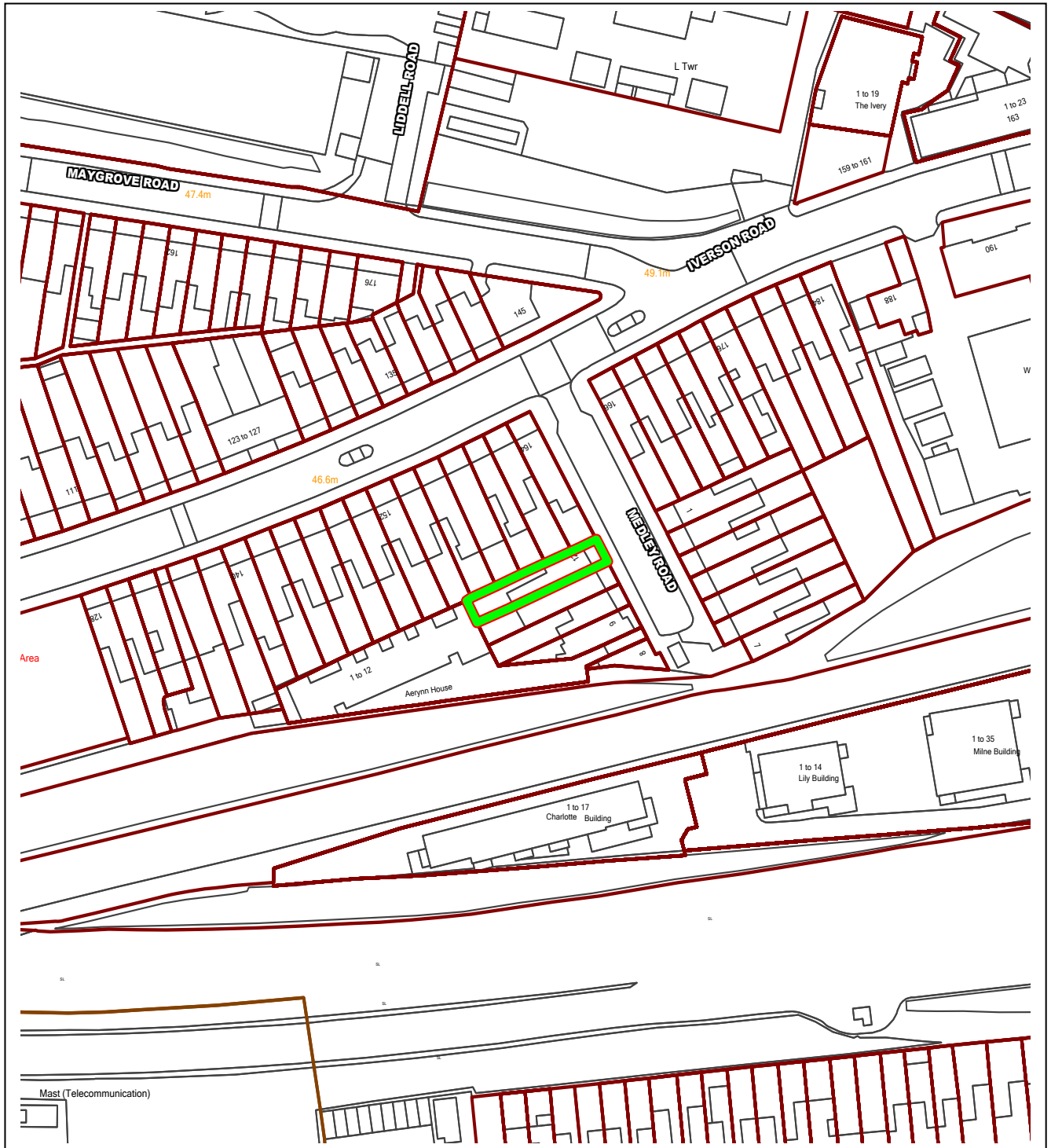


2022/4103/P, Flat B 12 Medley Road, London, NW6 2HJ



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**Photos for 2022/4103/P – Flat B, 12 Medley Road, London, NW6 2HJ**

*Photo of front elevation of 12 Medley Road and rear of properties on Iverson Road*



