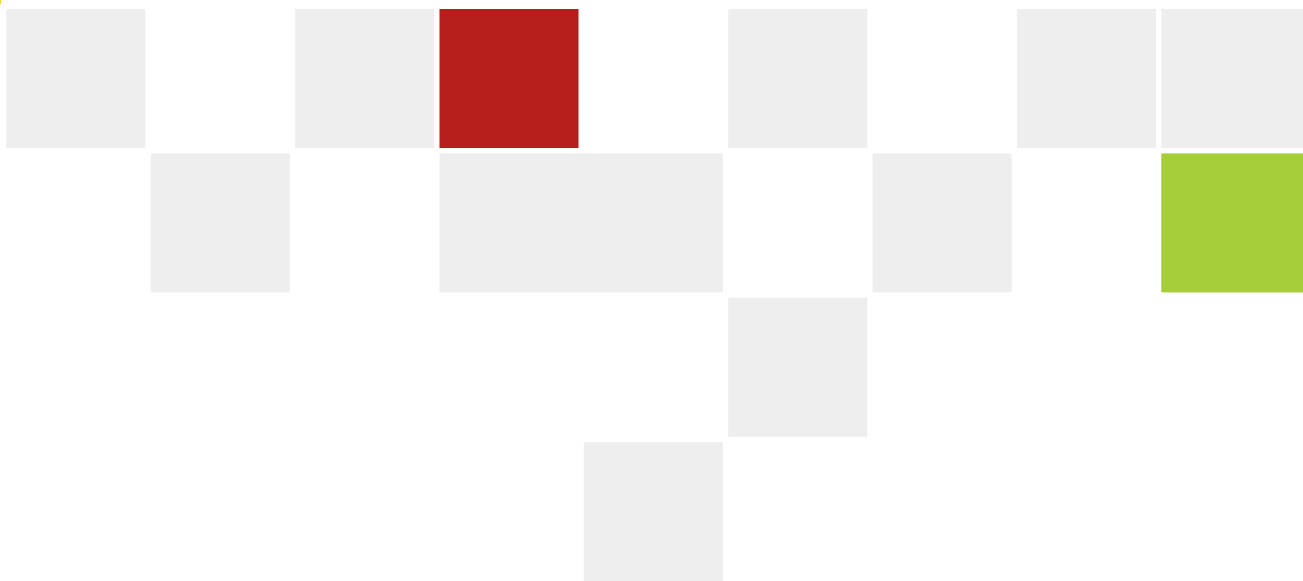


29a Frognal, London, NW3 6AR

Planning Statement



Boyer

Report Control

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1. INTRODUCTION

- 1.1 This Planning Statement (“Statement”) has been prepared in support of a full planning application submitted on behalf of Emanuelle Esterkin & Alex Esterkin (the “Client”) at 29a Frognal, London, NW3 6AR (the “Site”).
- 1.2 The application seeks full planning permission for the “construction of a new single storey rear extension, replacement of the existing side extension with a new side extension, new ground floor front porch and a new dormer loft extension”.
- 1.3 The proposal seeks to enlarge and improve the accommodation of this family home through the development of appropriate and sensitive extensions to the property which do not affect the character and appearance of the conservation area.
- 1.4 Furthermore, the proposal seeks to improve the environmental performance of the property through upgrading the building fabric, achieved by using materials with minimal environmental impact and embodied carbon where possible.
- 1.5 The application is supported by the following documents:
 - Application Form (prepared by Boyer);
 - Planning Statement (prepared by Boyer);
 - CIL Additional Information Form (prepared by Boyer);
 - Design & Access Statement (prepared by Fleck); and
 - Plans (prepared by Fleck).
- 1.6 This Statement considers the planning benefits of the proposal regarding the development plan policies and material considerations.

