

**TOWN AND COUNTRY PLANNING ACT 1990  
SECTION 78 APPEAL**

**BY**

**MR NATHAN NATHAN**

***24 Quickswood,  
Belsize,  
London,  
NW3 3RS***

**HOUSEHOLDER PLANNING APPLICATION**

**FOR**

***'Erection of a single storey rear extension at first floor level to dwellinghouse (Class C3)'***

**LPA REF: 2021/2008/P**

**APPEAL STATEMENT**

**JANUARY 2022  
21.5004**

## Report Control

Project:	24 Quickswood
Client:	Mr Nathan Nathan
Reference:	21.5004
File Origin:	Document1
Primary Author	AB
Checked By:	JD

<i>Issue</i>	<i>Date</i>	<i>Status</i>	<i>Checked By</i>
01	05/01/2022	DRAFT	JD



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# 1. INTRODUCTION

- 1.1 This Appeal Statement has been prepared on behalf of our client, Mr Nathan, in support of the appeal, via the written representations procedure, of LB Camden's refusal of application 2021/2008/P on 18<sup>th</sup> November 2021. This application at 24 Quickswood, Belsize, London, NW3 3RS was validated on 16<sup>th</sup> July 2021 with the following description of development:

*Erection of a single storey rear extension at first floor level to dwellinghouse (Class C3)*

- 1.2 The application was refused under delegated powers with two reasons for refusal. The first reason for refusal relates to the design of the extension and its impact on the character and appearance of the host building and perimeter block. The second reason for refusal relates to the harm caused to amenity of neighbouring properties. A summary of this is provided within Section 2 of this statement with a copy of the decision notice and delegated report provided in Appendix 1. This Appeal Statement provides the primary basis of the Appellant's grounds of appeal.
- 1.3 During the course of the application the applicant worked with the Council and agreed to 50% obscured glazing for the windows facing No.26 Quickswood, to ensure that there is no level of overlooking.
- 1.4 The officer report also states that because they had not had sight of 'Proposed Front Elevation (East) (Drawing No,PP4)', the alteration of the internal garage to a TV room at within front ground floor with associated alterations from garage door to windows could not be assessed as part of the application.
- 1.5 This Appeal Statement is structured as follows:
- Section 2 – sets out the decision notice;
  - Section 3 – describes the site and surrounding context;
  - Section 4 – sets out the planning history of the site and nearby properties;
  - Section 5 – describes the appeal scheme;
  - Section 6 – provides an overview of the planning policy and guidance relevant to the appeal scheme;
  - Section 7 – outlines the grounds of appeal;
  - Section 8 – provides a summary and conclusion.

## 2. THE DECISION NOTICE

2.1 The Council provided two reasons for refusing application 2021/2008/P by delegated powers on 18<sup>th</sup> November 2021. The reasons are presented below, with a copy of the decision notice and delegated report provided in Appendix 1 of this statement.

1. The proposed extension, by reason of its excessive bulk and scale, would no longer be subordinate to the host building, to the detriment of the character and appearance of the host building and the perimeter block contrary to policy D1 of the London Borough of Camden Local Plan.
2. The proposed extension, by reason of its excessive bulk and scale, would be an overbearing addition within the perimeter block, causing harm to amenity through an increased sense of enclosure and loss of privacy and outlook experienced within the rear gardens and neighbouring windows, contrary to policy A1 of the London Borough of Camden Local Plan 2017.

### 3. THE SITE AND SURROUNDING AREA

- 3.1 The application site relates to 24 Quickswood, London, NW3 3RS.
- 3.2 The site comprises a two storey terrace property (approx.121 sqm) located on the south side of Quickswood.
- 3.3 Quickswood is within the Chalcot Estate in the London Borough of Camden built in 1960s.
- 3.4 There are a number of similar extensions nearby and therefore are considered an established characteristic of the area, as outlined in Section 4.
- 3.5 The local area is predominantly residential, with a small number of commercial premises located along Regent's Park Road.
- 3.6 The property is not listed, nor is it located within a Conservation Area. The nearest listed building is located 80 to the southeast at Church of St Mary the Virgin, Primrose Hill Road. This development proposal, however, would not impact this listed building since the works primarily relate to the rear elevations.
- 3.7 Camden's adopted Policies Map does not identify the site as being subject to any designations.
- 3.8 Whilst the site has a PTAL score of 2, due to the close proximity of a number of bus stops and the fact that local amenities are within easy walking distance along Adelaide Road and Primrose Hill Road, the site is considered to have a good accessibility level.
- 3.9 The site lies in Flood zone 1 and therefore is at low risk of flooding.

## 4. PLANNING HISTORY

### History of the Site

- 4.1 The site's planning history is listed in the table below:

Reference	Proposal	Decision
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).	Granted (10/11/2021)
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.	Granted (18/03/1965)

### Relevant Local Planning History

- 4.2 In preparing this application, the Appellant has identified a number of recent planning decisions for roof extensions on Quickswood and in the Chalcot Estate in Camden. The table below presents some of these applications:

Address	Reference	Proposal	Decision
3 Lyttelton Close London NW3 3SR	2021/4407/P	Erection of additional storey with balcony at rear (Extension of additional storey permitted under 2021/1147/P and addition of roof terrace thereto)	Granted (14/12/2021)
6 Conybeare London NW3 3SD	2019/2775/P	Erection of two storey rear extension, associated alterations to fenestration.	Granted (08/08/2019)
7 Conybeare London Nw3 3SD	2015/4299/P	First floor extension to incorporate the existing balcony within the dwellinghouse and alterations to fenestration on front elevation.	Granted (13/08/2015)