*Rear of properties on Medley Road (Including 12)*

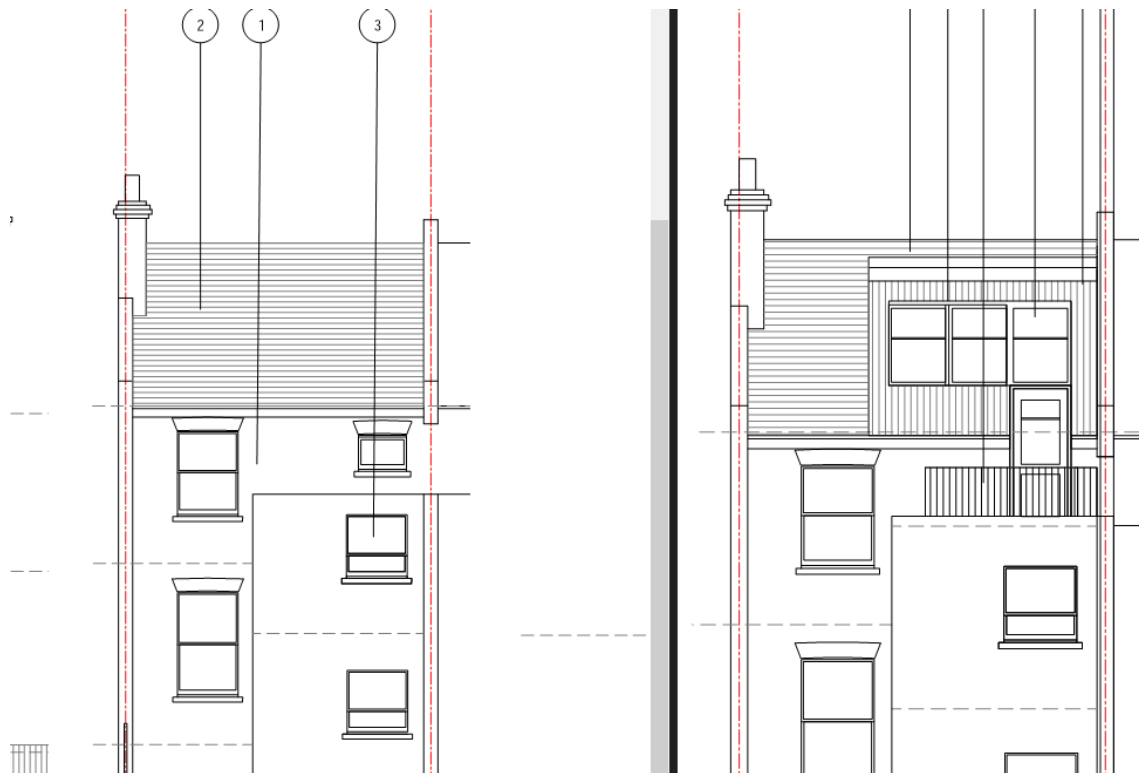




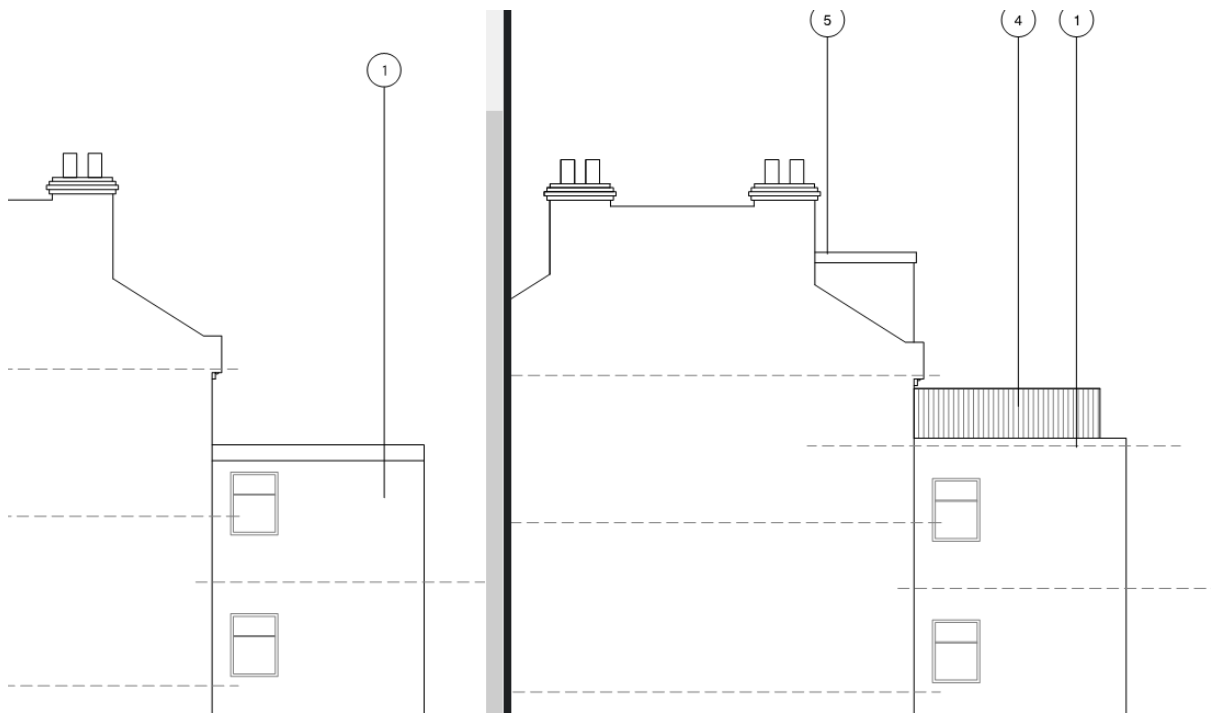
*Photo of roof development along Iverson Road in the context of the site (12 Medley Road)*