2. SITE AND PLANNING HISTORY

The Site

- 2.1 The Site comprises a two-storey terraced house, located on a prominent corner plot at the junction of Frognal and Arkwright Road. The house forms the northern end of a group of four 1950's era terraced properties.
- 2.2 The scale of the four terraced houses is considerably smaller than the buildings on the opposite side of Frognal and those on Arkwright Road. As such, the design of the terrace is at odds with the predominant architectural language and surrounding development.
- 2.3 The Site lies within the Redington Frognal Conservation Area and the four terraced properties are referenced within the Conservation Area Appraisal and are considered as "*buildings that cause harm to the conservation area*". The site lies within Flood Zone 1 and PTAL Zone 6a.
- 2.4 The existing side extension at the Site was built some decades ago. This extension has a flat roof with brick facing and glazing overlooking, though not providing access to, the side garden space.

Planning History

- 2.1 Several planning applications were submitted by the previous owner of the Site, each is referenced below.

Planning Application (Ref: 2009/0555/P)

- 2.2 A planning application was submitted for the "erection of a building comprising basement (with front lightwell), ground, first floor and part second floor level leading onto rear roof terrace for use as a 4-bedroom single-family dwellinghouse (Class C3) with off-street car parking." This was submitted on 1st April 2009 but subsequently withdrawn.

Planning Application (Ref: 2010/2456/P & 2010/2457/C)

- 2.3 A further application was then submitted for the "*erection of a new residential dwelling (class C3), following demolition of the existing*". This application was submitted on 6th May 2010 and refused on 1st July 2010. Alongside the application, another application for Conservation Area Consent was refused for the demolition of the existing dwelling.

Planning Application (Ref: 2011/0379/P & 2011/0380/C)

- 2.4 A further application was then submitted on 27th January 2011 for the "*erection of a new family dwelling (Class C3) following the demolition of existing*." At the same time an application for Conservation Area Consent was refused for the demolition of the existing dwelling. Both applications were subsequently withdrawn by the applicant.

2.5 It is also relevant to note several other relevant planning applications within the surrounding area.

Reference	Address	Description of Development	Decision
Ref. 9005411	29 Frogna, NW3	Alterations to the front elevation including the erection of a front entrance porch as shown on drawing nos. SK10 and SK11	Granted – 28/11/1990
Ref. 2003/2281/P	27 Frogna, London	Erection of a single storey rear conservatory extension.	Granted – 17/11/2003
Ref. 9301357	27 Frogna, London	The erection of a single storey side extension to the existing dwellinghouse.	Granted – 29/06/1994
Ref. 8905019	27 Frogna, London	Alterations to the front elevation including the erection of a front entrance porch	Granted – 23/03/1989

3. PROPOSED DEVELOPMENT

- 3.1 The proposal comprises the construction of a new single-storey side and rear extension at ground floor level, a ground floor front extension and rear dormer extension. The proposal comprises the following:
- Construction of a single storey side extension at ground floor level replacing the existing side extension.
 - Construction of a single storey rear extension at ground floor level to accommodate a larger kitchen & dining area.
 - Construction of a ground floor front extension to create additional living space & storage.
 - Construction of a rear dormer loft extension at roof level.
- 3.2 The design seeks to enhance the qualities of the existing building without making it sit uneasily with the rest of the terrace. The extensions have been designed to relate to each other and integrate with the original house.
- 3.3 The proposal involves creating a new side extension to replace the existing side extension to accommodate a larger informal living/ dining space with direct access to the side of the house.
- 3.4 A rear extension is also proposed which will accommodate a family kitchen into informal living space with direct access to the rear garden. The extension extends 3m from the rear of the existing house, away from the immediate neighbouring property at no. 29, over 3.5m away from the boundary; sufficiently distant to minimise any impact on the lighting amenity of the house/ garden at no.29 Frognal.
- 3.5 The proposal incorporates patio doors on the side elevations of the ground floor extensions. Those facing north face onto the applicant's garden and will be over 21m away from the windows to the properties on the north side of Arkwright Road.
- 3.6 The proposed ground floor front extension is similar to those seen on neighbouring properties on the same terrace (including no.29). The extension includes a porch space creating an airlock when entering the home and thus reducing heat loss and creating storage space/cloak room.
- 3.7 The front garden currently provides space to accommodate two cars. This has a negative impact on the appearance of the front of the house. It is proposed to reduce the car parking space to limit it to parking for one vehicle. At present there is no dedicated storage space for bins within the front garden. The proposal includes a store to contain a recycling bin, food waste bin and a refuse bin.
- 3.8 The rear dormer loft extension is proposed on the rear slope of the property. The dormer is set in from the edges of the roof and set up from the eaves and down from the ridge line with regularly spaced window openings in alignment with those first-floor level. Existing chimneys will also be retained. The dormer extension will mirror the dormer extensions in place on the other three properties in the terrace.

4. PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act advises that planning applications should be determined in accordance with Development Plan policy unless material considerations state otherwise.
- 4.2 The Development Plan for the London Borough of Camden comprises the London Plan (2021) and Camden Local Plan (2017).
- 4.3 Although the National Planning Policy Framework (2023) (NPPF) does not alter the statutory status of the Development Plan, it represents a material consideration in the determination of this application.

Development Plan Policies

London Plan

- 4.4 The London Plan is the plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The relevant policies are:
- Policy D3 – Optimising site capacity through the design-led approach
 - Policy D5 – Inclusive Design; and
 - Policy HC1 - Heritage, Conservation and Growth.

Camden Local Plan

- 4.1 The Camden Local Plan was adopted on the 3rd July 2017 and the relevant policies are:
- Policy D1 – Design;
 - Policy D2 – Heritage;
 - Policy CC1 – Climate Change Mitigation; and
 - Policy CC2 – Adapting to Climate Change.

Material Considerations

National Planning Policy Framework (NPPF)

- 4.2 The NPPF sets out the Government's planning policies for England and how these should be applied. Chapter 2 of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.3 Paragraph 126 states good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable in communities.
- 4.4 Paragraph 130 states planning policies and decisions should ensure developments are:
- (b) visually attractive as a result of good architecture, layout, and appropriate effective landscaping;

- (c) sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation and change;
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.

4.5 Paragraph 199 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Other

4.6 Other relevant guidance that is relevant to this application include:

- Redington Frognal Conservation Area Appraisal (December 2022); and
- Home Improvements – Camden Planning guidance (January 2021).

5. PLANNING ASSESSMENT

5.1 This section assess the development proposals against the relevant development plan policy and other material considerations.

Design and Conservation

5.2 London Plan Policy D3 relates to 'Optimising Site Capacity Through the Design-Led Approach' and states proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance, and shape, with due regard to existing and emerging street hierarchy, building types, forms, and proportions.

5.3 London Plan Policy D5 relates to 'Inclusive Design' and states development proposals should achieve the highest standards of accessible and inclusive design.

5.4 Camden Local Plan Policy D1 relates to 'Design' and states that the Council will require that new development:

- (a) respects local context and character;
- (b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- (c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- (d) is of sustainable and durable construction and adaptable to different activities and land uses;
- (e) comprises details and materials that are of high quality and complement the local character;
- (f) integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible, and easily recognisable routes and contributes positively to the street frontage;
- (g) is inclusive and accessible for all;
- (h) promotes health;
- (i) is secure and designed to minimise crime and antisocial behaviour;
- (j) responds to natural features and preserves gardens and other open space;
- (k) incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- (l) incorporates outdoor amenity space;
- (m) preserves strategic and local views;
- (n) for housing, provides a high standard of accommodation; and
- (o) carefully integrates building services equipment.

- 5.5 London Plan Policy HC1 relates to 'Heritage, Conservation and Growth' and states development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.
- 5.6 Camden Local Plan Policy D2 relates to 'Heritage' and states that if a site is within a conservation area, development proposals should preserve, if not enhance the character and appearance of an area.

