

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2324/P	Celine Castelino	14/07/2022 20:46:06	OBJ	200 West End Lane

I am writing to make a representation against the application for planning permission submitted by Grovehill Properties Ltd with the London Borough of Camden for the "conversion from 1 flat to create 3 x flats (C3) consisting of 2 x 2B3P and 1x 3B4P; erection of roof extension involving rear dormer and roof terrace and 2x flood rooflights; replacement of front/rear windows; installation of bin and bike stores in rear garden" at 200 West End Lane.

Roof extension and terrace

The property in question and the wider terrace block it forms a part of are within the West End Green Conservation Area and the Fortune Green and West Hampstead Neighbourhood Plan area. The West End Green Conservation Area Appraisal and Management Strategy identifies West End Lane as the busy commercial 'spine' of the area. This is mainly characterised by the distinct architecture of generally well-preserved monumental mansion and terraced blocks, comprising commercial uses at ground floor with upper floors largely occupied by residential accommodation. Forming a largely unaltered building, the appeal property along with the wider terrace, positively contributes to the character and appearance of the WEGCA.

Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition, it should integrate well with the surrounding streets and contribute positively to the street frontage.

Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance (CPG Altering and extending your home) states that "design should positively enhance the character of existing buildings on site and other building immediately adjacent and in the surrounding area"

To comply with CPG 'Altering and extending your home', extensions in terms of their location, form, scale, proportions, dimensions and detailing should be secondary to the building being extended. It should respect and preserve the original design and proportions of the building as well as the historic pattern and established townscape of the surrounding area.

A 1.7m obscured and glazed glass privacy screen is proposed on the edge of the roof terrace between No. 198 West End Lane and the host property. The use of glass at high level within a Conservation Area is not acceptable and would appear out of character.

Conclusion

The development is not considered to maintain the positive contribution that the host property makes to the conservation area and it does not give regard to the form and heritage of its context in terms of its scale, mass and pattern of surrounding buildings. It would harm the character and appearance of the terrace it sits within and appears out of proportion in relation to the host property and adjoining properties.

The addition of the roof extension and roof terrace privacy screen would disrupt the historic rhythm, form and

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pattern of development along the terrace, eroding its uniformity and group value, to the detriment of the host building, terrace and surrounding conservation area.

The significance of the WEGCA would also be harmed. Paragraph 196 of the National Planning Policy Framework ('the Framework') states that where a proposal would lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal. In this case the proposal would deliver additional residential units. However, despite the need to boost housing supply locally and nationally, the benefits derived from two additional units would be extremely limited, especially taking into account that the council has approved an application to build 163 new residential homes (50% of which are affordable housing) at 156 West End Lane.

Drawing on the above reasons, the proposed roof extension would conflict with Policies D1 and D2 of the Camden Local Plan (2017) and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) ('NP'). Collectively, these policies seek to secure high quality design in developments which respect local character and context and preserve or enhance heritage assets. In particular, Policy 2 of the NP requires extensions to be in character and proportion with its context and setting, including the relationship to any adjoining properties.

It is noted that the reasons set out above were also substantively made by planning inspector M Aqbal on 9 April 2021 when he rejected the applicant's appeal for a very similar scheme in respect of the same property (Appeal Ref: APP/X5210/W/20/3256668). It is unclear how the applicant's new proposal satisfactorily addresses the issues raised by Mr. Aqbal in his rejection decision and the proposal should therefore be rejected.

Neighbouring properties

Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

CPG Amenity states that development should be designed in order to ensure that "the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers" and that where development is considered to have a detrimental impact upon levels of daylight, sunlight or overshadowing into neighbouring properties, the submission of further evidence of this impact may be required.

The proximity of the proposed extensions to the 3 flats at 2 Fawley Road in particular would result in close range overlooking and would lead to a detrimental impact upon these neighbouring properties in particular by virtue of loss of light, outlook and privacy and excessive noise and disturbance, made even more prominent by the proposed rooftop terrace. The 2 rooftop lights proposed would also cause unwanted light pollution to the rear of the 3 flats at 2 Fawley Road, one of which has a garden and the other of which has a balcony at the rear.