Existing & Proposed Rear Elevations



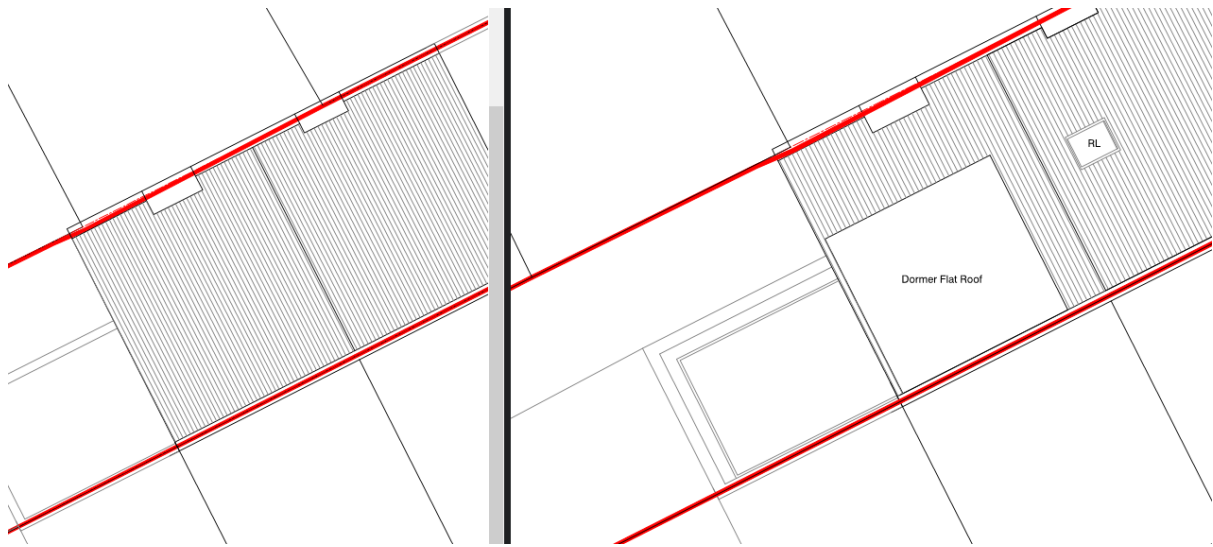
## Existing & Proposed Side Elevations



## Proposed Loft Conversion & 3<sup>rd</sup> floor rear terrace



## Existing & Proposed Roof Plan



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	14/12/2022
				Consultation Expiry Date:	02/12/2022
Officer			Application Number(s)		
Ewan Campbell			2022/4103/P		
Application Address			Drawing Numbers		
Flat B 12, Medley Road NW6 2HJ			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of dormer extension on rear roof slope, formation of roof terrace with metal balustrade on three storey rear extension and a roof light in the front roof slope.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	04	No. of objections	04
Neighbour Consultation		<p>A press notice was published on 13/10/2022 and this expired on 06/11/2022 and site notices were displayed on 12/10/2022 and these expired on 06/11/2022.</p> <p>Five letters of objection were received, all from neighbouring occupiers including at the site, in Medley Road and in Iverson Road. Objections raised relate to:</p> <ul style="list-style-type: none"> <li>- Loss of privacy</li> <li>- Increased overlooking of neighbouring rooms and gardens</li> <li>- Loss of light</li> <li>- Noise disturbance</li> </ul> <p>Officer Comments:</p> <ul style="list-style-type: none"> <li>- <u>Loss of privacy</u> – See 2.3.2 below</li> </ul>			

- Increased overlooking of neighbouring rooms and gardens- See 2.3.2 below
- Loss of light - See 2.3.3 below
- Noise disturbance – See 2.3.4 below

## Site Description

Medley Road is short cul-de-sac running southwards off Iverson Road in West Hampstead. Both Medley Road and Iverson Road are characterised by 2 and 3 storey terraced properties from the Victorian Era

The host building is situated at the end of a terrace of five properties, of which Nos. 9, 10, 11 and 12 form a coherent group. All four properties have three storey rear outriggers and nos. 11 and 12 have both been extended further at lower ground floor level, with further single storey extensions.

The site adjoins the rear gardens of the four storey residential buildings on Iverson Road and these have two and three storey rear outriggers and further single storey rear extensions. There are existing terraces on a number of the two (and three) storey rear outriggers. There are no other rear dormer extensions in the terrace on Medley Road but there are many, of contrasting sizes on the buildings in Iverson Road.

## Relevant History

12B Medley Road:

PWX0003109 - Erection of front and rear dormers to provide an additional habitable room for the existing first floor flat – refused 13/03/2021 – appeal allowed 29/08/2021

