the provisions of Policy A1 of the Local Plan (2017) and the Planning Guidance – Home Improvements (2021).

6 CONCLUSION

- 6.1 The proposed development would be harmful to the character and appearance of the host property and the Conservation Area.
- 6.2 The proposed development would detrimentally affect the living conditions of neighbouring residents at No. 68.
- 6.3 The proposed development would fail to meet the aims and provisions of the Council's Development Plan.
- 6.4 The Council is respectfully requested to refuse the planning application.