

Delegated Report		Analysis sheet		Expiry Date:		16/11/2021	
		n/a		Consultation Expiry Date:		12/12/2021	
Officer				Application Number(s)			
Tony Young				2021/4603/P			
Application Address				Drawing Numbers			
11 King Henry's Road London NW3 3QP				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear extension at upper ground floor level.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder					
Reasons for Refusal:		Refer to Draft Decision Notice					
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
						No. of supports	0
						No. of comments	0
Summary of consultation and responses:		Site notice was displayed from 17/11/2021 to 11/12/2021					
		No responses received					

Site Description

The host building comprises a mid terrace property on the south side of King Henry's Road, near to its junction with Ainger Road to the west. The property is a single dwelling house in residential use and divided into lower ground, upper ground and 2 floors above.

The property is not listed nor located within a conservation area. The building is identified on Camden's Local List (2015) as part of an intact and relatively unaltered group of buildings of high architectural quality, mid 19th Century terraced houses, significant for their architectural merit and which create a fine consistent townscape (nos. 1-49 (odd) 8-54 (even) King Henry's Road).

Relevant History

Application Site:

PE9900797 - Amendment to planning permission granted on 22 April 1999 (Reg No. PE9900004R1) for alterations to the roof of an existing upper ground floor rear extension and enlargement of a balcony; comprising modification to the design of the rear extension at upper ground floor level. Planning permission granted 30/11/1999

PE9900004R1 - Alterations to the roof of an existing upper ground floor rear extension and enlargement of a balcony on the same. Granted planning permission dated 22/04/1999

Neighbouring properties:

13 King Henry's Road

PE9900615 - To erect a replacement rear infill extension at lower and upper ground level in connection with the use of the building as a single family dwelling. Planning permission granted 28/09/1999

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance

CPG Home Improvements (January 2021) – Chapter's 'Key principles' (pages 16-32), 'Materials' (pages 36-37) and 'Extensions' (pages 40-54)

CPG Design (January 2021) - chapters 2 (Design excellence) and 3 (Heritage)

CPG Amenity (January 2021) - chapters 2 (Overlooking, privacy and outlook), 3 (Daylight and sunlight)

Assessment

1. Proposal

1.1 The application seeks to erect a rear extension at upper ground floor level, measuring approximately 3.1 metres high x 3 metres wide x 2 metres deep (though the dimensions vary to some degree depending on the proposed drawings referred to).

1.2 The extension would be single storey and project outwards from the rear of the main building, suspended over the existing lower ground floor garden space by approximately 2 metres. The extension would contain a window at the front and one on the north-east side with a rooflight above.

1.3 In terms of materials, the extension would have a pre-weathered zinc finish and the windows at

the front and side would have colour coated aluminium frames.

Additional information

1.4 The applicant provided additional photographs in support of the original proposals. These have been taken into consideration by the case officer during the assessment of the application.

2. Assessment

2.1 The principal considerations material to the determination of this application are:

- a) the design and impact of the proposal on the character and appearance of the locally listed host building and wider group of buildings; and
- b) the impact of the proposal on neighbouring amenity.

3. Design and appearance

3.1 Local Plan Policy D1 (Design) requires that all developments, including alterations and extensions to existing buildings, are of the highest standard of design and expects all development to specifically consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility; and
- the wider historic environment and buildings, spaces and features of local historic value.

3.2 This is supported by Camden Planning Guidance (CPG) Design which states that development should respond positively and sensitively to the existing context, as well as, integrate well with the existing character of a place, building and its surroundings

3.3 In regard to rear extensions, CPG (Home improvements) states in Sections 2.1.1 that they should appear subordinate and secondary 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; and respect and preserve the original design and proportions of the building, including its architectural period and style.

3.4 Local Plan Policy D2 (Heritage) states that the Council will seek to protect non-designated heritage assets, including those on the Council's Local List, and will weigh the effect of a proposal on the significance of a non-designated heritage asset against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

3.5 The host property (no. 11) and adjoining property (no.13) are similar in terms of their design and appearance at both the front and rear. While it is recognised that the rear elevations of both properties have been altered to some degree in the past and are not original, the existing rear elevations are closely matched in appearance, both in terms of their central flat roofs, inset above upper ground floor level, and set-back floors above with taller parts of the buildings on either side. This appearance, along with the similar external materials used and general proportions of both properties at upper and lower ground floor levels, compliments and respects the appearance of the floors above and appears sympathetic to the architectural and historic character of the buildings as a whole.

3.6 When viewed together, therefore, this uniform and balanced appearance creates a pleasing and interesting architectural contrast to the inconsistent, and in parts, cluttered appearance of the rear elevations of other buildings along the terrace, particularly to the north-east. The taller and

relatively unimpaired parts of the rear elevations of both buildings (nos. 11 and 13) serve to accentuate this difference in the way that they frame the central parts of both buildings to provide a clean and balanced visual composition when compared with other parts of the rear terrace (see Image 1 below).