Parking and Traffic Congestion

The site is located along a busy highway. The area outside the property at the top of Fawley Road and the

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intersection with West End Lane (and outside the Sainsbury's) is often very heavily congested. There are also often Sainsbury's delivery trucks that frequently park at the top of Fawley Road. Furthermore, the fast food chain Chipotle is shortly due to open in the former Barclay's Bank site at the corner of West End Lane and Fawley Road. This is opposite the proposed site and will likely further increase the amount of congestion on the top of Fawley Road due to the number of takeaway Deliveroo drivers that will be coming and going from Chipotle. As such, servicing activities during construction would have a significant impact on road users and on the inhabitants on Fawley Road if not adequately mitigated and managed.

Policies A1 and T4 (Sustainable movement of goods and materials) state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Although the applicant has submitted a Unilateral Undertaking dated 27 November 2020 under which it agreed to implement a Construction Management Plan prior to commencement of any works, no such Construction Management Plan has actually been submitted. It is therefore unclear how exactly the applicant intends to mitigate and manage the significant impact the proposals would have on road users. In the absence of any specific Construction Management Plan, the proposals would contribute significantly and unacceptably to parking stress and congestion in the surrounding area (where it is already very difficult for occupiers to find parking) and fail to promote more sustainable and efficient forms of transport as well as contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety. It is therefore contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking), T4 (Sustainable movement of goods and materials) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Conclusion

The appeal should be rejected on the following grounds:

1. The proposed roof extension plus roof terrace privacy screen, by reason of their siting, scale, bulk and detailed design, would appear as visually obtrusive and dominate the rear elevation of the property. They would fail to respect and preserve the original design and proportions of this terraced row of properties, all to the detriment of the character and appearance of the host building, terrace and the wider conservation area. It is therefore contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).
2. The proximity of the proposed development and extensions to the 3 flats at 2 Fawley Road in particular would result in close range overlooking and would lead to a detrimental impact upon these neighbouring properties in particular by virtue of loss of light, outlook and privacy and excessive noise and disturbance, made even more prominent by the proposed roof terrace. This is contrary to Local Plan Policy A1 and CPG Amenity which seek to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.
3. The proposed development would contribute significantly and unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1

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2022/2324/P	Tibor and Anne Gold	13/07/2022 14:13:20	INT	We have seen the comments and objections submitted by Mr Vishaal P undermentioned of the same address, Ground Floor Flat, wholly agree strenuously object to this application the grant of which would have a m quiet enjoyment of our property.

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(Managing the impact of development) of the London Borough of Camden Local Plan 2017.

4. The proposed development would contribute significantly and unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.

Comments made by Vishaal Patel of Flat C, 2 Fawley Road, NW6 1SH, NW6 1SH
Phone 07919186884
EMail vishaal.patel93@gmail.com
Preferred Method of Contact is Email

Comment Type is Objection

I object strongly against the application for planning permission submitted by Grovehill Properties Ltd to the London Borough of Camden to “convert single flat to 3 x flats (C3) consisting of 2 x 2B3P and 1x 3B4P; erect a roof extension involving rear dormer and roof terrace and 2x flood rooflights; replacement of front/rear windows; installation of bin and bike stores in rear garden” at 200 West End Lane.

The roof extension and terrace are particularly undesirable

Policy D1 of Camden’s Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition, it should integrate well with the surrounding streets and contribute positively to the street frontage.

Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance (CPG Altering and extending your home) states that “design should positively enhance the character of existing buildings on site and other buildings immediately adjacent and in the surrounding area”

To comply with CPG ‘Altering and extending your home’, extensions in terms of their location, form, scale, proportions, dimensions and detailing should be secondary to the building being extended. It should respect and preserve the original design and proportions of the building as well as the historic pattern and established townscape of the surrounding area.

The addition of the roof extension and roof terrace privacy screen would disrupt the historic rhythm, form and pattern of development along the terrace, eroding its uniformity and group value, to the detriment of the host building, terrace and surrounding conservation area.

A 1.7m obscured and glazed glass privacy screen is proposed on the edge of the roof terrace between No.

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198 West End Lane and the host property. The use of glass at high level within a Conservation Area is not acceptable and would appear out of character.

