

**Site Address:** 15 Nassington Road,  
NW3 2TX

**Applicant:** Ms A Jones

**Agent:** Llowarch Llowarch Architects

**Date:** 21.02.23

**status:** PLANNING



*1. Rear elevations No.s 11, 13/15, 17/19, 21/23 (part) Nassington Road*

**1. Introduction**

1.1 This Planning statement has been prepared as a re-submission following a refusal of planning permission for a proposed single storey rear extension to the property at 15 Nassington Road, NW3 2TX, planning application ref 2022/2975/P.

The Planning statement has been prepared by Llowarch Llowarch Architects on behalf of the applicant Ms A Jones.

1.2 This re-submitted application addresses the reasons given in the delegated report for refusal.

The Planning Officer's delegated report states that *'the principle of a full width rear extension is considered acceptable'* (item 2.6), and *'the size, scale and location of the proposed extension is not considered to cause harm to neighbouring amenity in terms of loss of light and outlook'*. (item 3.2).

The reasons given for refusal were:

- The detailed design and materials: *'the use of glazing is considered to not be in keeping with the character of (the) host dwelling and the wider conservation area'* (item 2.6), *'the use of glazing would therefore stand out as an unsympathetic material in this context, appearing out of keeping and jarring...'* (item 2.7),
- Loss of privacy. *'due to the location of the side elevation glazed door and the use of glazing on the side elevation, this would lead to overlooking into the neighbouring property no. 13'*. (item 3.3).

In response, we have re-presented the case for the proposal to address the above, and have made amendments to the proposed application.

2. Site and Context



2. South Hill Park estate, including surrounding roads, railway and parkland



3. South Hill Park Conservation Area map,



4. Nassington Road, (part), 15 Nassington Road outlined in red.



5. Nassington Road, view looking East. Nos 13 & 15 rhs in foreground.

- 2.1 The application site is on the south side of Nassington Road which runs east west from Parliament Hill road to the west, to Hampstead Heath to the east. The road has a relatively steep incline towards the west. The property is a four-storey semi-detached Victorian (1879-92) dwelling house, sub-divided into the applicant's property at lower and raised ground, with separate apartments at first and second floors. The applicant is the freeholder for the property and lets out the first and second floors.
- 2.2 The site is in the London Borough of Camden. The property is not listed. It is within the South Hill Park Conservation Area, adjacent to the Hampstead Conservation Area, and Hampstead Heath, a designated open space and Site of Special Scientific Interest (Hampstead Heath Woods).
- 2.3 The South Hill Park Conservation Area is predominantly comprised of four-storey Victorian semi-detached villas, residential in use and character. The South side of Nassington Road has a particular characteristic having long rear gardens leading onto allotments to the railway embankment.
- 2.4 The area of the proposed extension is approximately 17sqm GIA.

### 3. The Proposal

- 3.1 The applicant wishes to add a rear ground floor extension.

The applicant is a long-term resident, her father having purchased the property in the 1950's. The applicant lives in the lower and raised ground floors, with first and second floors let by the applicant as separate apartments.

As a dedicated gardener, the applicant wishes to improve the connectivity of the main living spaces at rear lower ground to the garden.

#### Proposed Changes

- 3.2 New extension to rear elevation:

The land slopes across the site from front to back. The internal floor level of the lower ground floor is approximately 1m above a raised external terrace which is itself approximately 350mm above the level of the garden. The garden gradually falls away to the south to the allotment gardens on the steep cutting to the railway tracks.

The extension is proposed as a raised brick plinth, level with the internal floor, with a partly brick and glazed structure above. The glazed structure is centred beneath the paired windows to the rear façade. It returns short of the boundary to the adjoining neighbour (No. 13) accommodating a set of steps providing access to the garden.

The brickwork is to closely match the rear elevation. The existing lower hard landscaped terrace is to be altered, the planting bed contained within it is to be extended, forming the fourth side to the garden and helping to mask the base of the new addition. A narrow planting bed immediately to the base of the plinth will allow climbing plants to further soften the exterior.

- 3.3 Alterations to the rear elevation:

In adding the extension the following alterations are required as follows:

The brickwork to the base of the rear kitchen window at lower ground level is to be removed, including the sash. The width of the opening and lintel over are to be retained, keeping the alignment with the windows above. The opening to the lounge is to remain unaltered, the uPVC tilt turn door removed.

