

Delegated Report		Analysis sheet		Expiry Date:	08/07/2021
		N/A / attached		Consultation Expiry Date:	12/06/2021
Officer			Application Number(s)		
Adam Greenhalgh			2021/1402/P		
Application Address			Drawing Numbers		
10 Ardwick Road London NW2 2BX			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear infill extension, conversion of garage into store/W.C., front extension to entrance door and installation of new windows including full height windows at first floor level on side and rear elevations (approved under 2020/5871/P on 15/03/2021) and a first floor rear extension.					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice				
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	0	No. of objections	0

Site Description

The site is a two storey semi-detached house situated midway along the north side of Ardwick Road. It has a hipped roof with dormer windows and a two storey rear extension. On 15/03/2021 planning permission 2020/5871/P was granted for 'Erection of single storey rear infill extension, conversion of garage into store/W.C., front extension to entrance door and installation of new windows including full height windows at first floor level on side and rear elevations'.

There are similar semi-detached houses with rooftop and rear extensions at the neighbouring plots on the northern side of Ardwick Road. None have first floor extensions alongside their attached (semi-detached) properties.

The site is not located within a Conservation Area.

Relevant History

10 Ardwick Road:

2020/5872/P - Enlargement of existing dormer on side roof slope – Certificate of lawfulness – granted 02/03/2021

2020/5871/P - Erection of single storey rear infill extension, conversion of garage into store/W.C., front extension to entrance door and installation of new windows including full height windows at first floor level on side and rear elevations – granted 15/03/2021

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

Camden Planning Guidance

CPG Design (2021) (Design Excellence – pages 6 – 11)

CPG Home Improvements (2021) – 2.1.1 - Rear extensions

CPG Amenity – (Overlooking, privacy and outlook; Daylight & Sunlight)

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 2 – Design & Character

PROPOSAL

1.0 Permission is sought for the erection of single storey rear infill extension, conversion of garage into store/W.C., front extension to entrance door and installation of new windows including full height windows at first floor level on side and rear elevations (approved under 2020/5871/P on 15/03/2021) and a first floor rear extension.

1.1 The single storey rear infill extension, garage conversion, front extension to entrance door and new windows (including full height windows at first floor level on side and rear elevations) are the same as under planning permission 2020/5781/P approved on 15/03/2021.

1.2 The first floor rear extension which is now proposed would be adjacent to the attached property. It would be on the single storey rear infill extension. It would be 1.4m in depth. It would have a flat roof and full height Juliet windows and a glazed balustrade. (The first floor rear extension was originally proposed in application 2020/5781/P but it was removed during the course of the application following concerns raised by the Planning Officer regarding adverse impacts upon the visual amenity of the area and the amenity of the occupiers of the attached dwelling).

ASSESSMENT

1.3 The material considerations for this application are summarised as follows:

- Design and effects on character and appearance of the area
- Amenity of neighbouring residential occupants

Design and effects on character and appearance of the area

1.4 Policy D1 of the Camden Local Plan requires development to respect local context and character. Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 requires extensions to be in character and proportion to its context and setting including the relationship to any adjoining properties.

1.5 The requirement to respect the pattern and rhythm of neighbouring buildings/extensions is also set out in the Council's Home Improvements CPG (2.1.1 Rear Extensions) and Design CPG.

1.6 The elements which were approved under planning permission 2020/5781/P on 15/03/2011 are the same in the current proposal. There has been no change in any planning considerations since then and these elements are again considered to accord with the Council's policies on design and not to result in any harm to the townscape.

1.7 The first floor rear extension which is now proposed would be an incongruous feature on the building which would harm the symmetry and visual amenity of the building, its neighbour and townscape and detract from the outlook of surrounding occupiers. There are no other first floor rear extensions alongside the attached properties at the other semi-detached houses on this side of Ardwick Road and the proposal would be contrary to the Council's policies and guidance for upholding the character and context of the built environments. It would harm the spacing and appearance of the building and the visual amenity of the area.

Amenity of neighbouring residential occupants

1.8 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The relevant factors to be considered in this case are the effects on light, privacy and outlook. Guidance on effects on light, privacy and outlook are included in the Council's Amenity CPG.

1.9 The elements which were approved under planning permission 2020/5781/P on 15/03/2011 are the

same in the current proposal. There has been no change in any planning considerations since then and these elements are again considered to accord with the Council's policies on amenity.

1.10 Due to the size and siting, and the position and dimensions of the adjacent first floor window at the rear of the attached property, 12 Ardwick Road, there should be no significant loss of light for the occupiers at this site. Also, as the proposed first floor rear extension would be sited alongside the roof of a ground floor rear extension at this site there should be no undue overlooking or loss of privacy. The proposal would not directly overlook the garden at 12 Ardwick Road or any other neighbouring dwellings.

1.11 The view out of the adjacent first-floor window of number 12 would suffer very slight encroachment from the proposed extension, however it only projects out by 1.4m so would not have a detrimental impact on outlook.

Recommendation

1.12 The proposed first floor rear extension, because of its size, siting, design and appearance, would result in an incongruous addition to the building which would detract from the form, style and character of the original building, its neighbour, and the wider built environment. It would therefore be contrary to policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

REFUSE PLANNING PERMISSION