79 Quickswood London NW3 3RT	2014/3123/P	Erection of a first floor extension and replacement of front and rear ground floor windows.	Granted (13/06/2014)
10 Quickswood London NW3 3SJ	2013/1421/P	Erection of single storey rear extension at first floor level, replacement of all windows and doors, replacement of garage door with window in connection with conversion of garage to habitable accommodation, the installation of a canopy above front entrance and a gate to existing garden fence to single family dwelling house (Class C3)	Granted (07/05.2013)
6 Quickswood London NW3 3SJ	2012/3777/P	Erection of rear first floor level extension and installation of window at rear first floor level all in connection with existing residential dwelling (Class C3).	Granted (13/09/2012)
69 Quickswood London NW3 3RT	2011/0837/P	Erection of single storey extension to south-west corner of building, alterations to fenestration and addition of first floor balcony, to residential dwelling (Class C3).	Granted (14/04/2011)
22 Quickswood London NW3 3RS	2010/1894/P	Erection of a single storey rear extension at ground floor level and single storey side extension at first floor level, conversion of internal garage into additional accommodation, and installation of new windows to front, rear and side elevations to single family dwelling house.	Granted (07/06/2010)
12 Quickswood London NW3 3SE	2010/1340/P	Erection of first floor rear extension over existing roof terrace to existing single family dwelling (Class C3)	Granted (30/04/2010)

77 Quickwood London NW3 3RT	2009/1891/P	Erection of a single storey rear extension at first floor level, on top of existing rear terrace of dwelling house.	Granted (30/06/2009)
106 Hawtrey Road, NW3	P9600232	Erection of first floor extension at rear of a single family dwelling house, as shown on drawing number 06/468/01 and /02.	Granted (03/05/1996)
67 Quickwood, NW3	34538	The erection of an extension at rear first floor level.	Granted (27/09/1982)

#### Quickwood

- 4.3 The applications on Quickwood demonstrate that the Council have previously accepted extensions at first floor level on properties along the street and so have created a precedent for this type of development.

#### 22 Quickwood

- 4.4 A case of particular note is at neighbouring property no.22 Quickwood where an application for a first floor side extension was granted permission in 2010.
- 4.5 For the application at no.22, the officer report (ref: 2010/1894/P) acknowledges that the difference between a set-back first floor extension and a full width first floor extension is inconsequential:

*“The proposed works would result in an increase in the bulk and mass of the building; however, this increase would be relatively minor and is not considered to detract from the appearance or architectural integrity of the building”.*

#### 6 Conybeare

- 4.6 Similarly to no.22 Quickwood, an application for a first floor rear extension at 6 Conybeare was permitted in 2019.
- 4.7 The decision notice (ref: 2019/2775/P) states that the size of the two storey rear extension is acceptable:

*“The proposed extension would be the same height as the host building; however, it would be modest in overall size (1.5 metres deep) and it is proposed to faithfully reinstate the existing rear elevation in the new position, using matching materials. On this basis, it is considered that the extension would respect and preserve the original design and proportions of the host building, including its architectural period and style; and it is considered that the proposals would respect and preserve the historic pattern and established townscape of the surrounding area (the application site forms part of a planned residential estate dating from the 1960s). Furthermore, the proposals allow for the retention of a reasonably sized garden and retain the open character at the rear of the property”.*

#### 79 Quickswood

- 4.8 On the opposite side of the road to no.24 is no.79 where permission (ref: 2014/3123/P) was granted for a first floor rear extension. Arguably the distance between no.77 and no.79 is smaller than the distance between no.24 (the Site) and no.26 and therefore sets a precedent in terms of distance between neighbouring property windows and impact on amenity specifically overlooking.

- 4.9 The officer's report agrees that the precedent has already been set across the estate:

*“In terms of design, the principle of extending this type of property at 1st floor level has already been established throughout this estate. The proposal has considered the Chalcot Estate Design Guidelines (in development)”.*

- 4.10 In terms of the design, the officer agrees that the proposed extension remains subservient to the main building:

*“The proposed flat roofed first floor extension is considered to respect the architectural character of the original building and of the surrounding area as it is on balance considered to remain subservient to the main building”.*

- 4.11 With regard to impact on residential amenity, the officer importantly uses a pragmatic approach in assessing the impact on overlooking and window distance:

*“The proposed extension covers the terrace area to the rear of the dwellinghouse. The extension would overlook the first floor windows at No. 76 Quickswood; however, given that it is already possible to overlook other properties from the existing terrace it is considered that the windows in the proposed rear elevation will not result in detrimental loss of privacy to neighbouring properties. Therefore there will be no loss of privacy for neighbouring properties to the rear as a result of this proposal”.*

- 4.12 This pragmatic approach should be applied to the appeal scheme when assessing the impact on overlooking, since as the case officer for No.79 points out, there is an existing level of overlooking already established by the presence of a terrace.

*77 Quickswood*

4.13 Adjacent to no.79 is no.77 Quickswood, where an application for a first rear extension was permitted (ref: 2009/1891/P) in 2009.

4.14 Again, the officers report agreement that the principle of first floor extensions have been established:

*“The principle of extending this type of property at 1st floor level has already been established throughout this estate”.*

4.15 With regard to design, the officer report considers the rear extension to be acceptable:

*“The proposed flat roofed first floor extension is considered to respect the architectural character of the original building and of the surrounding area as it is subservient to the main building and a condition has been placed on the permission requesting that materials are matching. Furthermore, the proposed extension is considered to be lightweight and will not compromise on amenity space for the dwellinghouse”.*

4.16 In terms of impact on amenity, the officers report states that:

*“Given that it is already possible to overlook other properties from the existing terrace it is considered that the windows in the proposed rear elevation will not result in detrimental loss of privacy to these properties. Therefore there will be no loss of privacy for neighbouring properties as a result of this proposal.”*

*Summary*

4.17 It is clear that the Council have allowed a large number of first floor extension to properties in the immediate vicinity of the Appeal Site and indeed in Quickswood itself. This demonstrates that the principle of first floor extensions has been found acceptable and are considered to be an established characteristic of the locality, as confirmed within many of the officer reports for the above examples. The officer reports acknowledge that in all cases there is an existing level of overlooking which is not increased by the presence of a first rear extension. These applications are all fairly recent and the relevant policy context has not significantly changed. Therefore, it is considered that first floor rear extensions remain acceptable in principle