- 3.4 No other alterations are proposed. There will be no impact on biodiversity with no loss of area for rainwater run-off or planting that attract wildlife. No trees will be affected by the proposed development.

### 4. Design Quality

- 4.1 The proposed extension has been carefully considered in relation to the rear elevation.

In scale, the proposals are more modest than other nearby examples of rear extensions to the terrace. The proposal extends 3m from the rear façade whilst the neighbouring extensions at no. 17 & 19, extend 4m.

- 4.2 The relationship between the built and natural environment is of particular importance to the Client. The proposals were developed to integrate with planting relating to its landscape setting.

- 4.3 The proposed extension is within the depth of an existing patio and will therefore cause no loss of area from the garden.

### 5. Heritage Statement:

- 5.1 Nassington Road is within the South Hill Park Conservation area. The Conservation Area was originally designated in 1988.

- 5.2 Part of the 19th century expansion of Hampstead, the development of the residential area followed the opening of Hamstead Heath Station. The area comprised of two estates, the Maryon Wilson and Belsize estates. Nassington Road with South Hill Park Road (later Parliament Hill road) were laid out in 1878-90, houses being built between 1879 and 1892 (Sub Area 2), approximately a decade after the development of South Hill Park and South Hill Park Gardens (Sub Area 1), see map insert.

- 5.3 The conservation area is characterised by the architectural consistency of the Victorian Gothic Revival style substantial semi-detached red brick villas, their height and regulated width. This is enriched by their incremental stepping in response to the steeply inclined site.

*'The early suburban semi-detached form of development is a principle feature that contributes to the character and appearance of the area.'*

The green spaces associated with the conservation area include the private gardens, tree-lined streets, and allotments to the railway sidings. These are also seen as an essential part of the conservation areas special character and appearance.

- 5.4 Character of rear gardens and extension:  
In contrast to the relative consistency of the street frontages, the rear elevations are more informal with, in the majority of cases, rear single storey extensions, and dormers to rear roof pitch. Both extensions and dormers vary in size and material. This informality is a part of the site context, and a characteristic of the conservation area. The delegated report to previous planning application ref 2022/2975/P acknowledges this stating *'It is noted that rear extensions are a common form of development along Nassington Road so the principle of a full width rear extension is considered acceptable'* (item 2.6).

#### **Heritage Value:**

- 5.5 15 Nassington Road, paired with No. 13 is part of a group of 4-storey semi-detached villas which rise up the hill from Parliament Hill Fields. No. 9 and 11, 17 and 19 are a matching pair. The property is typical of the Conservation area, consistent with the Victorian Gothic Revival style of the period with many of its original features such as a distinctive stepped raised entrance with pedimented columned entrance porch and with 3 storey projecting bay. There is some variation to the street frontages, other villas having gabled frontages with 2 or 3 storey bays.

By the homogeneous nature of the conservation area, the application site is acknowledged as making a positive contribution by virtue of its contribution to the character.

The rear and flank facades are plain with stepped and chamfered stone lintels to window heads to the rear elevation. Access to the gardens would have originally been from a side entrance, with only windows to the rear facade onto the garden (as No. 13). The base of rear elevations are now generally characterised as having single storey extensions opening onto the gardens.

Although privately owned, the rear gardens, extending approximately 26m from the house, with the allotments to the railway siding, are designated important green open spaces within the conservation area.



6. 15 Nassington Road, front and rear elevations



7. Rear elevation to Nassington Road, 15 Nassington Road outlined in red

### Impact of Proposed Development:

- 5.6 The South Hill Park Conservation Area Statement includes guidelines regarding rear extensions (SHP18 – SHP21) commenting that *'Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.'* Also, *'Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings'*.