Image 1 – aerial view of host and adjoining properties (nos. 11 and 13) in wider rear terrace

- 3.7 In this context, the proposal would adversely alter the existing integrity in character and appearance of both properties when viewed together by introducing an incongruous addition which would disrupt and imbalance the architectural symmetry and composition of the rear elevations of these buildings which can clearly be read as a pair, and as such, fail to respect or preserve the existing character and appearance of both buildings.
- 3.8 Notwithstanding the resultant harm in terms of the impact of the proposal on both buildings when viewed as a pair, the way the proposed extension would protrude outwards from the rear face of the host building itself at upper ground floor level (by approximately 2 metres), suspended above the existing lower ground floor garden space, would result in a particularly odd and incongruous appearance, out-of-keeping with the main building in terms of its design, form, scale, proportions and location. The detailed design also shows that the extension would be slightly wider than that of the existing flat roof (with terrace) set-back above. This, along with the rectangular design of the proposed rear facing window, would result in an inappropriate horizontal emphasis which would not relate well to the existing vertical building lines and floors above, resulting in an incoherent appearance.
- 3.9 While the applicant refers to a number of existing examples of cantilevered extensions within the rear terrace, most notably towards the north-east of the host property (nos. 3-7 in particular), these are noted as being grouped together in a stacked, ad hoc manner, with varying roof heights, resulting in a cluttered and harmful appearance by virtue of their incremental and unplanned additions to the terrace. These examples are therefore not considered to offer any justification for a further alteration that would additionally and incrementally erode the already poor and cluttered appearance created by existing extensions within the terrace. Particularly as it would also involve the loss of a relatively unimpaired and balanced pairing of rear elevations (nos. 11 and 13) considered by the Council to have some merit in design terms and which contribute positively to the character and appearance of the rear terrace.
- 3.10 Notwithstanding this, it is also noted that the proposal would likely stand out as a more conspicuous and prominent addition due to its location, which is separate from the existing group of extensions which are cluttered together to the north-east, as well as, by virtue of its

incongruous proposed appearance given the design, scale and suspended form above the existing lower ground floor garden space.

- 3.11 Additionally, in terms of materials, Local Plan Policy D1 (Design) states that '*Alterations and extensions should be carried out in materials that match the original or neighbouring buildings.*' CPG Home Improvements states that '*The texture, colour, pattern and finish of materials (detailing) should relate well to the existing character and appearance of both the existing home and the wider area, particularly in conservation areas.*'
- 3.12 The predominant external building material for the extension would be pre-weathered zinc. This material is not apparent on the external surfaces of existing properties within the rear terrace. The use of pre-weathered zinc would therefore stand out as an unsympathetic material in this context, appearing out-of-keeping and jarring with the existing palette of materials on both the host building and wider rear terrace. In particular, it would not respect or relate well to the existing character and appearance, as well as, traditional materials, of the host and adjoining building (at no. 13), either when viewed separately or as a pair. Moreover, the material would also serve to heighten the prominence of an extension which is already considered to be inappropriate in terms of its proposed design, form, scale, proportions and location as stated above.
- 3.13 The proposed extension would not be visible from the street at the front, but can be seen in long, angled views from Erskine Road to the west, which lies within the adjacent Primrose Hill Conservation Area. However, it would not appear prominent given the distance between the proposed extension and the road and would not cause harm to views from the Primrose Hill Conservation Area. On the other hand, the proposed extension would be widely visible in private views from neighbouring properties at the rear, particularly as the gardens are mainly at lower ground floor level, meaning the extension would occupy a higher, more visible upper ground floor position. In this context, the proposal would therefore introduce a widely visible and prominent addition in the wider rear locality which would be inappropriate in this location for the reasons set out above.
- 3.14 The applicant has referred to a wide variety of extensions at the back of neighbouring houses in support of the proposal. The Council has taken this rear site context into consideration. It is noted that some of the existing extensions are historic and do not appear to have any formal planning permission, and some have permission which significantly predates current policies and guidance. Other examples are also noted as involving alterations to provide balconies or small terraces, mostly to more contemporary properties or buildings, or are noted as either affecting buildings already previously extended or involve infill extensions which do not extend beyond the existing rear of the property. As such, these examples are not considered to be sufficiently similar or comparable as to set any precedent for the current proposal.
- 3.15 Overall, therefore, the proposed extension, by virtue of its siting, scale, form, bulk, detailed design and materials, would result in an incongruous and unsympathetic addition, which would disrupt the architectural symmetry and balanced composition of the rear elevations of the host and neighbouring buildings (nos. 11 and 13 King Henry's Road) when viewed together as a pair. The proposal would therefore be harmful to the character and appearance of the host building and wider rear terrace, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017 and relevant Camden Planning Guidance.

