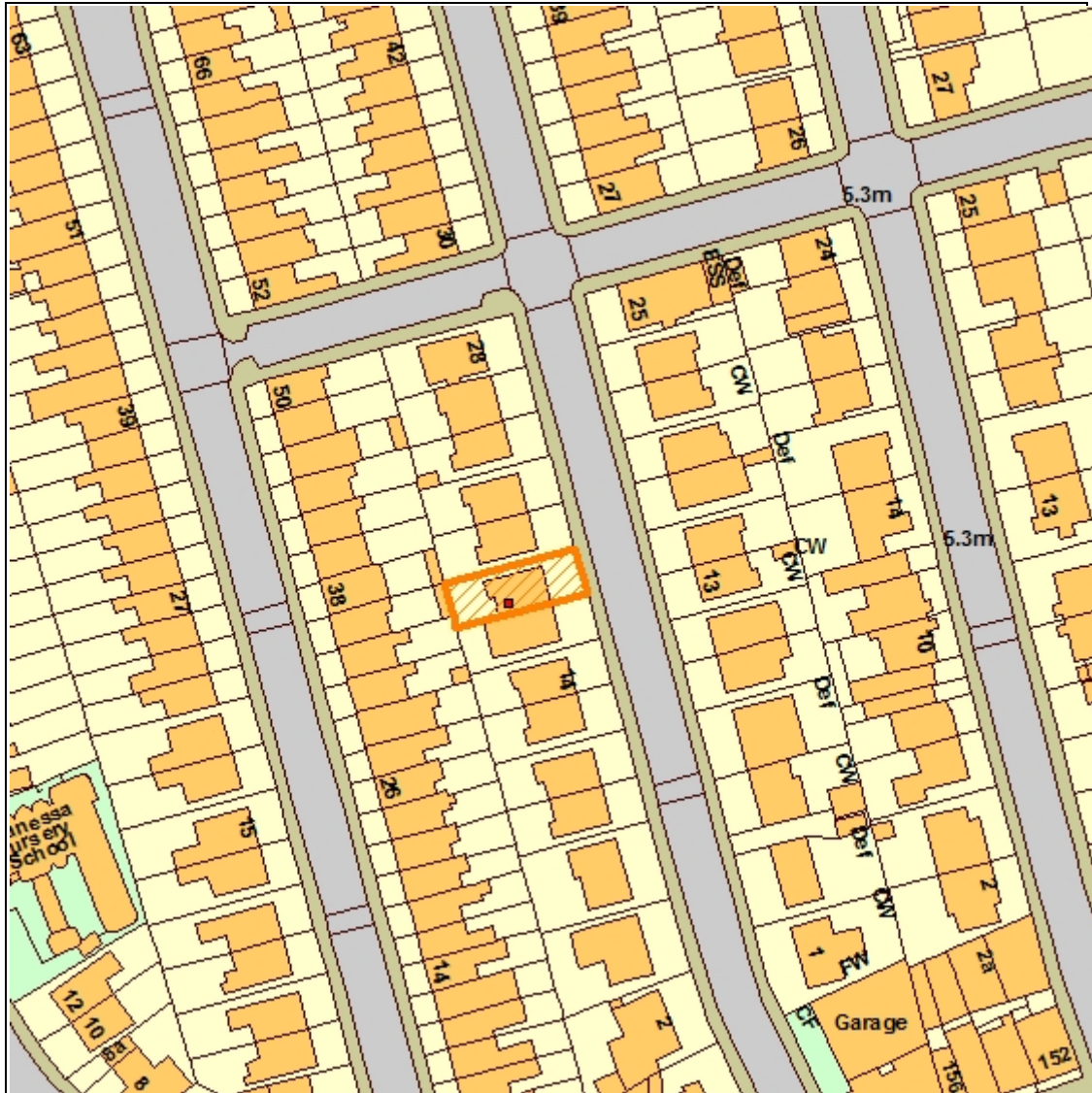

Ward: Coningham

Site Address:

Flat A Basement 18 Stowe Road London W12 8BN



© Crown Copyright. All Rights Reserved. London Borough Hammersmith and Fulham LA100019223 (2013).