Side Extension

- 5.7 The first element of the proposal is the construction of a new side extension, replacing the existing side extension at the property to accommodate a larger informal living/ dining space with direct access to the side of the house.
- 5.8 The replacement extension will be just under 3.5m in height, slightly higher than the height of the existing extension (2.88m). As such the proposal will not have a detrimental impact on the character and appearance of the conservation area, even with the slight increase in height. Despite its corner plot, the extension will be largely screened from view from neighbouring streets, given its set back from the boundaries of the property's curtilage.
- 5.9 It is also relevant to note the existence of the side extension at 27b Frognal (the far end of the terrace). Whilst planning permission (9301357) for this was granted in 1994, it still demonstrates the acceptability of extending these properties at their side elevations.
- 5.10 The Home Improvements SPD (the "SPD") provides guidance on home extensions, including when extensions will be acceptable. In line with the guidance, the side extension will be set back from the main front elevation and will be secondary to the building being extended. In this case, the side extension will simply replace the existing side extension, so will respect the existing appearance of the property, and will not affect the character and appearance of the property or conservation area.
- 5.11 The SPD also states that the extension should be built from materials that are sympathetic to the existing building. The proposed material palette has been devised to enhance the appearance of the existing property.
- 5.12 The extension will comprise a flat roof and include a combination of rooflight and planted bio-diverse green roof; again, in line with the SPD guidance. The extension will also have no step into the garden, thereby improving accessibility.
- 5.13 The extension will replace the existing side extension and will have no impact on the group value of the terraced houses. The extension is in line with the policies mentioned above as the proposed design seeks to enhance the qualities of the existing building without making it sit uneasily with the rest of the terrace. Materials have been selected that are of high quality and complement the existing character of the property.

- 5.14 In summary, the extension replaces an existing extension and comprises a sensitive & appropriate design that will complement the existing building whilst not harming the character and appearance of the conservation area.

Rear Extension

- 5.15 The second element of the proposal is the construction of a rear extension which will be built on the existing patio area. This extension will accommodate a family kitchen opening into informal living space with direct access to the rear garden.
- 5.16 The proposed rear extension is 3m in length measured from the original rear wall of the house and is a max height of 3.72m. The eaves height of the side extension are the same level as the rear eaves but is max. 3.5m above ground level due to the slope on the site which falls significantly from the north to the south. As such, the rear extension will remain subordinate to the property being extended and is an appropriate scale in terms of height, width, and depth (in line with the SPD guidance). Importantly, both the rear and side extension will still allow for retention of a reasonably sized garden, again in line with SPD guidance.
- 5.17 It is also relevant to note that further along the terrace block, at number 27b, a rear extension (conservatory) has been constructed. This was granted planning permission on 17th November 2003. This demonstrates that the Council has previously granted planning permission for a rear extension on this terraced block, and therefore a further rear extension would not appear incongruent in this location.
- 5.18 The rear extension would be enclosed within the garden and set back from the boundaries of the Site. At its closest, the extension would be 1.1m away from the rear site boundary, 2.6m from the side boundary and 3.6m from the boundary with 29 Frognal (to the south). As such, the proposal will not affect the amenity of adjacent occupiers regarding daylight/sunlight and outlook/privacy.
- 5.19 Similar to the side extension proposed, the proposed material palette has been devised to enhance the appearance of the existing property. The extension will comprise a flat roof and include a combination of rooflight and planted bio-diverse green roof, in line with the SPD guidance. Similar to the side extension, the rear extension will also have no step into the garden, thereby improving accessibility.
- 5.20 The proposal has been sensitively designed, will be an appropriate scale so that it remains subordinate to the host property, will not result on overlooking/privacy issues for neighbouring properties and will comprise materials that complement the host property. Therefore, the proposed rear extension will not detract from the character and appearance of the property or conservation area.
- 5.21 The rear extension is therefore in accordance with the policies mentioned above, alongside the SPD guidance.