Heritage

- 3.16 Although the building is not nationally listed, it is contained on the Council's Local List (adopted in January 2015) which identifies locally significant buildings that contribute to a sense of place, local distinctiveness and civic pride. As such, the building is a non-designated heritage asset and is identified as having architectural and townscape significance given the intact and relatively unaltered group of mid 19th Century houses on both sides of King Henry's Road.

3.17 Local Plan Policy D2 (Heritage) seeks to protect non-designated heritage assets such as this, balancing the scale of any harm to the significance of the heritage asset against with any public benefits of a proposal. Paragraph 7.69 states that when determining applications that affect a non-designated heritage asset, the Council will treat the significance of that asset as a material consideration.

3.18 While the host building is recognised as part of a group of buildings and terrace which are locally listed for their quality and completeness, these characteristics are associated with the front of the property, and as such, the proposed development to the rear would not be harmful to the architectural and townscape significance of the building or group. Therefore, notwithstanding the harm to the character and appearance of the host building and wider terrace at the rear (as identified in Paragraphs 3.1 to 3.15 above), the proposal is not considered to harm the significance of building as a non-designated heritage asset.

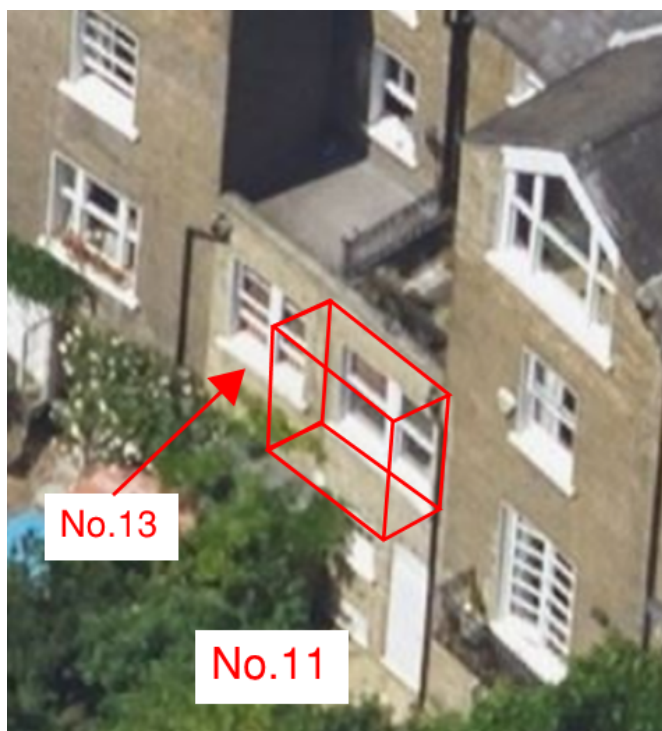
3.19 Special attention has been paid to the desirability of preserving the special interest of the locally listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Amenity

4.1 Local Plan Policy A1 (Managing the impact of development), supported by Camden Planning Guidance (Amenity), seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.

4.2 It is firstly acknowledged that the proposal would unlikely result in any additional overlooking or privacy impacts as views are already afforded from an existing window at the host property which would be replaced.

4.3 However, there is a concern in regard to reduced levels of daylight, increased sense of enclosure and diminished outlook afforded to an adjacent neighbouring upper ground floor level window (at no.13) which is understood to serve a living room. As a result of the proposal, the immediate view to the north-east from the neighbouring window would be of a solid side wall (approximately 3.1 metres high) which would protrude outwards by approximately 2 metres (see images 2 and 3 below).



Images 2 & 3 – showing relative positions of host (no.11) and neighbouring (no.13) windows; and

approximate, unscaled position of proposed extension (in red).

4.4 Given the close proximity of the extension and window (a distance of approximately 0.5 metre), the proposal would reduce the amount of natural daylight entering the room at certain parts of the day to occupants at no.13 and introduce shadowing to a room currently unimpaired by obstructions or screening of any kind. A daylight study has not been provided by the applicant in support of the proposal. The extension would also diminish the outlook for the neighbouring occupant and create some degree of enclosure which would detract from existing unhindered views of the rear gardens.

4.5 Overall, therefore, the proposal would directly and adversely affect the amenities of the occupants at no.13 in terms of increased sense of enclosure, diminished outlook and loss of daylight. As such, it would be contrary to Local Plan Policy A1 (Managing the impact of development) and relevant Camden Planning Guidance.

5. Recommendation

5.1 It is therefore recommended that planning permission be refused for the following reasons:

5.2 The proposed extension, by virtue of its siting, scale, form, bulk, detailed design and materials, would result in an incongruous and unsympathetic addition, which would disrupt the architectural symmetry and balanced composition of the rear elevations of the host and neighbouring buildings (nos. 11 and 13 King Henry's Road) when viewed together as a pair. The proposal would therefore be harmful to the character and appearance of the host building and wider rear terrace, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017.

5.3 The proposed extension, by virtue of its siting, scale, form and bulk, would result in harm to neighbouring amenity (no.13 King Henry's Road) in terms of increased sense of enclosure, diminished outlook and loss of daylight, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.