For identification purposes only - do not scale.

Reg. No:

2025/00018/FUL

Case Officer:

George Shakir

Date Valid:

07.01.2025

Conservation Area:

Constraint Name: Coningham And Lime Grove
Conservation Area - Number 33

Committee Date:

30.07.2025

Applicant:

Fiona Petch

Flat A Basement 18 Stowe Road London W12 8BN

Description:

Erection of a single storey brick-built outbuilding with a green roof and a rooflight to be used as a home office to the rear of the rear garden; erection of a glazed link corridor from the existing single storey rear extension at lower ground floor level to the proposed outbuilding; alterations to the front boundary with the restoration of the existing gateposts to their original height, restoration of the existing metal gate and installation of new metal railings; installation of new metal railings to the side boundaries with adjacent properties; erection of a new concealed cycle store with new steps down from entrance level to the south of the main house entrance.

Drg Nos: 30004 REV 3; 30005 REV 3; 30006 REV 3, 30007 REV 3; 30008 REV 3; 30009 REV 3; 30011 REV 3
Flood Risk Assessment Rev. 02 18/06/2025 18A Stowe Road, Lon

Application Type:

Full Detailed Planning Application

Officer Recommendation:

- 1) That the Committee resolve, that the Director of Planning and Property be authorised to refuse planning permission for the following reason (s).

Conditions:

- 1) The proposed development by reason of its overall bulk, scale and massing would take an overly dominant, discordant and conspicuous form which would appear as obtrusive, cramped and contrived when viewed in the context of the rear garden area. This would negatively impact on the character and appearance of the garden setting and the openness between buildings of the Conservation Area. The less than substantial harm identified on the heritage assets would not be outweighed by any public benefits. Therefore, the proposed development would not preserve the character and appearance of the conservation area contrary to S72 of the Planning (Listed Buildings and Conservation areas) Act 1990, and is also considered contrary to the National Planning Policy Framework (2024), Policies HC1 and D4 of the London Plan (2021) and Policies DC1, DC4 and DC8 of the Local Plan (2018).

**LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS**

All Background Papers held by Andrew Marshall (Ext: 4841):

Application form received: 6th January 2025
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2024
The London Plan 2021
LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

Dated:

18D Stowe Road London W12 8BN	17.01.25
Flat B Ground Floor 18 Stowe Road London W12 8BN	08.07.25
20 Stowe Road London W12 8BN	15.07.25

OFFICER REPORT

1.0 SITE DESCRIPTION

- 1.1 The application site comprises the basement flat within a four -storey semi-detached property located on the West side of Stowe Road. The site sits within the Coningham and Lime Grove Conservation Area; it is not a listed building nor a building of merit. The site is not subject to any Article 4 Directions.
- 1.2 The application site lies within the Environment Agency's Flood Risk Zone 2 and 3. The site is located in Parking Control Zone J and has a Public Transport Accessibility Level (PTAL) rating of 3.

2.0 RELEVANT PLANNING HISTORY

- 2.1 2024/01978/FUL - Erection of a single storey brick-built outbuilding with a green roof to be used as a home office to the rear of the rear garden - Approved 02.10.2024

3.0 PROPOSAL

- 3.1 The current application seeks planning consent for the following:

- The erection of a single storey brick-built outbuilding (with a slightly reduced depth when compared with permission detailed above), connected to the main building via an enclosed glazed corridor, to be used as a home office in the rear garden. The outbuilding will have a green roof and rooflights.
- Alterations to the front boundary with the restoration of the existing gateposts to their original height, restoration of the existing metal gate and installation of new metal railings; installation of new metal railings to the side boundaries with adjacent properties;
- The erection of a new concealed cycle store with new steps down from entrance level to the south of the main house entrance.