Furthermore the development would not maintain the positive contribution that the host property makes to the West End Green conservation area and it does not give regard to the form and heritage of its context in terms of its scale, mass and pattern of surrounding buildings. It would harm the character and appearance of the terrace it sits within and appears out of proportion in relation to the host property and adjoining properties.

It would have a detrimental affect on the WEGCA. Paragraph 196 of the National Planning Policy Framework ('the Framework') states that where a proposal would lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal. While the proposal would deliver additional residential units, and contribute to boosting housing supply locally, the benefits derived from two additional units would be extremely limited, especially taking into account that the council has approved an application to build 163 new residential homes (50% of which are affordable housing) at 156 West End Lane.

Drawing on the above reasons, the proposed roof extension would conflict with Policies D1 and D2 of the Camden Local Plan (2017) and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) ('NP'). Collectively, these policies seek to secure high quality design in developments which respect local character and context and preserve or enhance heritage assets. In particular, Policy 2 of the NP requires extensions to be in character and proportion with its context and setting, including the relationship to any adjoining properties.

It is noted that the reasons set out above were also substantively made by planning inspector M Aqbal on 9 April 2021 when he rejected the applicant's appeal for a very similar scheme in respect of the same property (Appeal Ref: APP/X5210/W/20/3256668). It is unclear how the applicant's new proposal satisfactorily addresses the issues raised by Mr. Aqbal in his rejection decision and the proposal should therefore be rejected.

Neighbouring properties

Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

CPG Amenity states that development should be designed in order to ensure that "the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers" and that where development is considered to have a detrimental impact upon levels of daylight, sunlight or overshadowing into neighbouring properties, the submission of further evidence of this impact may be required.

The proximity of the proposed extensions to the 3 flats, at 2 Fawley Road in particular, would result in close range overlooking and would lead to a detrimental impact upon these neighbouring properties in particular by virtue of loss of light, outlook and privacy and excessive noise and disturbance, made even more prominent by the proposed rooftop terrace. The 2 rooftop lights proposed would also cause unwanted light pollution to the rear of neighbouring properties in Fawley Road.

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Although further away, the six flats at number 4 and 6 will also be affected by noise and disturbance. Noise carries on quiet nights. On several occasions in the summer when windows are open, residents of in the buildings beside No 200 West End Lane have social events that go on into the early hours of the morning and keep me and my neighbours awake. An increase in residents using roof terraces has the potential for adding to this nuisance.

Parking and Traffic Congestion

The site is located along a busy highway. The area outside the property at the top of Fawley Road and the intersection with West End Lane (and outside Sainsbury's) is often very heavily congested. Delivery trucks and the construction works already cause a great deal of disruption and congestion on Fawley Road.

Policies A1 and T4 (Sustainable movement of goods and materials) state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Although the applicant has submitted a Unilateral Undertaking dated 27 November 2020 under which it agreed to implement a Construction Management Plan prior to commencement of any works, no such Construction Management Plan has actually been submitted. It is therefore unclear how exactly the applicant intends to mitigate and manage the significant impact the proposals would have on road users. In the absence of any specific Construction Management Plan, the proposals would contribute significantly and unacceptably to parking stress and congestion in the surrounding area (where it is already very difficult for occupiers to find parking) and fail to promote more sustainable and efficient forms of transport as well as contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety. It is therefore contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking), T4 (Sustainable movement of goods and materials) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Conclusion

The appeal should be rejected on the following grounds:

1. The proposed roof extension plus roof terrace privacy screen, by reason of their siting, scale, bulk and detailed design, would appear as visually obtrusive and dominate the rear elevation of the property. They would fail to respect and preserve the original design and proportions of this terraced row of properties, all to the detriment of the character and appearance of the host building, terrace and the wider conservation area. These are contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).
2. The proximity of the proposed development and extensions to the 3 flats at 2 Fawley Road in particular would result in close range overlooking and would lead to a detrimental impact upon these neighbouring properties in particular by virtue of loss of light, outlook and privacy and excessive noise and disturbance, made even more prominent by the proposed roof terrace. To a lesser extent the privacy and peace at 4 and 6 would also be negatively affected. This is contrary to Local Plan Policy A1 and CPG Amenity which seek to

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ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

3. The proposed development would contribute significantly and unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

4. The proposed development would contribute significantly and unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.

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The development is not considered to maintain the positive contribution that the host property makes to the conservation area and it does not give regard to the form and heritage of its context in terms of its scale, mass and pattern of surrounding buildings. It would harm the character and appearance of the terrace it sits within and appears out of proportion in relation to the host property and adjoining properties.

