

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/06/2021	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Leela Muthoora				2021/2008/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
24 Quickswood London NW3 3RS				Refer to decision notice			
<b>Proposal(s)</b>							
Erection of a single storey rear extension at first floor level to dwellinghouse (Class C3)							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		<p>Two site notices were displayed outside 24 Quickswood and outside 8 Conybeare from 20 July to 13 August 2021.</p> <p>No comments or objections have been received.</p>					
<b>CAAC/Local groups comments:</b>		No comments or objections have been received.					

## Site Description

The site is a two-storey mid-terraced dwelling house located on the west side of the road, located within a planned residential estate (known as the Chalcot Estate) between Fellows Road to the north and King Henry's Road to the south, dating from the 1960's.

The site is within a block of nine 'L' shaped houses which form terraces arranged in a perimeter block. The four central properties of 24 & 26 Quickswood and 8 & 9 Conybeare have small rear gardens which abut each other in a tightly enclosed space.

The surrounding area is residential in character. The application site is not a listed building and is not situated within a Conservation Area.

## Relevant History

**01320** - The redevelopment of the site bounded by Fellows Road, Primrose Hill Road, King Henry's Road and Winchester Road, Hampstead, by the erection of flats, houses, shops, public houses, garages and parking spaces, together with the formation of new means of access to the highway.  
**Permission granted with conditions 18 March 1965**

2021/2147/P - Erection of an additional storey to the existing dwellinghouse under Class AA, Part 1, Schedule 2 of the GPDO (2015) (as amended). **Prior approval granted 10 November 2021**

## Relevant policies

### National Planning Policy Framework (NPPF) 2021

### London Plan 2021

### Camden Local Plan 2017

A1 Managing the impact of development  
D1 Design

### Camden Planning Guidance

CPG Amenity (2021)  
CPG Design (2021)  
CPG Home Improvements (2021)

## Assessment

### 1. Proposal

- 1.1. The proposal seeks permission for an additional storey at first floor level above the existing rear ground floor flat roof. It would be approximately 5.5m wide by 7m deep by 2.9m in height, with an overall height at approximately 5.9m.
- 1.2. The proposal would form an infill extension at the rear first floor level, abutting the rear boundary wall to number 8 Conybeare and side boundary wall to number 22 Quickswood.
- 1.3. The proposed extension would continue the ground floor building line up to first floor level, facing number 26 Quickswood.
- 1.4. The existing diminutive first floor bedroom extension would be demolished and the proposed extension would create an extended bedroom with en-suite shower room. The new room would be c.70% (36.5sqm GIA) of the footprint of the rest of the 1<sup>st</sup> floor (c.51sqm GIA).
- 1.5. Proposed alterations to windows and doors include reducing the first floor bathroom window in size and altering the ground floor rear door to double patio doors.

#### **Omissions**

- 1.6. Plan drawing numbers EX8 and PP8 show the alteration of the integral garage to a TV room at within front ground floor with associated alterations from garage door to windows. Due to a condition on the original planning permission restricting the use of the garages, this alteration requires planning permission. However, as no proposed front elevation drawing has been submitted, this part of the proposal has not been assessed.
- 1.7. The proposed materials are described as brick on the application form, no other information regarding material have been submitted.
- 1.8. The extension is proposed to abut the boundary party walls, therefore, the owners of 8 Conybeare and 22 Quickswood should have been notified. This has not been stated on Certificate B of the application form.

#### **Revisions**

- 1.9. During the course of the assessment, revisions were requested by officers, in order to address the concerns which are discussed below. The applicant submitted a revised proposed elevation which includes obscure glazing to half of the window facing number 26 Quickswood. The revisions do not address the concerns which are assessed below.
- 1.10. The figure below shows the site context with the location of the site and neighbouring properties labelled and the red line shows the location of the proposed extension.



## 2. Assessment

2.1. The principal considerations material to the determination of this application are as follows

- a) The visual impact upon the character and appearance of the host property (Design) and the surrounding buildings
- b) The impact of the additional massing on residential amenities of neighbouring occupiers (Residential Amenity)

### Design

2.2. 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 respect local context and character; comprise details and materials that are of high quality and complement the local character.

2.3. Camden CPG (Home Improvements) seeks to balance the need for a prescriptive approach to directing extensions and alterations with the need for homeowners to take into consideration, as the first principles for development, how :

- the property belongs within a wider community and ensuring that proposals do not adversely impact the streetscene, local neighbourhood, and the wider built and natural environment surrounding the home; and
- considering the impact on neighbouring properties, ensuring the amenity of neighbours would not be harmfully affected.

2.4. There are 4 homes which comprise a perimeter block with abutting outdoor amenity spaces. The individual garden spaces are highly compact & enclosed and the original construction of the development acknowledged the value of the outdoor amenity space by limiting the rear extensions to single storeys, thus giving relief to the character of the open space.