4.0 CONSULTATIONS

4.1 PUBLIC CONSULTATION RESPONSES

- 4.2 The application was publicised by means of a site and press notice, in addition, twenty-nine (29) surrounding properties were notified of the proposal via letter.

- 4.3 Following the consultation, one representation was received in support of the proposal for the following summarised reasons:

- proposed extension would provide a positive addition.
- revised massing is consistent with the existing consent, in so far as the massing will have no negative consequences on the adjacent properties, nor to the character of the area.
- the use of a glazed corridor to link the outbuilding to the existing dwelling suggests a thoughtful approach, using a materiality that will appear unobtrusive when considered against the historic fabric of the existing building

5.0 POLICY FRAMEWORK

- 5.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England.

- 5.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act).

- 5.3 In this instance the statutory development plan comprises the London Plan (2021) and the Local Plan (2018). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

National Planning Policy Framework (December 2024)

- 5.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and was revised in 2024 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG) sets out national planning policies and how these are expected to be applied.
- 5.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

London Plan

- 5.6 The London Plan was published in March 2021. It sets out the overall strategic plan for London and a fully integrated economic, environmental, transport and social framework for the development of the Capital over the next 20-25 years. It forms part of the development plan for Hammersmith and Fulham.

Local Plan

- 5.7 The Council adopted the new Local Plan on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The Planning Guidance Supplementary Planning Document (SPD) (February 2018) is also a material consideration in determining planning applications. It provides supplementary detail to the policies and is organised around key principles.

6.0 PLANNING ASSESSMENT

- 6.1 Officers consider that the proposal raises the following planning considerations:
- Design and impact upon the character and appearance of the application property and the surrounding area, including impacts on the Lakeside/Sinclair/Blythe Road Conservation Area.
 - Impact on neighbouring residential amenity
 - Impact on environmental factors, including flooding.

6.2 The following policies are considered to be relevant to this application:

Hammersmith and Fulham Local Plan (2018):

Policies T1, T3, CC1, CC3, CC4, DC1, DC4, DC8, HO11 and OS5.

Planning Guidance Supplementary Planning Document (2018):

Key Principles HS4, HS7, HS6, SuD6, CAG2, CAG3 and CAG6.

Lakeside/Sinclair/Blythe Road Conservation Area Character Profile (2017)