The addition of the roof extension and roof terrace privacy screen would disrupt the historic rhythm, form and pattern of development along the terrace, eroding its uniformity and group value, to the detriment of the host building, terrace and surrounding conservation area.

The significance of the WEGCA would also be harmed. Paragraph 196 of the National Planning Policy Framework ('the Framework') states that where a proposal would lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal. In this case the proposal would deliver additional residential units. However, despite the need to boost housing supply locally and nationally, the benefits derived from two additional units would be extremely limited, especially taking into account that the council has approved an application to build 163 new residential homes (50% of which are affordable housing) at 156 West End Lane.

Drawing on the above reasons, the proposed roof extension would conflict with Policies D1 and D2 of the Camden Local Plan (2017) and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) ('NP'). Collectively, these policies seek to secure high quality design in developments which respect local character and context and preserve or enhance heritage assets. In particular, Policy 2 of the NP requires extensions to be in character and proportion with its context and setting, including the relationship to any adjoining properties.

It is noted that the reasons set out above were also substantively made by planning inspector M Aqbal on 9 April 2021 when he rejected the applicant's appeal for a very similar scheme in respect of the same property (Appeal Ref: APP/X5210/W/20/3256668). It is unclear how the applicant's new proposal satisfactorily addresses the issues raised by Mr. Aqbal in his rejection decision and the proposal should therefore be rejected.

Neighbouring properties

Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

CPG Amenity states that development should be designed in order to ensure that "the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers" and that where development is considered to have a detrimental impact upon levels of daylight, sunlight or overshadowing into neighbouring properties, the submission of further evidence of this impact may be required.

The proximity of the proposed extensions to the 3 flats at 2 Fawley Road in particular would result in close range overlooking and would lead to a detrimental impact upon these neighbouring properties in particular by virtue of loss of light, outlook and privacy and excessive noise and disturbance, made even more prominent by the proposed rooftop terrace. The 2 rooftop lights proposed would also cause unwanted light pollution to the

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rear of the 3 flats at 2 Fawley Road, one of which has a garden and the other of which has a balcony at the rear.

Parking and Traffic Congestion

The site is located along a busy highway. The area outside the property at the top of Fawley Road and the intersection with West End Lane (and outside the Sainsbury's) is often very heavily congested. There are also often Sainsbury's delivery trucks that frequently park at the top of Fawley Road. Furthermore, the fast food chain Chipotle is shortly due to open in the former Barclay's Bank site at the corner of West End Lane and Fawley Road. This is opposite the proposed site and will likely further increase the amount of congestion on the top of Fawley Road due to the number of takeaway Deliveroo drivers that will be coming and going from Chipotle. As such, servicing activities during construction would have a significant impact on road users and on the inhabitants on Fawley Road if not adequately mitigated and managed.

Policies A1 and T4 (Sustainable movement of goods and materials) state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Although the applicant has submitted a Unilateral Undertaking dated 27 November 2020 under which it agreed to implement a Construction Management Plan prior to commencement of any works, no such Construction Management Plan has actually been submitted. It is therefore unclear how exactly the applicant intends to mitigate and manage the significant impact the proposals would have on road users. In the absence of any specific Construction Management Plan, the proposals would contribute significantly and unacceptably to parking stress and congestion in the surrounding area (where it is already very difficult for occupiers to find parking) and fail to promote more sustainable and efficient forms of transport as well as contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety. It is therefore contrary to contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking), T4 (Sustainable movement of goods and materials) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Conclusion

The appeal should be rejected on the following grounds:

1. The proposed roof extension plus roof terrace privacy screen, by reason of their siting, scale, bulk and detailed design, would appear as visually obtrusive and dominate the rear elevation of the property. They would fail to respect and preserve the original design and proportions of this terraced row of properties, all to the detriment of the character and appearance of the host building, terrace and the wider conservation area. It is therefore contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).