4.18 Furthermore, the appeal site is has no designations nor it is located in a Conservation Area.



## 5. THE APPEAL SCHEME

- 5.1 The proposals involve the construction of a rear extension at first floor. The rear extension will be positioned above the existing ground floor extension and will utilise the existing terrace. It would be approximately 5.5m wide by 7m deep by 2.9m in height, with an overall height at approximately 5.9m.
- 5.2 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.
- 5.3 The proposed extension would continue the ground floor building line up to first floor level, facing number 26 Quickswood.
- 5.4 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 proposed extension is not considered in any way excessive and is intended to increase the current living space of the occupiers, whose needs have changed over time, and improve their quality of life.
- 5.5 The proposed rear extension will be constructed using materials that match the existing building. The extension has been strategically designed to ensure it remains subservient to the host building, whilst incorporating the architectural style of the building.
- 5.6 The appeal scheme also includes the alteration of the internal garage to a TV room at within front ground floor with associated alterations from garage door to windows.

## 6. PLANNING POLICY CONTEXT

- 6.1 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.2 The statutory development plan comprises the Local Plan (2017) and London Plan (2021).
- 6.3 Other policy documents that are material considerations in the determination of planning applications include the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), the London Plan Supplementary Planning Guidance (SPG) and the Camden Supplementary Planning Documents (SPDs).

### **National Planning Policy**

- 6.4 The National Planning Policy Framework (NPPF) was published in February 2021 by the Ministry of Housing, Communities and Local Government. The document sets out the government's economic, environmental and social planning policies for England.
- 6.5 The NPPF supports a presumption in favour of sustainable development and Paragraph 11 sets out that for decision-making, this involves approving development proposals that accord with an up-to-date development plan without delay.
- 6.6 Paragraph 120 relates to making an effective use of land and states that planning policies and decisions should promote development to meet the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 6.7 Part (e) of Paragraph 120 supports opportunities to use the airspace above existing residential properties and states that upwards extensions should be allowed where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.
- 6.8 Part (c) Paragraph 130 seeks to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

### **Regional Planning Policy**

- 6.9 The London Plan (2021) provides the strategic policy context for all of London and seeks to provide an integrated framework for its development.
- 6.10 The Mayor's strategic policies aim to provide more homes, promote opportunity and provide a choice of homes for all Londoners that meet their needs at a price they can afford.
- 6.11 There is a recognised need for all housing types and Policy H1 of the London Plan seeks to increase housing supply and optimise the potential for housing delivery on all sites. Policy D4 ensures that housing developments are designed to the highest quality.

- 6.12 Policy HC1 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

### **Local Planning Policy**

- 6.13 Camden's development plan comprises the Local Plan (2017) and Policies Map (2021).

- 6.14 The relevant policies from the Local Plan are as follows;

- Policy A1 Managing the impact of development
- Policy D1 Design

- 6.15 Policy A1 seeks to protect the quality of life of occupiers and neighbours. The Council will grant permission for development unless this causes unacceptable harm to amenity. The Council will:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
- d. require mitigation measures where necessary.

- 6.16 The factors the Council will consider include:

- e. visual privacy, outlook;
- f. sunlight, daylight and overshadowing;
- g. artificial lighting levels;
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- i. impacts of the construction phase, including the use of Construction Management Plans;
- j. noise and vibration levels;
- k. odour, fumes and dust;
- l. microclimate;
- m. contaminated land; and
- n. impact upon water and wastewater infrastructure.



6.17 Policy D1 Design will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space; m. preserves strategic and local views;
- m. for housing, provides a high standard of accommodation; and
- n. carefully integrates building services equipment.

#### **Supplementary Planning Guidance**

6.18 Camden has adopted eight Planning Guidance documents, which cover a variety of topics such as design, housing, amenity and transport. Of particular relevance to this application is Camden Planning Guidance on Home Improvements (January 2021) and Amenity (January 2021).

*Home Improvements (January 2021)*

- 6.19 The CPG 'Home Improvements' advises that rear extensions should be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing; be built from materials that are sympathetic to the existing building wherever possible; respect and preserve the original design and proportions of the building, including its architectural period and style; respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks; be carefully scaled in terms of its height, width and depth; and allow for the retention of a reasonably sized garden.
- 6.20 With respect to amenity the CPG guidance states that rear extensions should respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy.



## 7. GROUNDS OF APPEAL

7.1 This section provides the Appellant's grounds of appeal.

### Reasons for Refusal

#### Omissions

- 7.2 The appeal scheme includes the alteration of the integral garage to a TV room with associated alterations from garage door to windows.
- 7.3 The Officer's report states they could not properly assess the garage element of the application as they had not had sight of the 'Proposed front elevation' drawing. The officer stated that there is a condition on the original planning permission (ref: 01320) restricting the use of the garages, which states:

*"The garages shall not be used for any purpose other than those incidental to a dwelling house or flat and no trade or business shall be carried on therefrom".*

- 7.4 As outlined in the introduction, we have submitted a 'Proposed front elevation' drawing with this appeal scheme for your approval. We consider proposed alteration of the garage to be policy compliant and in accordance with the above condition. By its very nature, a TV room is incidental to the existing dwelling and will be used by occupiers for residential purposes and thus falls under Class C3 use. The use of the garage as a TV room is therefore considered acceptable and should be allowed at appeal.

#### First Reason for Refusal (Design)

- 7.5 The first reason for refusal relates to the design of the proposed extension, by reason of its excessive bulk and scale, would no longer be subordinate to the host building, to the detriment of the character and appearance of the host building and the perimeter block. The Council highlight Policy D1 of the Local Plan.