DESIGN AND HERITAGE

- 6.3 Local Plan Policy DC1 'Built Environment' states that all development within the borough, should create a high-quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that demonstrates how good design, quality public realm, landscaping, heritage assets and land use can be integrated to help regenerate places.
- 6.4 Local Plan Policy DC4 'Alterations and extensions' requires a high standard of design in all alterations and extensions. These should be compatible with the scale and character of existing development, their neighbours and their setting. In most cases, they should be subservient to the original building. Alterations and extensions should be successfully integrated into the architectural design of the existing building. The Council will consider the impact of alterations and extensions by taking into account the following: -
- a) Scale, form, height and mass;
 - b) Proportion;
 - c) Vertical and horizontal emphasis;
 - d) Relationship of solid to void;
 - e) Materials;
 - f) Impact on skyline silhouette (for roof top additions);
 - g) Relationship to existing building, spaces between buildings and gardens;
 - h) Good neighbourliness; and
 - i) The principles of accessible and inclusive design
- 6.5 Local Plan Policy DC8 states that the Council will aim to protect, restore or enhance the quality, character, appearance and setting of the borough's conservation areas and historic environment, including listed buildings, historic parks and gardens, buildings and artefacts of local importance and interest, archaeological priority areas and scheduled ancient monuments.
- 6.6 Section 72 of the Planning (Listed Buildings and Conservation areas) Act 1990 requires that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2) (which includes the planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 6.7 Planning Guidance SPD Key Principle CAG2 (Urban Design in Conservation Areas) states that new development should contribute positively to the townscape and visual quality of the area and achieve a harmonious relationship with its neighbours to preserve or enhance the character and appearance of the conservation area. A successful design will take account of the characteristics of setting, urban grain, key townscape features, architectural details, landscape features, views, landmarks of the conservation area.
- 6.8 Planning Guidance SPD Key Principle CAG3 (New Development in Conservation Areas) goes on to state that new buildings, extensions and alterations should be sympathetic to the architectural character of the built context and should not have a harmful impact on the character and appearance of the conservation area. Characteristics such as building heights, building lines, roof forms, rear and side additions, front gardens and boundary treatment, lightwells, materials, windows and building features as well as disabled access measures should be considered in this context.
- 6.9 The application site is the basement flat of a four -storey semi-detached located at 18 Stowe Road. The site falls within the Coningham and Lime Grove Conservation Area; it is not a listed building nor a building of merit. The site is not subject to Article 4 Direction. This sub-area of the conservation area is typified by a series of paired villas featuring an abundance of stucco detailing to their front façades. The properties feature a modest scale of amenity space to the rear, providing consistent separation and regularity to the form, and character of the conservation area overall. Whilst some properties feature rear extensions or outbuildings, these are generally modest in scale and are considered to preserve the open character of the area.
- 6.10 The current application seeks planning consent for:
- The erection of a single storey brick-built outbuilding with a green roof and a rooflight to be used as a home office to the rear of the rear garden together with the erection of a glazed corridor from the existing main building at lower ground floor level to the proposed outbuilding;
 - Alterations to the front boundary with the restoration of the existing gateposts to their original height, restoration of the existing metal gate and installation of new metal railings;
 - Installation of new metal railings to the side boundaries with adjacent properties
 - The erection of a new concealed cycle store with new steps down from entrance level to the south of the main house entrance.
- 6.11 Officers highlight that the applicant has submitted the request for planning permission as an 'outbuilding' linked to the parent flat via a glazed corridor link. Paragraph 4.28 of the Planning Guidance Supplementary Planning Document - February 2018 states that "Any outbuilding should be clearly subservient in height, volume and purpose to the original property". An outbuilding is intended to be secondary or additional structure to be used in connection with, and ancillary to, a dwelling. Officers consider that the current proposal would result in a linked-rear extension rather than a standalone outbuilding, or rear extension in the rear garden area which would cover the full depth of the rear garden. As such the proposal has been assessed against Key principle - HS4 Rear extensions of the Planning Guidance Supplementary Planning Document - February 2018.

- 6.12 The proposed rear extension is single storey and measures circa 25 square metres in area. The fully glazed corridor extends from the existing entrance to the basement flat connecting the parent flat and the proposed rear extension with a depth of 3.39 metres. The rear extension has a maximum height of 2.5 metres, the glazed hallway is 2.2 metres in height. The rear extension has glazed windows looking back towards the parent building facing east. The proposed glazed corridor link will have doors in the flank elevations to provide access to the rear garden area from this structure. Four rooflights are proposed to the roof of the outbuilding. The building will be constructed in facing brickwork to match the existing parent building.
- 6.13 The rear extension abuts the rear boundary line which is shared with Nos 34 and 36 Coningham Road; the rear gardens of the parent building and those of Nos 34 and 36 Coningham Road abut. No 36 has an outbuilding which adjoins its rear boundary line. The glazed corridor is sited in a fairly centralised location in the rear garden, set some 2 metres off the northern boundary and some 3 metres off the southern boundary. The proposed rear extension is set down, within the site, so that only the upper most portion of the green roof will be visible from Nos 34 and 36 Coningham Road. The proposed rear extension also abuts the flank boundary fence of the rear garden area of No 20 Stowe Road on the northern flank and the flank boundary fence of the rear garden area of No 16 Stowe Road on the southern boundary. The rear extension will be set against a 2 metres high boundary fence with hedges on the northern boundary with No 20. The proposed glazed corridor is set down, within the site and would not be visible from Nos 34 and 36 Coningham Road. It will be visible from No 20 Stowe Road on the northern boundary and No 16 to the south, but only to a limited degree due to the existing boundary fencing and hedging.
- 6.14 The proposal has been assessed using Local Plan Policy DC4 and DC8 and Key principle - HS4 Rear extensions of the Planning Guidance Supplementary Planning Document (adopted February 2018). Key principle HS4 states that the council will have regard to the existing established rear building lines of adjoining properties in determining applications for rear extensions which project beyond the rear building line of the property as originally built. However, planning permission will not normally be granted for any extension if:
- (i) The proposed extension is more than 3.5 metres in length or, where the original property has already been extended, if the combined length of the existing and the proposed extensions would project more than 3.5 metres beyond the rear building line of the back addition as it was originally built;
 - Or;
 - (ii) The proposed extension would extend to within 4 metres of the rear boundary of the application property; or
 - (iii) The proposed extension would cover more than 50% of the open area at the rear of the property as originally built or, where the original property has already been extended, if the cumulative area of the existing and proposed extensions would cover more than 50% of the open area at the rear of the property as originally built.