2. The proximity of the proposed development and extensions to the 3 flats at 2 Fawley Road in particular would result in close range overlooking and would lead to a detrimental impact upon these neighbouring properties in particular by virtue of loss of light, outlook and privacy and excessive noise and disturbance, made even more prominent by the proposed roof terrace. This is contrary to Local Plan Policy A1 and CPG

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				<p>Amenity which seek to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.</p> <p>3. The proposed development would contribute significantly and unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.</p> <p>4. The proposed development would contribute significantly and unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.</p>
2022/2324/P	Tibor and Anne Gold	13/07/2022 14:13:22	INT	<p>We have seen the comments and objections submitted by Mr Vishaal Patel of 2 Fawley Road. We the undermentioned of the same address, Ground Floor Flat, wholly agree with Mr Patel's submissions and strenuously object to this application the grant of which would have a major deleterious effect on our lives and quiet enjoyment of our property.</p>
2022/2324/P	Peter Croft	14/07/2022 09:56:38	OBJ	<p>I object to this planning application on the following grounds:</p> <ol style="list-style-type: none"> 1. It would be detrimental to the character of the Conservation Area. in which we live. The CA would diminished by the development, and its value, financial and otherwise, to all of us residents would be reduced. 2. The balcony in particular would be intrusive on the privacy of the neighbouring properties, and lead to increased noise disturbance.

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2022/2324/P	Vishaal Patel	13/07/2022 12:06:42	OBJ	Application Number: 2022/2324/P

200 West End Lane

I am writing to make a representation against the application for planning permission submitted by Grovehill Properties Ltd with the London Borough of Camden for the "conversion from 1 flat to create 3 x flats (C3) consisting of 2 x 2B3P and 1x 3B4P; erection of roof extension involving rear dormer and roof terrace and 2x flood rooflights; replacement of front/rear windows; installation of bin and bike stores in rear garden" at 200 West End Lane.

Roof extension and terrace

The property in question and the wider terrace block it forms a part of are within the West End Green Conservation Area and the Fortune Green and West Hampstead Neighbourhood Plan area. The West End Green Conservation Area Appraisal and Management Strategy identifies West End Lane as the busy commercial 'spine' of the area. This is mainly characterised by the distinct architecture of generally well-preserved monumental mansion and terraced blocks, comprising commercial uses at ground floor with upper floors largely occupied by residential accommodation. Forming a largely unaltered building, the appeal property along with the wider terrace, positively contributes to the character and appearance of the WEGCA.

Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition, it should integrate well with the surrounding streets and contribute positively to the street frontage.

Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance (CPG Altering and extending your home) states that "design should positively enhance the character of existing buildings on site and other building immediately adjacent and in the surrounding area"

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A 1.7m obscured and glazed glass privacy screen is proposed on the edge of the roof terrace between No. 198 West End Lane and the host property. The use of glass at high level within a Conservation Area is not acceptable and would appear out of character.

Conclusion

The development is not considered to maintain the positive contribution that the host property makes to the conservation area and it does not give regard to the form and heritage of its context in terms of its scale, mass and pattern of surrounding buildings. It would harm the character and appearance of the terrace it sits within and appears out of proportion in relation to the host property and adjoining properties.

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The addition of the roof extension and roof terrace privacy screen would disrupt the historic rhythm, form and pattern of development along the terrace, eroding its uniformity and group value, to the detriment of the host building, terrace and surrounding conservation area.

The significance of the WEGCA would also be harmed. Paragraph 196 of the National Planning Policy Framework ('the Framework') states that where a proposal would lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal. In this case the proposal would deliver additional residential units. However, despite the need to boost housing supply locally and nationally, the benefits derived from two additional units would be extremely limited, especially taking into account that the council has approved an application to build 163 new residential homes (50% of which are affordable housing) at 156 West End Lane.

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The proximity of the proposed extensions to the 3 flats at 2 Fawley Road in particular would result in close range overlooking and would lead to a detrimental impact upon these neighbouring properties in particular by virtue of loss of light, outlook and privacy and excessive noise and disturbance, made even more prominent by the proposed rooftop terrace. The 2 rooftop lights proposed would also cause unwanted light pollution to the rear of the 3 flats at 2 Fawley Road, one of which has a garden and the other of which has a balcony at the rear.