- 7.6 In regards to the extension's size, the Officer's delated report sets out that:

*"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."*

- 7.7 This claim suggests that in principle, the Council considers the first floor extension to be unacceptable. The only adopted policy that refers to extensions is in Policy D1, which states that in relation to 'local context and character':

*"development should respect local context and character; comprise details and materials that are of high quality and complement the local character".*

7.8 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.”*

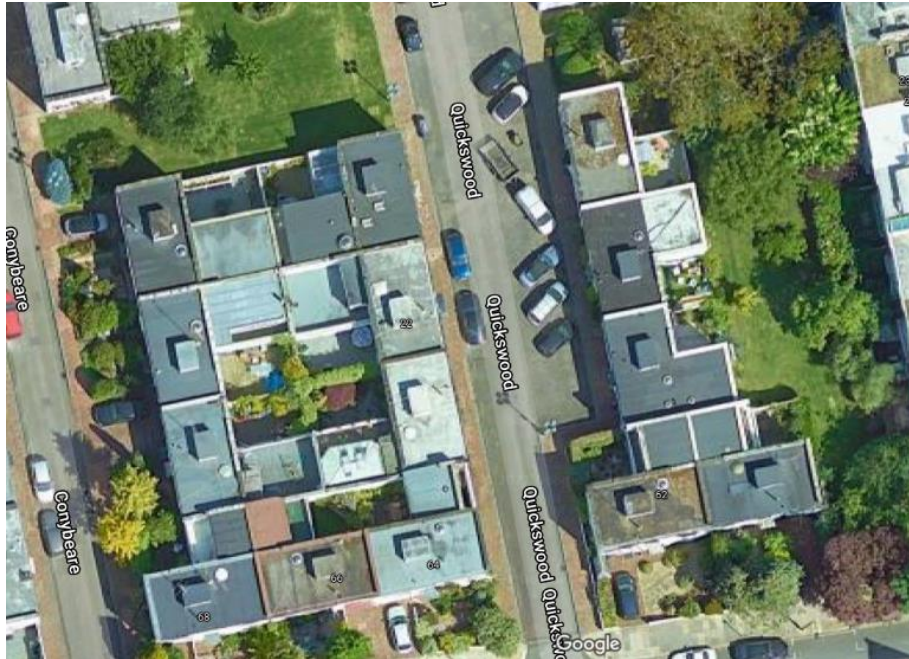
7.9 The Officer’s report states that the proposed first floor extension:

*“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”.*

7.10 It is important to note that the Council does not have any specific guidance on size limits of first floor rear extensions. The appeal scheme is considered subordinate to the main building due to the modest scale of the extension. The appeal scheme respects and preserves the original design and proportions of the building.

7.11 Whilst policy D1 states that proposed extensions should respect the “common pattern and rhythm” of neighbouring rear extensions, the Officer’s report acknowledges in paragraph 2.8 that there is a “lack of uniformity of design of the rear first for extensions”. It is therefore unclear why the case officer states in paragraph 2.9 that *“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”*. There is clearly no “common pattern” along Quickswood or across the Chalcot Estate.

7.12 Either way, the precedents have been set at No.s 26, 77 and 79 Quickswood and 8 Conybeare, which shows that the Council find this design of first floor extensions to be acceptable, as shown below:



- 7.13 As discussed in Section 3, the Officer's report for no.79 Quickswood states that the first floor extension respects the architectural character of the original building and of the surrounding area as it is on balance considered to remain subservient to the main building. Similarly, at no.77 Quickswood, the Officer's report found the flat roof first floor extension to respect the architectural character of the original building and of the surrounding area as it is subservient to the main building.
- 7.14 The Officer's report for the appeal scheme does not consider the precedents at no.77 and no.79 when assessing the proposals at the appeal site, but it does acknowledge that 26 Quickswood and 8 Conybeare have existing first floor extensions.
- 7.15 Considering the above precedents, it would appear that is not "*out of scale with the neighbouring sites*" since the two neighbouring sites at 8 Conybeare and 26 Quickswood have similar first floor extensions in terms scale and bulk. As the Officer's reports determined for the neighbouring sites, the proposed first floor extension remains subordinate to the main building.
- 7.16 The properties on Quickswood have a mixed character; with a variety of set back and full-width first floor extensions. As outlined in Section 4, the Officer's report acknowledges that the principle of extending this type of property at first floor level has already been established throughout this Estate.
- 7.17 Moreover, policy D1 does not require first floor extensions to be set-back. Based on this, both set-back and full-width extensions form part of the established residential character of both Quickswood and the wider Chalcot Estate. It is therefore evident that full-width first floor extensions '*complement the local character*' and so meet the guidance as set out within Policy D1.

- 7.18 As such, the first reason for refusal is considered unreasonable and in direct conflict with the Council's own adopted planning policy.

**Second Reason for Refusal (Amenity)**

- 7.19 The Officer's report for the appeal scheme sets out the second reason for refusal relates to the proposed extension impact on neighbouring amenity:

*"by reason of its excessive bulk and scale, would be an overbearing addition within the perimeter block, causing harm to amenity through an increased sense of enclosure and loss of privacy and outlook experienced within the rear gardens and neighbouring windows, contrary to policy A1".*

- 7.20 As the appeal scheme utilises the existing terrace space, the proposed extension evidently does not introduce new opportunities for overlooking as there is a level of overlooking that already existing. As such, the proposed extension will not impact neighbouring amenity.
- 7.21 In addition, the appellant has worked with the Council to reduce the level of overlooking during the course of the application through the introduction of obscured glazing to 50% of the windows on the side elevation facing No.26 Quickswood. This level of obscured glazing will mitigate and significantly reduce the level of overlooking to No.26 Quickswood since these are the closest windows to the property. The remainder of the windows will stay as they are currently proposed to enable sufficient levels of daylight into the habitable room and provide a good level of amenity for the occupier. This is considered a more than reasonable compromise and is a positive response to the Council's concerns.
- 7.22 During the course of the application, a set-back was not introduced to the design since the proposed level of obscured glazing outlined above is considered more than sufficient to mitigate against any perceived impact and to be an acceptable compromise.
- 7.23 Moreover, it is not considered that a set-back would in itself create an unattractive design feature which would not reduce the level of overlooking enough to justify it being there.
- 7.24 Either way, it is important to note that there is already a high level of existing overlooking from different properties with similar distances or less and adding an extra floor will be in line with the level of overlooking that already exists.
- 7.25 A degree of flexibility should also be added when considering applications in dense urban locations such as this as a degree of overlooking will always occur. However, the level of overlooking that will occur as a result of this extension is considered insignificant and will have no noticeable increase to the level of overlooking that already exists.
- 7.26 In any event, there is no material difference in overlooking between a first floor rear extension 0.5-1m setback and an extension that covers the terrace completely.
- 7.27 The Officer's reports for both no.77 and 79 Quickswood applications for first floor extensions have taken more pragmatic approaches when dealing impact on amenity.