## National Planning Policy Framework 2021

### The London Plan 2021

### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy A3 Biodiversity

### Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

Fortune Green and West Hampstead Neighbourhood Plan 2015

## Assessment



## 1. PROPOSAL

- 1.1. The proposal is for a 3.3m wide, 2.6m high dormer extension on the side of the rear roof slope next to no. 11 Medley Road. A single roof light would be installed in the front roof slope and a roof terrace would be formed on the three storey rear extension, with access by way of a door which would sit on the half-landing between the second floor and the new roof-top dormer.
- 1.2. The dormer extension and front roof light are for a new en-suite bedroom and the roof terrace are all for the existing second floor flat.

### REVISIONS DURING THE COURSE OF THE APPLICATION

- 1.3. During the course of the application the rear dormer has been reduced in width and height and the terrace has been set back from the rear and Iverson Road sides. The rear dormer has been reduced by 1.9m in width and 200mm in height and the roof terrace has been set back 500mm from the rear and Iverson Road. These changes were undertaken following Officer advice in relation to the design and amenity impacts of the proposals.

## 2. ASSESSMENT

- 2.1. The material considerations for this application are as follows:

- Design
- Amenity

### 2.2. Design

- 2.2.1. Local Plan policies D1 (Design) is aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

- 2.2.2. CPG 'Design' states that 'good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area, carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area, and positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks.'

- 2.2.3. The Neighbourhood Forum have not commented on the proposal.

- 2.2.4. The scale of the amended design is significantly reduced, with the dormer being set in substantially from the Iverson Road side and down from the roof ridge. The Home Improvements CPG sets out clear guidance in relation to roof dormers and the Council expects proposals to be set in from the sides, roof ridge and eaves in order to be subordinate to the roof slope. In this instance the amended design is set down from the roof ridge by 0.8m, set in from one of the sides by 1.9m. Due to the dormer being set in from one side and set down it would be a subservient addition to the roof. Within the context of the neighbouring rear dormers along Iverson Road which are characteristic of the area the proposal would be in keeping and contextual. Therefore it is considered the design is considered acceptable. The proposed front roof light would be sympathetically sited and modestly sized. It would also not harm the quality of the townscape.