- 6.15 The proposal as submitted does not comply with parts (i) and (ii) as it is more than 3.5M in length and it clearly abuts the rear boundary. As such it is considered that the proposed rear extension is unacceptable in principle on the grounds of its scale, bulk and design. The proposed rear extension extends the entire depth of the rear garden and therefore would not be subservient to the parent building as required in Local Plan Policy DC4. The proposal would be out of scale in relation to the existing rear elevation and in terms of design would fail to integrate successfully with the character of the host building and neighbouring properties and their setting as required in Local Plan Policy DC4.
- 6.16 Officers highlight that the proposal, if approved, would be the only rear extension, in the terrace which would extend to the rear site boundary and would negatively impact upon the established character and appearance of the application property and adjacent properties. Whilst the principle of an outbuilding is not considered unacceptable, the linking of this structure with the main form of the host property is considered to be out of character with the prevailing context of the site, and would cause harm to the open character of this sub-area of the Coningham and Lime Grove Conservation Area. Officers consider that this could set a precedent for future developments, which would further impact upon the character, and appreciation of the plot form of the villas within this sub-area of the conservation area. As such the proposed rear extension would be inconsistent with the character and appearance of Coningham and Lime Grove Conservation Area, resulting in less than substantial harm to the conservation area as a result. There are not considered to be any public benefits that would outweigh this harm.
- 6.17 Furthermore, considering the statutory duties of 72 of the Planning (Listed Buildings and Conservation areas) Act 1990. Overall, the proposal is not considered to preserve the character of appearance of the conservation area, and would not accord with national guidance in the NPPF, alongside Policies DC1, DC4 and DC8 of the Local Plan (2018) and Key Principle HS4 and CAG3 of the Planning Guidance SPD (2018).

Other Alterations

- 6.18 The application also proposes minor alterations to the front boundary with the restoration of the existing gateposts to their original height (2M), restoration of the existing metal gate and installation of new metal railings, the installation of new 1M high metal railings to the side boundaries with adjacent properties. Officers raise no objection to this portion of the proposal as the gateposts and the railings will be consistent with and complementary to neighbouring terraces. Finally, a new concealed cycle store for two cycles and new steps down from entrance level to the south of the main house entrance. The cycle store will be cut into the topography with a folding/lifting lid for access to cycles. Officers raise no objection to this portion of the proposal.
- 6.19 Overall, however, officers are of the opinion that the proposal would result in less than substantial harm to the character and appearance of the Coningham and Lime Grove conservation area, without any significant public benefit to offset the harm. The development would be inconsistent with the character and appearance of Coningham and Lime Grove Conservation Area, setting a negative precedent which contradicts Policies DC1, DC4 and DC8 of the Local Plan (2018) and Key Principle CAG3 of the Planning Guidance SPD (2018).