Front Extension

- 5.22 The third element of the proposal is the construction of a ground floor front extension to create additional living space. The extension will house a porch space creating an airlock when entering the home and thus reducing heat loss and creating space for a cloak room. In addition, the extension will create a small extension to the living room facilitating a better internal layout.
- 5.23 The extension will be 1.8m deep from the existing front elevation. At its highest point, adjacent to the boundary of 29 Frognal, the extension will be marginally higher than 3m to achieve good internal ceiling levels.
- 5.24 Front extensions along this terrace are not uncommon with both 27b & 29 Frognal being extended to the front (application refs: 8905019 & 9005411 respectively). The proposed front extension is of a similar footprint to those seen on neighbouring properties, most notably at No.29.
- 5.25 As such, the proposed front extension will not appear incongruent; two of the four properties in the same terrace have already been extended to the front. In fact, the new extension would enhance the character and appearance of the terraced group by replicating what has been done on neighbouring properties. The extension will therefore not affect the character of the property and will maintain the pattern of buildings and building line of the terraced block, in line with the SPD guidance.
- 5.26 In terms of materiality, similar to the side & rear extensions, the proposed material palette has been devised to enhance the appearance of the existing property. Existing brickwork to the elevation will be retained and any new brickwork will match the existing.
- 5.27 The proposal has been sensitively designed and will replicate the existing pattern of development alongside the front elevations of the existing properties in the terraced block. Therefore, the proposed front extension will enhance the appearance of the terraced block as it would maintain consistency along the front elevations of the properties.

Dormer Extension

- 5.28 The fourth element of the proposal is the construction of a rear dormer loft extension. A full-width rear dormer is proposed to accommodate two new bedrooms and family bathroom.
- 5.29 Of note is that all other properties along this terrace have full width dormers on their rear roof slopes. The only property that does not have a rear dormer at present is the subject property. The proposed rear dormer would therefore complete the set along this terraced block and enhance the character and appearance of the block by replicating the existing form of development. At present, the subject property is at odds with the other properties given it does not have a rear dormer.

- 5.30 Page 48 of the SPD guidance states one should consider whether there are any other existing extensions in proximity and whether the dormer would have been permitted development if the property had not been within a conservation area. On the first point, as set out above there are other similar extensions immediately adjacent to the property; as shown on the 1st image on page 48, given the existing character along the terraced block is rear dormers, it is likely a similar extension would be acceptable. On the second point, due to the Site's location in a conservation area, the dormer is not permitted development, however, it does site comfortably within and conforms with all the massing requirements of a permitted development loft extension.
- 5.31 The proposed dormer is set back from the edges of the roof, set up from the eaves and down from the ridge line. Window openings will be regularly spaced and designed to line up with those at first level and existing chimneys will also be retained. This in line with the SPG guidance which states, *"a dormer window should ensure the position of the dormer would maintain even distances to the roof margins [...] the type, design and alignment of windows would relate to the ones below"*.
- 5.32 In summary, the proposed rear dormer will match those dormers which sit on the rear roof slopes of the other three properties within the terraced block. The rear dormer will therefore complement the existing character and built form within the immediate surrounding area and enhance the appearance of both the property and its impact on the conservation area.

Sunlight/Daylight

- 5.33 In accordance with Camden Local Plan, Policy A1: Managing the impact of development, the design of this proposal has considered the impact of the development of visual privacy and outlook, and sunlight daylight and overshadowing.
- 5.34 In line with the above policy, a main driver of the proposal's design has been how to extend without adversely affecting the amenity of no. 29 Frognal.
- 5.35 For example, a ground floor rear extension adjacent to the boundary on No.29 Frognal would have a negative impact on the daylight and sunlight amenity of the rear room closest of the property and its garden, even if significantly more modest than a permitted development scheme. The proposed rear extension extends 3m to the rear of the existing house on the side away from no. 29 and over 3.5m away from the boundary; sufficiently distant to reduce any impact on the lighting amenity of the house/garden at no. 29.
- 5.36 Due to the relative position of other neighbouring properties, the proposed extensions will not have an adverse effect on the daylight and sunlight amenity of other neighbours.
- 5.37 Despite being a corner site, the side & rear extensions will be largely screened from view from neighbouring streets by a combination of the set back of the house from the street boundaries; the relatively tall boundary wall onto Arkwright Road and tall wall/ fence boundary facing Frognal and proposed planting on Site.