- 7.28 At no.77 Quickswood, the Officer's report acknowledges that *"given that it is already possible to overlook other properties from the existing terrace it is considered that the windows in the proposed rear elevation will not result in detrimental loss of privacy to these properties. Therefore there will be no loss of privacy for neighbouring properties as a result of this proposal."*
- 7.29 The Officer's report for no.79 states that whilst the extension would overlook the first floor windows at No.76 Quickswood, it is already possible to overlook other properties from the existing terrace area, and therefore it was considered that the windows in the proposed rear elevation will not result in detrimental loss of privacy to neighbouring properties. It was concluded that there would be no loss of privacy for neighbouring properties to the rear as a result of this proposal.
- 7.30 As such, it is considered that the same pragmatic approach should be applied with the appeal scheme. Moreover, the appeal scheme has introduced 50% obscured glazing to prevent any overlooking into neighbouring properties. It is therefore considered that the appeal scheme complies with Local Plan Policy A1 and will not impact neighbouring amenity.
- 7.31 In light of the above, the Inspector is respectfully requested to allow this appeal.



## 8. CONCLUSION

- 8.1 The appeal scheme will make effective use of the first floor terrace area at 24 Quickswood to provide additional living space for the occupants. This will greatly enhance the standard of accommodation and will allow the dwelling to adapt to the residents' changing needs as encouraged by the relevant national and regional planning policy.
- 8.2 Contrary to both of the reasons for refusal, it is clear that the principle of a first floor extension at the appeal site is acceptable in this case given the wording of Camden's adopted policies; the recently permitted applications for first floor extensions in Camden; and the fact that the front dormers form part of the established and lawful character of Quickswood and the wider Chalcot Estate.
- 8.3 The design of the first floor extension has been carefully considered to respond successfully to the host property and will seamlessly integrate with the existing building fabric. It has been demonstrated that the first floor extension will entirely benefit the already varied residential character and roofscape of the Chalcot Estate.
- 8.4 In terms of impact on amenity, the proposed first floor rear extension does not increase the level of overlooking into No.26 since there is an existing terrace area. However, the appellant has worked with the Council during the course of the application to introduce 50% obscured glazing which is considered to be more than sufficient to mitigate any level of overlooking into No.26.
- 8.5 The proposals thereby comply with, and are indeed strongly supported by planning policy at all levels. We therefore respectfully ask that planning permission be granted through the allowing of this appeal.

## **APPENDIX 1 – 24 QUICKSWOOD DECISION NOTICE**

Application ref: 2021/2008/P  
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London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Boyer Planning  
2nd Floor  
24 Southwark Bridge Road  
London  
SE1 9HF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**24 Quickswood**  
**London**  
**NW3 3RS**

Proposal: Erection of a single storey rear extension at first floor level to dwellinghouse (Class C3) .

Drawing Nos: Q24 EX0 Location Plan; Existing drawings: A24 EX1 1st floor plan, EX2 Roof plan, EX4 Front elevation (east), EX5 Side elevation & Section, EX6 Rear elevation (west), EX8 Ground floor plan.

Proposed drawings: Q24/2 PP8 Ground floor plan, PP1 first floor plan, PP2 roof plan, PP5 side elevation & section, PP6 Rear Elevation (west).

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### **Reasons for Refusal**

- 1 The proposed extension, by reason of its excessive bulk and scale, would no longer be subordinate to the host building, to the detriment of the character and appearance of the host building and the perimeter block contrary to policy D1 of the London Borough of Camden Local Plan.
- 2 The proposed extension, by reason of its excessive bulk and scale, would be an overbearing addition within the perimeter block, causing harm to amenity through an increased sense of enclosure and loss of privacy and outlook experienced within the rear gardens and neighbouring windows, contrary to policy A1 of the London Borough of Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer

## **APPENDIX 2 – 24 QUICKSWOOD DELEGATED REPORT**

<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**

## **APPENDIX 3 - 22 QUICKSWOOD DELEGATED REPORT**

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>10/06/2010</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>25/05/2010</b>	
<b>Officer</b>				<b>Application Number</b>			
John Sheehy				2010/1894/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
22 Quickswood London NW3 3RS				Refer to decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal</b>							
Erection of a single storey rear extension at ground floor level and single storey side extension at first floor level, conversion of internal garage into additional accommodation, and installation of new windows to front, rear and side elevations to single family dwelling house.							
<b>Recommendation:</b>		<b>Grant conditional permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>3</b>	No. of responses No. electronic	<b>0</b> <b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>		No objections comments or expressions of support received.					
<b>CAAC/Local groups comments:</b>		No response received.					
<b>Site Description</b>							
The site is located on a street within the Chalcot Estate, a 1960s estate to the east of Swiss Cottage. The application relates to a 2-storey end-of-terrace house with integral garage and small enclosed rear garden. The site is not located within a Conservation Area. The building on the site is not listed.							
<b>Relevant History</b>							
<u>Application site:</u> none							
<u>Other Sites</u>							
<b>77 Quickswood</b>							
<b>September 2003</b> Planning permission granted for replacement of existing garage door at front with full height window, and replacement of two windows at rear with sliding/folding door, ref. 2003/1404/P.							
<b>4 Quickswood</b>							
<b>November 2007</b> Planning permission granted for erection of rear first floor level extension and replacement of garage door with window at ground floor level in connection with existing single-family dwellinghouse, ref. 2007/4621/P.							
<b>65 Quickswood</b>							
<b>April 2010</b> Planning permission granted for erection of a single storey rear extension, replacement of garage door with a rendered wall and window and alterations to the fenestration at fourth floor level to front of single dwelling house, ref. 2010/1364/P.							