Parking and Traffic Congestion

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The site is located along a busy highway. The area outside the property at the top of Fawley Road and the intersection with West End Lane (and outside the Sainsbury's) is often very heavily congested. There are also often Sainsbury's delivery trucks that frequently park at the top of Fawley Road. Furthermore, the fast food chain Chipotle is shortly due to open in the former Barclay's Bank site at the corner of West End Lane and Fawley Road. This is opposite the proposed site and will likely further increase the amount of congestion on the top of Fawley Road due to the number of takeaway Deliveroo drivers that will be coming and going from Chipotle. As such, servicing activities during construction would have a significant impact on road users and on the inhabitants on Fawley Road if not adequately mitigated and managed.

Policies A1 and T4 (Sustainable movement of goods and materials) state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Although the applicant has submitted a Unilateral Undertaking dated 27 November 2020 under which it agreed to implement a Construction Management Plan prior to commencement of any works, no such Construction Management Plan has actually been submitted. It is therefore unclear how exactly the applicant intends to mitigate and manage the significant impact the proposals would have on road users. In the absence of any specific Construction Management Plan, the proposals would contribute significantly and unacceptably to parking stress and congestion in the surrounding area (where it is already very difficult for occupiers to find parking) and fail to promote more sustainable and efficient forms of transport as well as contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety. It is therefore contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking), T4 (Sustainable movement of goods and materials) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Conclusion

The appeal should be rejected on the following grounds:

1. The proposed roof extension plus roof terrace privacy screen, by reason of their siting, scale, bulk and detailed design, would appear as visually obtrusive and dominate the rear elevation of the property. They would fail to respect and preserve the original design and proportions of this terraced row of properties, all to the detriment of the character and appearance of the host building, terrace and the wider conservation area. It is therefore contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).
2. The proximity of the proposed development and extensions to the 3 flats at 2 Fawley Road in particular would result in close range overlooking and would lead to a detrimental impact upon these neighbouring properties in particular by virtue of loss of light, outlook and privacy and excessive noise and disturbance, made even more prominent by the proposed roof terrace. This is contrary to Local Plan Policy A1 and CPG Amenity which seek to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.
3. The proposed development would contribute significantly and unacceptably to parking stress and

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congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

4. The proposed development would contribute significantly and unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.

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200 West End Lane

I have seen the comments (reported below) submitted by my neighbour Vishaal Patel and I fully agree with them.

I am writing to make a representation against the application for planning permission submitted by Grovehill Properties Ltd with the London Borough of Camden for the "conversion from 1 flat to create 3 x flats (C3) consisting of 2 x 2B3P and 1x 3B4P; erection of roof extension involving rear dormer and roof terrace and 2x flood rooflights; replacement of front/rear windows; installation of bin and bike stores in rear garden" at 200 West End Lane.

Roof extension and terrace

The property in question and the wider terrace block it forms a part of are within the West End Green Conservation Area and the Fortune Green and West Hampstead Neighbourhood Plan area. The West End Green Conservation Area Appraisal and Management Strategy identifies West End Lane as the busy commercial 'spine' of the area. This is mainly characterised by the distinct architecture of generally well-preserved monumental mansion and terraced blocks, comprising commercial uses at ground floor with upper floors largely occupied by residential accommodation. Forming a largely unaltered building, the appeal property along with the wider terrace, positively contributes to the character and appearance of the WEGCA.

Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition, it should integrate well with the surrounding streets and contribute positively to the street frontage.

Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance (CPG Altering and extending your home) states that "design should positively enhance the character of existing buildings on site and other building immediately adjacent and in the surrounding area"

To comply with CPG 'Altering and extending your home', extensions in terms of their location, form, scale, proportions, dimensions and detailing should be secondary to the building being extended. It should respect and preserve the original design and proportions of the building as well as the historic pattern and established townscape of the surrounding area.

A 1.7m obscured and glazed glass privacy screen is proposed on the edge of the roof terrace between No. 198 West End Lane and the host property. The use of glass at high level within a Conservation Area is not acceptable and would appear out of character.

Conclusion