5.38 In addition, the north facing patio doors of the ground floor extension look onto the patio garden and will be 21m away from windows to the properties on the north side of Arkwright Road.

5.39 Please see the Design & Access Statement, prepared by Fleck, for further information.

Sustainability/Biodiversity

5.40 Policy CC1 requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation and policy CC2 requires developments to adopt appropriate climate change adaptation measures.

5.41 The proposed development seeks to make the fullest possible contribution to minimising carbon dioxide emissions. The design involves retaining and adapting the existing house rather than demolishing and rebuilding which would be more carbon intensive.

5.42 A range of sustainability measures will be incorporated into the proposal and are details within the accompanying Design and Access Statement, including:

- High performance building envelopes;
- High performance glazing;
- Incorporating cavity wall insulation on existing external walls;
- Use of low energy light fittings;
- Green Roofs; and
- Water Usage Fittings.

5.43 The proposal will retain the existing planting and supplement this to create a greater range of habitats for fauna and insects. The installation of green roofs will create a new habitat type as will the green wall of the rear extension. Both side and rear extensions will be built on the existing patio areas therefore not diminishing existing green space, while adding green footprint through the green roofs proposed.

5.44 The proposal therefore complies with policies A1 and CC.

Parking/Refuse

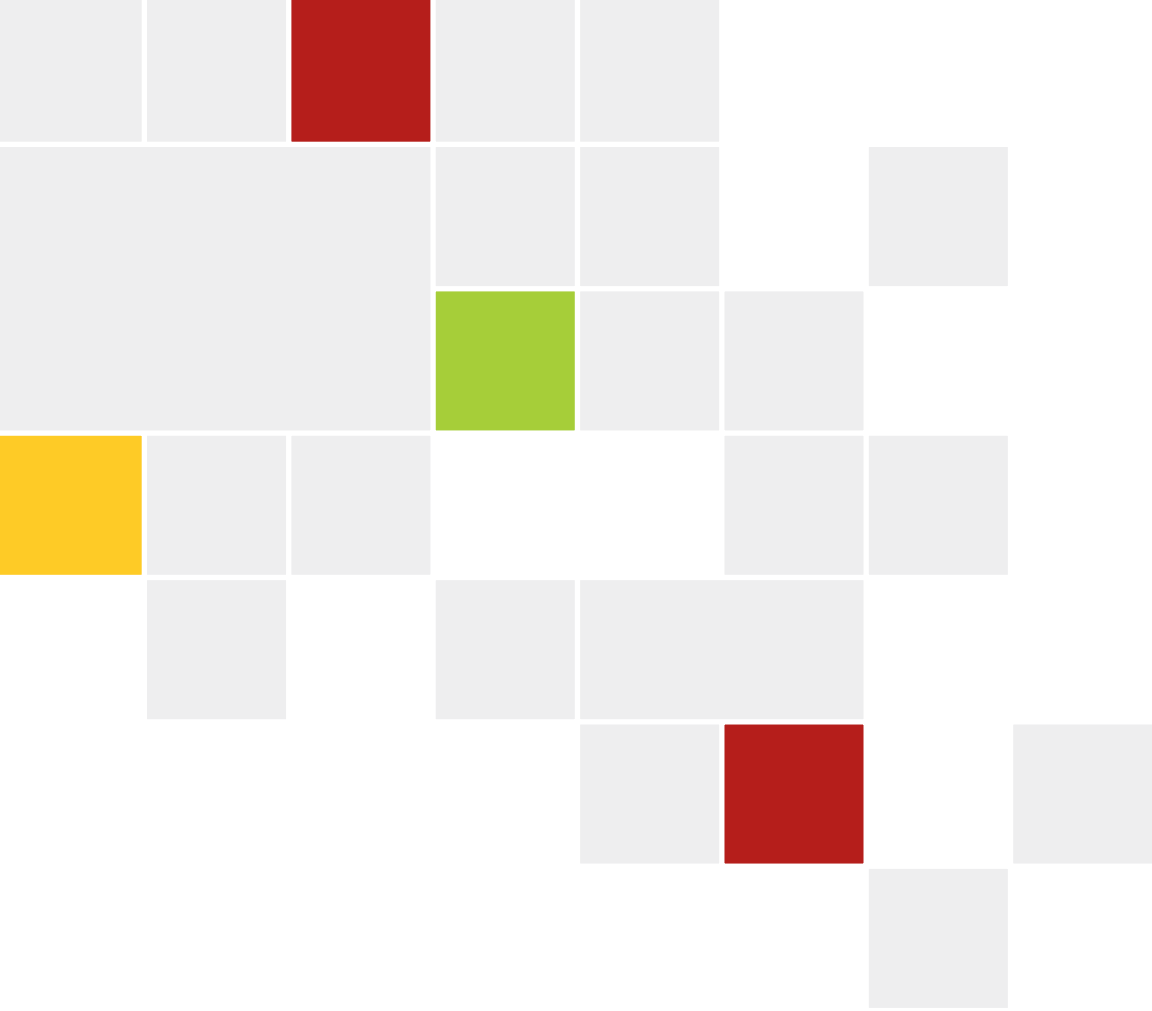
5.45 The front garden currently provides space for two cars and is considered to have a negative impact on the appearance of the property. The proposal includes the removal of one of the parking spaces to limit parking to one vehicle. This is considered acceptable, given the Site's PTAL score of 6a alongside the Council's Policy (T2) which seeks to limit on-site parking on developments.

5.46 At present there is no dedicated storage space for bins within the front garden. The proposals also include a new bin store within the front garden, which will also include two dedicated cycle store spaces.