## Relevant policies

### Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

### Camden Planning Guidance 2006

### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

DP24 Securing High Quality Design

DP26 Managing the impact of development on occupiers and neighbours

## Assessment

**Proposal:** the principal alterations are as follows:

- erection of a replacement conservatory;
- conversion of garage space to habitable accommodation and insertion of window in place of garage door;
- infilling of first floor roof terrace; and
- replacement windows on the front, side and rear elevations.

## Assessment

The principal issues material to the determination of this application are:

- Design; and
- Impact on neighbour amenity.

The proposed works would result in an increase in the bulk and mass of the building; however, this increase would be relatively minor and is not considered to detract from the appearance or architectural integrity of the building.

In terms of materials, finish and architectural style the alterations are considered to be in keeping with the application building and the surrounding area. The proposed works are similar to those granted permission recently on properties in the surrounding area (see Relevant History section).

Due to the scale and location of the proposed works, they are not considered to result in the loss of sunlight, daylight, outlook or privacy to neighbouring occupiers. The proposal is considered to be consistent with policy SD6.

**Recommendation:** grant planning permission.

## **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***

## **APPENDIX 4 - 6 CONYBEARE DECISION NOTICE**



Application ref: 2019/2775/P  
Contact: Kate Henry  
Tel: 020 7974 3794  
Date: 8 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Architecture for London  
82-84  
Clerkenwell Road  
Islington  
EC1M 5RF  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**6 Conybeare**  
**London**  
**NW3 3SD**

Proposal: Erection of two-storey rear extension, associated alterations to fenestration

Drawing Nos: GA001 Rev A; GA100 Rev A; GA101 rev A; GA102 Rev A; GA103 Rev A; GA200 Rev A; GA201 Rev A; GA202 Rev A; GA203 Rev A; GA301 Rev A; Planning Statement, dated May 2019; Design Statement, dated 28th May 2019.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: GA001 Rev A; GA100 Rev A; GA101 rev A; GA102 Rev A; GA103 Rev A; GA200 Rev A; GA201 Rev A; GA202 Rev A; GA203 Rev

A; GA301 Rev A; Planning Statement, dated May 2019; Design Statement, dated 28th May 2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

The proposed two storey extension would be to the rear (east) of the host building and it would be partially visible in the street scene, as there are large gaps to either side of the host building and it would abut the southern boundary of the application site.

CPG 'Altering and extending your home' advises that extensions to dwellings should normally be secondary to the building being extended; be built from materials that are sympathetic to the existing building wherever possible; respect and preserve the original design and proportions of the host building, including its architectural period and style; respect and preserve existing architectural features; respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space; not cause a loss of amenity to adjacent properties; allow for the retention of a reasonably sized garden; and retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

In this case, the proposed extension would be the same height as the host building; however, it would be modest in overall size (1.5 metres deep) and it is proposed to faithfully reinstate the existing rear elevation in the new position, using matching materials. On this basis, it is considered that the extension would respect and preserve the original design and proportions of the host building, including its architectural period and style; and it is considered that the proposals would respect and preserve the historic pattern and established townscape of the surrounding area (the application site forms part of a planned residential estate dating from the 1960s). Furthermore, the proposals allow for the retention of a reasonably sized garden and retain the open character at the rear of the property.

The associated changes to the fenestration include changes to the windows facing onto the rear courtyard and the removal of a rooflight on the main roof. The proposed changes are considered to be in keeping with the style of the building and would not cause undue harm to the character and appearance of the host building or the wider area.

It is not considered that the proposed development would cause undue harm to the

residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration. The host building is isolated from its neighbours and the proposed works are not considered to be significant.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer

## **APPENDIX 5 - 77 QUICKSWOOD DELEGATED REPORT**

## **APPENDIX 6 - 79 QUICKSWOOD DELEGATED REPORT**

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 29<sup>th</sup> June 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	03/07/2009
		N/A	<b>Consultation Expiry Date:</b>	02/06/2009
<b>Officer</b>			<b>Application Number(s)</b>	
Eimear Heavey			2009/1891/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
77 Quickswood London NW3 3RT			Refer to 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 a single storey rear extension at first floor level, on top of existing rear terrace of dwelling house.				
<b>Recommendation(s):</b>	Grant conditional 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>	No. notified	<b>06</b>	No. of responses	<b>03</b>	No. of objections	<b>01</b>
			No. Electronic	<b>02</b>		
<b>Summary of consultation responses:</b>	<p>Two letters of <b>support</b> were received relative to the application, from 19 and 21 Primrose Hill Rd. An <b>objection</b> was received from the occupants of 75 Quickswood and the concerns raised were as follows:</p> <ul style="list-style-type: none"> <li><i>Could impact on resale and value</i>  <u>Response:</u> The impact of a proposal on the value of property is not a material planning consideration.</li> <li><i>Obstruct sunlight, therefore compromise the enjoyment of our terrace;</i></li> <li><i>Disruption during construction</i>  <u>Response:</u> Please see assessment section of report for further comment.</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					
<b>Site Description</b>						
The application site comprises a two storey 1960's building situated in the middle of a terrace of three buildings, on the east side of Quickswood. The property is not listed, nor is it located within a Conservation Area and this application relates to the rear of the property.						
<b>Relevant History</b>						
2003/1404/P – Planning Permission was granted in September 2003 for the replacement of existing garage door at front with full height window, and replacement of two windows at rear with sliding/folding door.						
<b>Relevant policies</b>						
<b>Replacement UDP 2006</b> SD1 – Quality of Life SD6 – Amenity for occupiers and neighbours B1 – General Design Principles B3 – Alterations and Extensions						
<b>Camden Planning Guidance 2006</b>						
<b>Assessment</b>						
<b>Proposal</b> Planning Permission is sought for the erection of a single storey rear extension at first floor level, on top of existing rear terrace of dwelling house.						
<b>Revised plans</b> Revised plans were submitted which replaced the full length sliding doors on the side elevation with a solid brick wall (painted white). The rear elevation of the proposed extension has also been revised and now						



incorporates 4 full length windows, with the window nearest the party wall fixed shut. This alteration helps to prevent against an intensification of overlooking from the proposed extension on to no 79 Quickswood.