- 2.2.5. There is a pattern of rear terraces at second and even third floor on neighbouring properties, especially directly opposite on Iverson Road. Set back 500mm from the rear and Iverson Road sides of the three storey rear outrigger, the proposal would not be unduly

intrusive within the context and character of the area and it would not harm to visual amenity of the area. Effects on the amenity of surrounding occupiers are considered in 'Amenity' below.

2.2.6. The design and materials of the proposals would be appropriate on the building and in the area (i.e. grey slate dormer extension, white timber framed windows, metal balustrade) and they would preserve the character of the area.

2.2.7. It is concluded that the proposals would not have an undue adverse impacts on the design and appearance of the area in accordance with policy D1 of the Camden Local Plan and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan

### 2.3. Amenity

2.3.1. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.

2.3.2. The rear of the properties on Iverson Road and Medley Road have two and three storey rear outriggers, some with terraces on. As such, there is already a substantial degree of overlooking of neighbouring gardens (and rooms) from the existing windows and terraces. The proposed rear dormer and third floor terrace would be set back 2m and 2.75m from the gardens of the Iverson Road dwellings. Then there would be a further set back to the terraces and windows at the rear of the Iverson Road dwellings (over 10m to the nearest building, the single storey rear extension at 160 Iverson Road). Given the orientation (with the Iverson Road dwellings situated to the side), the siting of the proposals (with the both the rear dormer and the terrace set back) it is not considered that there would be any undue direct overlooking of any neighbouring rooms or gardens. On the other side the proposals would essentially be sited alongside the main roof and the flat roof of the three storey rear outrigger at 11 Medley Road and neither the rear dormer or roof terrace would result in any direct overlooking into any neighbouring rooms, gardens or terraces.

2.3.3. As the proposed dormer would not project above or beyond the main roof and as it would be sited alongside the main roof and the flat roof of the three storey rear outrigger at 11 Medley Road it would not result in any undue overshadowing or obscuring of any rooms, gardens or terraces in Medley Road. Also, due to the siting there would be no undue overshadowing if any Iverson Road rooms, terraces or gardens.

2.3.4. Due to the size of the terrace and its proposed use in association with a single flat it would be unlikely to result in excessive noise or disturbance for any neighbouring occupiers.

2.3.5. It is concluded that the proposals would not have an undue adverse impacts on the amenity of any occupiers of any neighbouring properties in accordance with policy A1 of the Camden Local Plan

## **RECOMMENDATION**

3.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 12<sup>th</sup> December 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'***

Application ref: 2022/4103/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 5 December 2022

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

Phone: 020 7974 4444

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Yelo Architects  
Yelo Architects  
Spaces, Mocatta House  
Trafalgar Square  
Brighton  
BN1 4DU  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat B**  
**12 Medley Road**  
**NW6 2HJ**

Proposal:

Erection of dormer extension on rear roof slope, formation of roof terrace with metal balustrade on three storey rear extension and a roof light in the front roof slope.

Drawing Nos: Y0497 - 001, Y0497 - 051, Y0497 - 053 Y0497 - 060, Y0497 - 061 (Rev A), Y0497 - 122 (Rev B), Y0497 - 0Y0497 - 123 (Rev B), Y0497 - 200 (Rev C), Y0497 - 201 (Rev C), Design and Access Statement (2022)

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 Y0497 - 001, Y0497 - 051, Y0497 - 053 Y0497 - 060,



Y0497 - 061 (Rev A), Y0497 - 122 (Rev B), Y0497 - 0Y0497 - 123 (Rev B), Y0497 - 200 (Rev C), Y0497 - 201 (Rev C), Design and Access Statement (2022)

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.

- 4 The proposed roof light as shown in drawing Y0497 - 123 (Rev B) shall be conservation style roof light and not protrude above the roof slope.

Reason: In order to ensure the development complies with D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**