The majority of the properties to the south side of Nassington Road have single storey rear extensions. Out of 28 properties, 21 appear to have been extended. These extensions vary in size, shape and material. Recent examples of granted permissions include that to No. 9 (Application ref: 2019/2316/P), and to No. 45 (Application ref:2017/2330/P). No. 9 has an overall rear extension of approx. 5.5m in depth, 7.5m wide, with full height glass almost full width onto the garden elevation, and a glazed roof (2.4m deep). No. 45 is approx. 5m deep x 8m wide with full height, full width glass onto the garden. Similarly largely glazed extensions are common to the wider Conservation area with a number of examples on South Hill Park and Tanza Road, see fig. 12 – 13. Highly visible from the public realm are large extensions to the rear of South Hill Park Gardens, see fig. 14.

In addition to that at No. 9 Nassington Road, other examples of glazed extensions with glass returns which have been granted permission include:

- 11 Nassington Road; application ref: 2005/1422/P
- 17a Tanza Road; application ref: PWX0202941
- 9a Tanza Road; application ref: PWX0103740
- 33 South Hill Park; application ref: PL/8905748

The proposed extension to No. 15 is approx. 3m deep x 6.6m wide, so considerably smaller than that granted at No.9. The use of glass is informed by, and is complimentary with, other local extensions. It is a common material found in the conservation area, which forms part of its character.

- 5.7 In conservation areas *'the council will seek to ensure that development in a conservation area preserves or enhances its special character and appearance and is designated to harmonise with the established character of the area.'*

The extension is small in scale and subordinate to the host building. It is at lower ground floor level only. It extends into the garden by approximately 3 meters, less than other examples in response to the client's request to retain as much garden as possible.

The extension is symmetrically placed on the rear facade, roughly aligning with the windows above. Original detailing such as window lintels, width of original openings are to be retained.

- 5.8 Materials: the selected bricks are to match the brickwork to the rear façade as closely as possible. The glazed structure is to have minimal framing so as to maximize views into the garden. This transparency will also permit legibility of the base of the rear façade. It also supports its reading as subservient to the host building. The specification of the new glazed extension will meet Building Control Approved Document part L requirements.

The delegated report to the refused application (ref 2022/2975/P) states *'the use of glazing is considered to not be in keeping with the character of (the) host dwelling and the wider conservation area'* (item 2.6), *'the use of glazing would therefore stand out as an unsympathetic material in this context, appearing out of keeping and jarring...'* (item 2.7).

It should be noted that the majority of rear extensions to Nassington Road which have been granted permission in the conservation area display full height, full width glass to the garden elevation, with some examples of windows to side elevations (with fully obscured glass, or obscured up to a height of 1700mm above ffl). Examples can be seen at No. 7 (2009/0099/P), No. 8 (2016/7068/P), No. 9 (2019/2316/P), No. 11 (2005/1422/P), No. 45 (2017/2330/P). This list is not exhaustive.

The roof to the extension is partly glazed (1.5m deep). The recently granted extension at No.9 Nassington Road has a glass roof approx 2.4m deep. The extent of glass proposed is less than the area of glass to the permitted extension to No. 9 Nassington Road.

The extensions are part of the character of the conservation area. Glass is a common material to these extensions. The proposed extension is consistent in its selection of materials with other permitted extensions. It is smaller than other permitted extensions, and as such it does not cause harm to the conservation area. It is felt that the Council have not applied their policies consistently or fairly in regard to the reason for refusal in relation to the detailed design and materials in stating they would cause harm to the appearance of the building and the conservation area.

It should also be noted that no objections were raised to the proposed development following the consultation process. This included from the Hampstead Neighbourhood Forum and from the South Hill Park Conservation CAAC.

- 5.9 The extension is set back from the boundary to No. 13. The extension is clear of a 45 degree angle drawn from the centerline of the neighbours lower ground rear window meaning that there is no impact on daylight. In the delegated report to the refused planning application, the Planning Officer confirmed in statement 3.2 that there were no issues with regard to sunlight, daylight and overshadowing, and in relation to outlook.