### **Main Planning Considerations**

- Acceptability of the extension and its impact on the original building and on the surrounding area;
- Impact of the proposed development on the amenity of neighbouring properties.

### **Design**

Camden Planning Guidance states that rear extensions should be subordinate in size to the host building; should respect existing architectural features; should respect the established grain of the surrounding area and not cause a loss of amenity to adjacent properties. It also states that extensions which are higher than one storey below roof eaves/parapet level will be discouraged.

In terms of design, the principle of extending this type of property at 1<sup>st</sup> floor level has already been established throughout this estate.

In this instance it is proposed to erect a single storey rear extension at first floor level, on top of an existing terrace to the rear of the dwellinghouse. The proposed extension would cover the whole area of the existing terrace, approximately 30sq metres in size. The extension would be constructed in white painted brick with Upvc windows whilst the flat roof will be constructed in concrete, all to match existing. The proposed extension would not be higher than the existing parapet wall at roof level therefore respecting the existing architectural features. The extension incorporates full length sliding windows to the rear elevation and this is considered to be acceptable given the precedent already established in the estate.

The proposed flat roofed first floor extension is considered to respect the architectural character of the original building and of the surrounding area as it is subservient to the main building and a condition has been placed on the permission requesting that materials are matching. Furthermore, the proposed extension is considered to be lightweight and will not compromise on amenity space for the dwellinghouse. In light of this it is considered that the proposed addition complies with Camden Planning Guidance and Policies B1 and B3 of the Replacement UDP.

### **Amenity**

The proposed extension will cover the terrace area to the rear of the dwellinghouse, projecting outwards approximately 5metres. The windows of the houses to the rear of the property are approximately 17.5m away. Camden Planning Guidance states that there should normally be a distance of 18m between windows of habitable rooms that face each other. Given that it is already possible to overlook other properties from the existing terrace it is considered that the windows in the proposed rear elevation will not result in detrimental loss of privacy to these properties. Therefore there will be no loss of privacy for neighbouring properties as a result of this proposal.

The applicants submitted a BRE daylight/sunlight report with the application which identified no.s 75 and 79 Quickswood as potentially the most affected dwellinghouses by the proposal. The report concluded that no 75 would not be affected by a loss in sunlight or daylight given that the proposed elevation would not be higher than the party wall with no. 77.

With regards to no. 79, the report stated that the proposal would result in a reduction of Vertical Sky Component (VSC) to the ground floor windows on the southern elevation of 79 Quickswood, however when the 'no sky line' (NSL) method of daylight assessment is applied to the same windows, the room would be fully BRE compliant. It also states that the windows within no 79 are not within 90 degrees of due south and therefore there will be no loss of sunlight to the windows.

In light of this, the proposed first floor rear extension is not considered to adversely impact upon neighbour amenity in terms of overlooking, loss of privacy, loss of sunlight or daylight.

**Conclusion**

The proposed first floor extension is considered to be respectful of the character and appearance of the original building, unobtrusive in its surroundings and in no way detrimental to the amenity of the surrounding area. The proposal broadly complies with Policies B1, B3, SD1 and SD6 of the Replacement UDP 2006 and the guidelines set out in Camden's Planning Guidance.

**Recommendation:** Grant Planning Permission.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/07/2014	
		N/A		<b>Consultation Expiry Date:</b>		05/06/3014	
<b>Officer</b>				<b>Application Number(s)</b>			
Tessa Craig				2014/3123/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
79 Quickswood London NW3 3RT				See 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 a first floor extension and replacement of front and rear ground floor windows.							
<b>Recommendation(s):</b>		Grant 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	04	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Four neighbours were notified of the proposal by post. A response was received from 62 King Henrys Road, who requested hours for building works and noise insulation in the extension.  <u>Officer Comment</u> <i>Hours of building works and noise insulation are not material planning considerations.</i>					
<b>CAAC/Local groups* comments:</b> *Please Specify		n/a					

## Site Description

The application site relates to a two storey flat roofed property located on Quickswood and forms part of the Chalcot Estate. This part of the estate is formed of two storey dwellings with integral garages and terrace at rear first floor level. This property is at the end of a group of properties.

The site is not located within a designated area nor does it relate to a listed building.

## Relevant History

No planning history for application property

### Housing Estate

May 1963 – Original permission for the estate – no restrictions to Permitted Development rights.

### 5 Hawtrey Road

2013/0906/P- First floor rear extension including replacement and addition of 1x rooflights.

### 13 Hawtrey Road

2011/3003/P- Erection of first floor rear extension with roof terrace, insertion of windows to front elevation at ground floor level and to side elevation at first floor level of dwelling (Class C3)-approved 05/08/2011.

### 9 Hawtrey Road

2011/2574/P - Renewal of planning permission granted on 17/07/2008 (ref no. 2008/1733/P) for the erection of a first floor rear extension on an existing external terrace- approved 01/08/2011.