- 2.5. Over time householders have increased the size of their homes by extending upwards at the rear – with a mix of approaches, but in this perimeter block development has consistently sought to minimise the impact of the bulk and massing of their extensions on the sense of enclosure and the character of the rear amenity space.
- 2.6. It is acknowledged that 26 Quickwood and 8 Conybeare have existing first floor extensions. However, due to the layout and proximity to neighbouring sites, they have been designed to reduce their impact on the enclosed garden spaces and neighbouring upper floor windows. Both are set back from the ground floor building line behind a parapet, in addition the side elevation to 8 Conybeare is angled away from the building line sloping to its roof. This minimises their visibility at ground level and offers relief from overbearing enclosure of the neighbouring properties.
- 2.7. Due to the bulk and scale of the development, the proposal results in a dominant structure of a full additional storey which is no longer subordinate to the host building, is out of scale with the neighbouring sites and presents an overbearing massing to the enclosed gardens.
- 2.8. The proposed additional storey would be made of brick, however details of the proposed materials of windows and doors have not been submitted. The proposed windows would differ in type from the existing windows and would not reflect the fenestration of the host buildings' upper floor windows. While the host building and the estate includes full height glazing, the existing have a uniformity to their width (approximately 1.4m), divided by three horizontal glazing bars. The proposed windows are almost floor to ceiling height (approximately 2.1m) and expand almost the full width of the extension (approximately 5m) which would no longer be subordinate and is not typical of the prevailing upper floor window types. However, given the lack of uniformity of design of the rear first floor extensions elsewhere, the shortcomings in the detailed design are not considered to be significant enough to justify refusal on detailed design grounds.
- 2.9. Overall, as a result of the excessive bulk and scale of the development, which is not subordinate to the host building, and the height, depth and width which do not respect the common pattern of rear extensions at neighbouring sites, would harm the character and appearance of the host building and the perimeter block of which it forms a part. Therefore, the proposal is unacceptable in terms of design and would not comply with planning policy D1, Design or CPG Design and CPG Home Improvements.

### **Amenity**

- 2.10. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 2.11. The neighbouring windows of the rear conservatory extension at number 26 Quickwood have not been shown on the existing or proposed drawings submitted. Therefore, the figure below from the Council GIS map, demonstrates the distance as approximately 10.5m to the existing neighbouring extension.



- 2.12. The proposed elevation of the extension includes floor to ceiling and almost full width glazing measuring approximately 5m by 2m facing 26 Quickwood. The existing outdoor amenity space is compact and there is relief for users of the gardens and the lower floor rooms by virtue of the setbacks in the upper floor extensions. While the existing outdoor terrace provides fair weather opportunities for overlooking of local habitable room and gardens, the development would significantly intensify those opportunities throughout the year. This would be exacerbated by the full length floor to ceiling glazing. It would also increase the sense of enclosure caused by the proposal and would result in a detrimental impact on local amenity as experienced both in the rear gardens and the ground floor rooms. As shown in the figure above, the proposed windows would be approximately 10.5m to the first floor conservatory structure at number 26 Quickwood. These separation distances are significantly less than the minimum separation distance of 18m set out in CPG Amenity and therefore mitigation measures should be incorporated to reduce the sense of intrusion of privacy, such as reducing the area of glazing.
- 2.13. The existing rear roof is in use as a terrace and benefits from a parapet wall to the southern side adjacent to the garden, and opposite 26 Quickwood. Officers advised that the proposals should be revised and by setting back the footprint of the extension behind the parapet. In addition, officers advised the introduction of timber weatherboarding, common to the estate, fixed panels and obscured glazing would further mitigate the developments' impact on visual privacy and outlook. In response, the applicant submitted a revised drawing with obscured glazing to half the window adjacent to number 8 Conybeare. Due to its position on the building line, obscured glazing alone does not sufficiently mitigate the opportunity for overlooking and would result in loss of privacy, which can affect the quality of life of existing and future occupants.
- 2.14. By virtue of its design and massing the proposals would intensify the opportunities for overlooking and loss of privacy and would increase the sense of enclosure, as experienced in the gardens and habitable rooms of the other 3 properties in the perimeter block. These features would have an unacceptable impact on the amenity of neighbours, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.

- 2.15. While it does not form part of this application, implementation of the prior approval additional story to the principle building (see site history) would further heighten the sense of enclosure experienced in the neighbouring properties.

### **3. Conclusion**

The Council has taken into account the revisions made to the proposal and has sought to work with the applicant in a positive and proactive way. However, it is considered that the proposed first floor extension would cause a detrimental impact upon the appearance of the host property and would cause harm to the amenities of the neighbouring occupiers, as set out in this report. While the proposals would bring benefits to the future occupants of the dwelling, those benefits would not outweigh the harm caused to neighbours.

### **4. Recommendation: Refuse planning permission**