The limited amenity impact between the adjacent neighbour and the side of the extension is proposed to be addressed through the provision of obscured glass to the fixed glazed return panel up to a height of 1700mm above ffl, (see drawing 15NR PR\_05 rev B). In discussions with the Planning Officer, the return of the glazing from the rear elevation onto the side/West elevation was raised as a concern in relation to overlooking & privacy, but not the glass door immediately adjacent to the rear façade. The orientation of the glass door in relation to the neighbouring property is at such an oblique angle that this does not give rise to overlooking and is therefore not proposed to be obscured. However, if it is felt that there is a concern with amenity harm, it is proposed to similarly obscure the glass to the door up to a height of 1700mm above ffl. Should this be found necessary we ask if this can be included by a suitably worded condition. There are a number of examples of windows to side elevations to Nassington Road with fully obscured glass, or obscured up to a height of 1700mm above ffl; No. 7 (2009/0099/P), No. 8 (2016/7068/P), No. 9 (2019/2316/P), No. 11 (2005/1422/P), No. 45 (2017/2330/P). This list is not exhaustive.

It should be noted that the boundary treatment between the two properties is substantial, with a high solid masonry wall with trellis, slightly taller than the top of the proposed obscured glass.



**6. Conclusion:**

- 6.1 The design of the proposed extension, the scale, massing and choice of materials, have been developed through careful consideration of the surrounding context of the conservation area and in response to site constraints.
- 6.2 The proposals are within the guidelines for rear extensions given within the conservation area statement. The recent planning refusal also acknowledges that the principle of an extension is acceptable. The extent of the alterations are modest in relation to the building as a whole and in relation to other permitted extensions.
- 6.3 The overall design of the proposals, in terms of external materials, would match the host dwelling, and is informed by, and is complementary with other extensions. The use of glass, as a transparent material, allows the host building to remain legible, and the extension to read as subservient. The materials are consistent with other extensions which have been granted permission in the conservation area.
- 6.4 The proposed works do not alter the appearance of the principal façade having no visual impact on the street scene, are minor in relation to the rear elevation, and are visually well integrated. The rear elevation is visible only in limited long views from the public realm that will not cause significant harm to the Conservation Area.
- The proposals are sympathetic to the host building, and are not harmful to the character or appearance of the building or the wider Conservation Area. The design and materials are sensitive to, consistent with, and compliment the special qualities of the host building and neighbouring buildings.
- 6.5 The proposed extension will not impact upon the amenity of the adjacent properties.
- 6.6 The works will provide improved accommodation for the applicant by providing a usable space with improved natural light directly linked both visually and physically to the garden. By continuous occupation, this will help preserve and hence prolong the life of the property.



8. Sketch view looking north towards extension



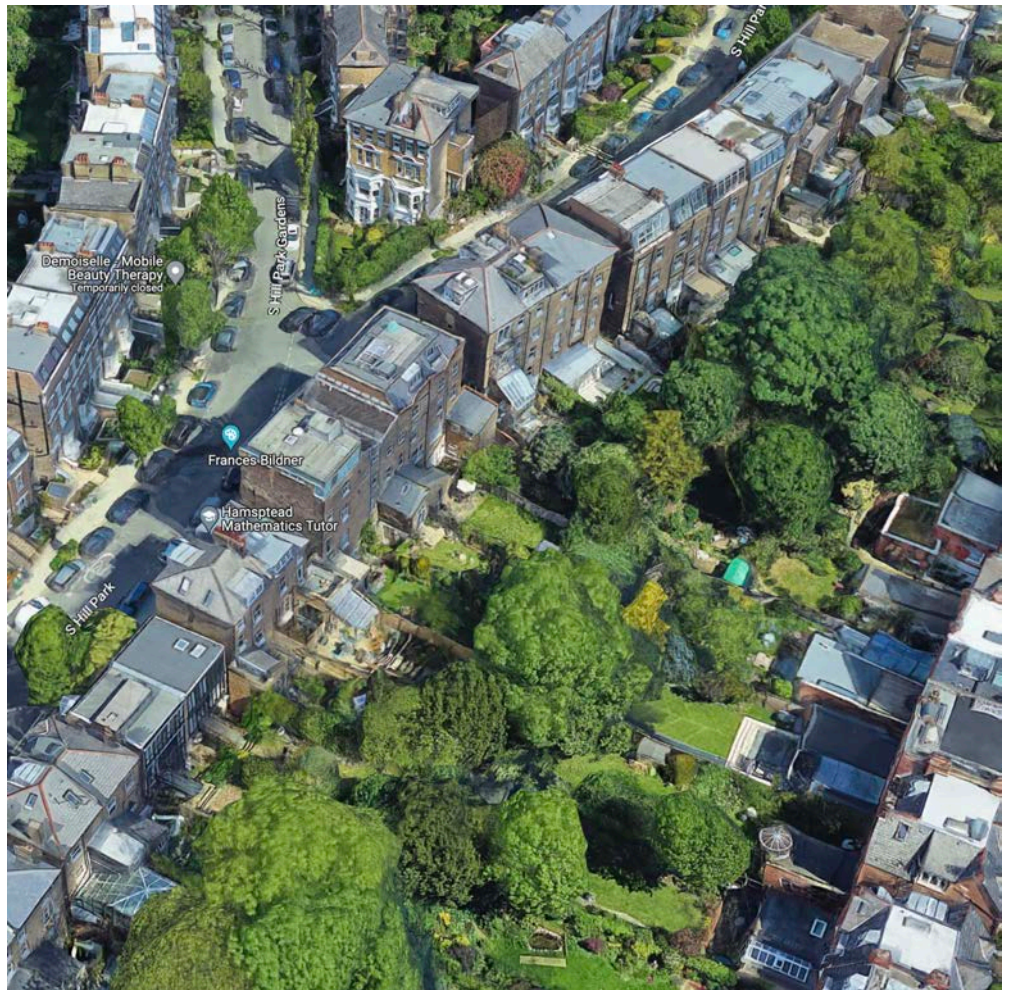
9. View of garden from raised terrace.