### 106 Hawtrey Road

P9600232 – Erection of first floor extension at rear of a single family dwelling house – approved 03/05/1996

### 77 Quickswood

2009/1891/P – Erection of a single storey rear extension at first floor level, on top of existing rear terrace of dwelling house – approved 25/06/2009

### 126 King Henry's Road

2005/1390/P – The erection of a single-storey extension at rear first floor level – approved 05/07/2005

## Relevant policies

### National Planning Policy Framework 2012

### The London Plan: Spatial Development Strategy for Greater London: 2011

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

### LDF Camden Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance

CPG1 Design

CPG6 Amenity

## Assessment

### Proposal

Permission is sought for the erection of a first floor rear extension on the existing roof terrace of the property, measuring 4.6 (l) x 5.8 (w) x 2.9 (h). The extension provides an additional bedroom. The works also include changes to the ground floor front and rear windows-

### Assessment

The main planning issues associated with the proposal are **a]** the design/visual impact on the host building and the estate and **b]** impact on residential amenity.

### Design

CPG1 (Design) requires that rear extensions should be subordinate in size to the host building; should respect existing architectural features and the established grain of the surrounding area and not cause a loss of amenity to adjacent properties. It also states that extensions which are higher than one storey below roof eaves/parapet level will be discouraged.

In terms of design, the principle of extending this type of property at 1<sup>st</sup> floor level has already been established throughout this estate. The proposal has considered the Chalcot Estate Design Guidelines (in development).

The application proposes to erect a single storey rear extension at first floor level, on top of an existing terrace to the rear of the dwellinghouse. The extension would be constructed in white painted brick with Upvc windows. The proposed extension would not be higher than the existing parapet wall at roof level and therefore continues to respect the existing architectural features.

The proposed flat roofed first floor extension is considered to respect the architectural character of the original building and of the surrounding area as it is on balance considered to remain subservient to the main building. In light of this it is considered that the proposed addition complies with Camden Planning Guidance and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the LDF.

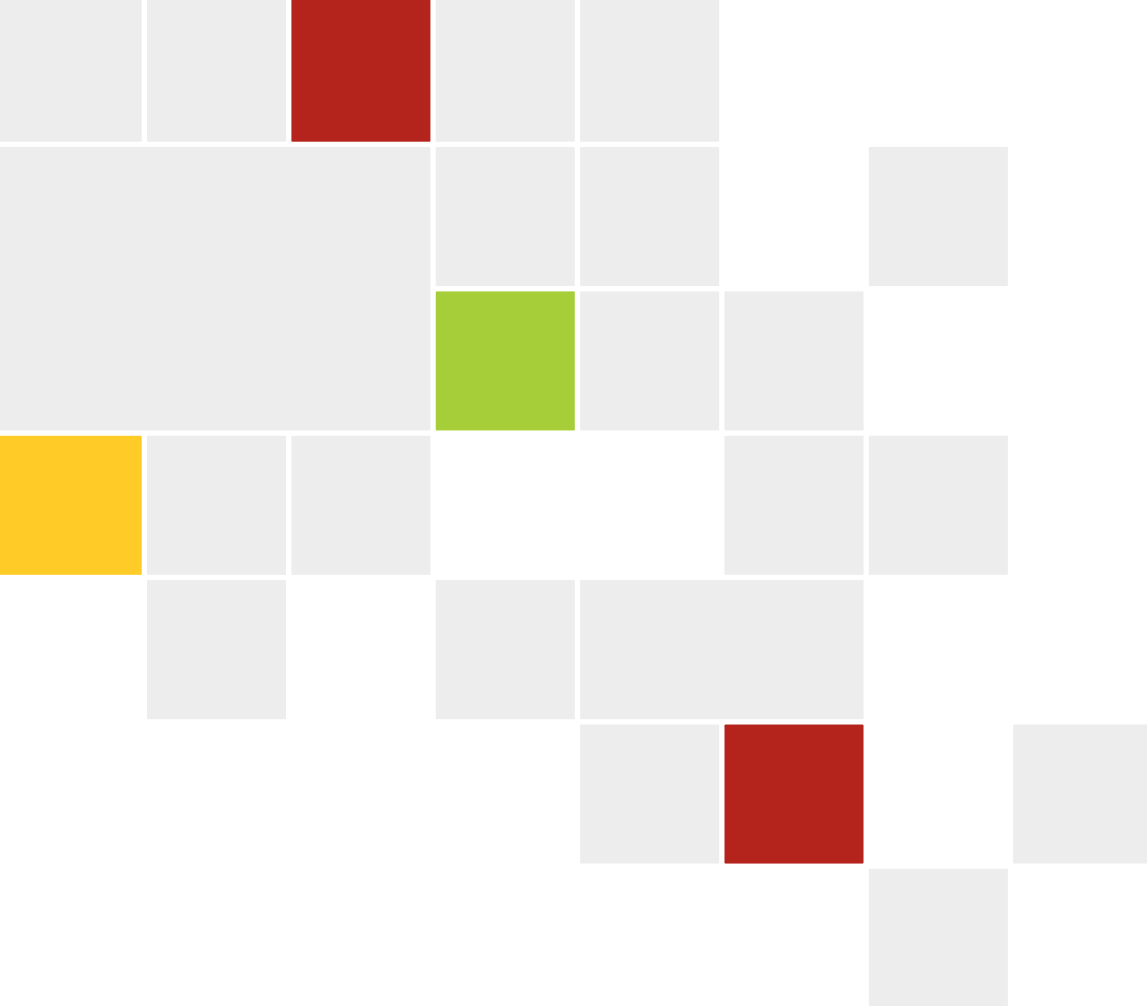
### Residential Amenity

The proposed extension covers the the terrace area to the rear of the dwellinghouse. The extension would overlook the first floor windows at No. 76 Quickwood; however, given that it is already possible to overlook other properties from the existing terrace it is considered that the windows in the proposed rear elevation will not result in detrimental loss of privacy to neighbouring properties. Therefore there will be no loss of privacy for neighbouring properties to the rear as a result of this proposal.

There are no concerns regarding loss of sunlight, daylight or outlook due to the positioning of the extension. In light of the above, the proposed first floor rear extension is not considered to adversely impact upon neighbour amenity in terms of overlooking, loss of privacy, loss of sunlight or daylight and complies with Camden Planning Guidance and Policy DP26 of the LDF.

### Recommendation

Grant Planning Permission



# Boyer

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