- IMPACT UPON NEIGHBOURING AMENITY

6.20 Policy HO11 of the Local Plan (2018) specifies that any proposal should ensure an acceptable impact upon the amenity of neighbouring residential occupants, especially with regard to outlook, privacy, daylight/sunlight and a sense of enclosure. Key Principles HS6, HS7 and HS8 of the Planning Guidance SPD (2018) also provide guidance with regard to the impact upon neighbouring amenity.

6.21 The rear extension abuts the rear boundary line which is shared with the Nos 34 and 36 Coningham Grove; No 36 has an outbuilding which abuts its rear boundary line. The proposed rear extension is set down within the site with only the upper most portion of the green roof visible from Nos 34 and 36 Coningham Grove and any views into neighbouring properties would be mitigated by the orientation of the outbuilding (which faces back towards the parent building). The proposed rear extension also abuts the flank boundary fence of the rear garden area of No 20 Stowe Road on the northern and the flank boundary fence of the rear garden area of No 16 Stowe Road on the southern boundary. The proposed rear extension is set against a 2M high boundary fence with hedges on the northern boundary with No 20. Any views into neighbouring properties would be mitigated by the orientation of the outbuilding (which faces towards the parent building), the setting of the building in relation to the existing boundary treatments and the distances between the proposal and neighbouring dwellings.

6.22 Nevertheless, As highlighted earlier, officers consider that the setting of the proposed rear extension, in relation to the existing rear garden boundaries and its proximity to Nos 34 and 36 Coningham Grove and No 20 and 16 Stowe Road, to be detrimental to the existing openness between properties. Hammersmith & Fulham Local Plan 2018 Policy HO11 states that proposals for extensions will be considered acceptable where it can be demonstrated that there is no detrimental impact on openness between properties. The proposed rear extension extends the full depth and width of the rear garden and abuts the rear and flank boundaries. As such it fails to maintain the current openness between properties in this terrace. Planning applications are assessed using Key principle HS4 (i, ii and iii) as the borough already has a high density of development, with little space between buildings. And the council considers it necessary to limit the size of rear extensions to ensure that they do not adversely affect the existing sense of openness between buildings to a degree which could be considered un-neighbourly or harmful to the existing established character of the area.

6.23 While the proposal would not specifically impact upon the amenities of the adjacent properties in terms of outlook, light to habitable rooms and sense of enclosure, Officers consider that the proposal would have a significant adverse impact on the existing sense of openness between buildings, contrary to Policy HO11 of the Council's Local Plan (2018). Officers consider that this would set a precedent that if and/or replicated will be detrimental to the existing sense of openness between buildings, both within this terrace and the wider conservation area.

6.24 It is noted that the proposed development would result in a loss of open space in the rear garden as a result of the proposed full length structure proposed. This has the potential to impact on ecology and biodiversity in the rear garden area, whilst we would not sustain a reason for refusal on these grounds on their own, it is noted that if replicated elsewhere, then the cumulative impact on ecology/biodiversity in the area would be a concern.

7.0 CONCLUSION

7.1 The proposed development by reason of its overall bulk, scale and massing would take an overly dominant, discordant and conspicuous form which would appear as obtrusive, cramped and contrived when viewed in the context of the rear garden area. This would negatively impact on the established character and appearance of the garden setting and the openness between buildings within this sub-area of the Conservation Area. As such the proposal would result in less than substantial harm to the conservation area as a designated heritage asset. Officers consider that there are no public benefits which would outweigh this harm. As such, considering the statutory duties of 72 of the Planning (Listed Buildings and Conservation areas) Act 1990 the development would not preserve the character of appearance of the conservation area. Furthermore, the proposed development is considered contrary to the National Planning Policy Framework (2024), Policies HC1, D4 and SD6 of the London Plan (2021) and Policies DC1, DC4 and DC8 of the Local Plan (2018).

8.0 RECOMMENDATION

8.1 Refuse planning permission for the reason stated.