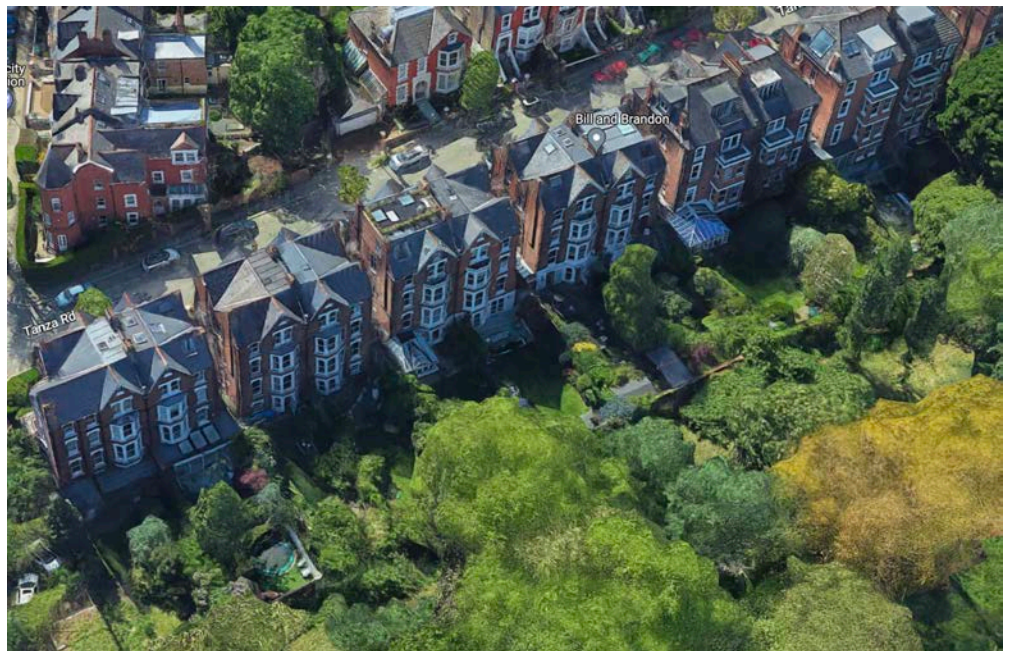
10. rear to No. 15 Nassington Road. Extensions to No.s 7, 9 and 11 visible beyond



11. Aerial view showing examples of glazed rear extensions to Nassington Road – No. 39, 51, & 53



12. Aerial view showing examples of glazed rear extensions to South Hill Park – No. 25., 35, 45, & 65



13. Aerial view showing examples of glazed rear extensions to Tanza Road – No. 3, No. 9, & No. 17.



14. Aerial view showing examples of rear extensions to South Hill Park Gardens – visible in public views.