5.47 Additional areas of planting are proposed to the front of the Site, both to screen the proposed bin/cycle store and to improve the overall appearance of the front garden.

6. CONCLUSION

- 6.1 The proposal seeks to enlarge and improve the accommodation of this family home through the development of appropriate and sensitive extensions to the property which do not affect the character and appearance of the conservation area.
- 6.2 The new side extension will replace the existing side extension and comprise a sensitive & appropriate design, as well as the rear extension proposed. Both extensions are an appropriate scale so that they remain subordinate to the host property, will not result in overlooking/privacy issues for neighbouring properties. Both extensions comprise materials that complement the host property and therefore both will not detract from the character and appearance of the property or conservation area.
- 6.3 Regarding the front extension, this will replicate the existing pattern of development alongside the front elevations of the existing properties in the terraced block. Therefore, the extension will enhance the appearance of the terraced block as it would maintain consistency along the front elevations of the properties.
- 6.4 Regarding the proposed rear dormer, this will match the dormers which sit on the rear roof slopes of the other three properties within the terraced block. The rear dormer will therefore complement the existing character and built form within the immediate surrounding area and enhance the appearance of both the property and its impact on the conservation area.
- 6.5 The proposals have been designed sensitively to reduce any impact on sunlight/daylight or overlooking/privacy and embody a highly sustainable design.
- 6.6 All the extensions proposed, both individually and collectively, will not detract from the character and appearance of the conservation area. The extensions will improve the appearance of the property, by replicating existing extensions within the immediate area, to complement the existing character and built form.
- 6.7 On the above basis, we respectfully request that the Council approves this application without delay.



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