



Planning and Heritage Statement

Proposed roof extension and minor external works

No 2, Daleham Gardens, London,

NW3 5DA

Version 2 – March 2024

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1. INTRODUCTION

- 1.1 My name is John Snow and I am a Director with Tetrick Planning, Chartered Town Planning Consultants. I have a BSc Hons and PgDip in Town Planning and am a Member of the Royal Town Planning Institute.
- 1.2 This Planning and Heritage Statement ('P&HS') has been prepared in support of a planning application seeking: *"Proposed roof extension and minor external works"* ('the Proposal') at No 2 Daleham Gardens, NW3 5DA ('the Site').
- 1.3 This P&HS outlines the Site, the Proposal, the Planning History, relevant planning policies within the Statutory Development Plan, and finally all relevant Material Planning Considerations are assessed against the planning policy context.
- 1.4 This submission has been prepared on behalf of the Applicant. It should be read in conjunction with accompanying Drawings produced by DASH.

The Site

- 1.5 The Site is located on the west side of Daleham Gardens on the corner with Belsize Lane. Daleham Gardens is located in Camden NW3 and comprises circa 70 properties built in the late Victorian era located within the Fitzjohns/Netherhall Conservation Area.
- 1.6 The Site is located in flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea. The site is not located within an Archaeological Priority Area (2017). There are mature trees within the garden and a TPO - 24H is in place.

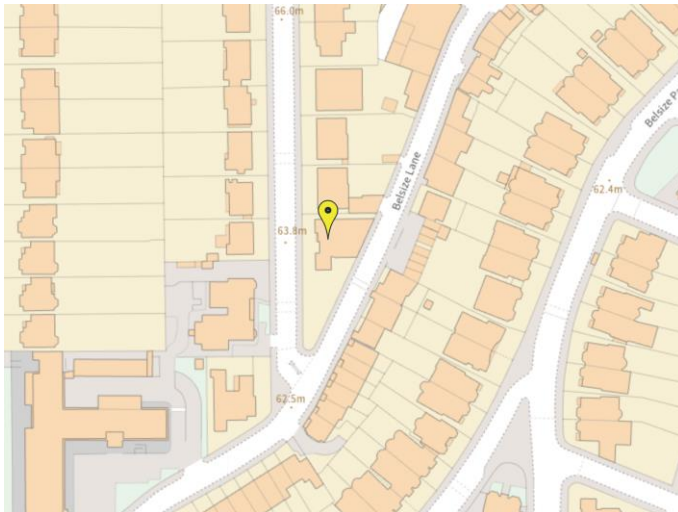


Fig 1 – Site Location Plan

The Surroundings - Fitzjohns/Netherhall Conservation Area

- 1.7 Most of the Conservation Area was designated in 1984. In 1988 Daleham Gardens was added. Originally built with no vehicular access from the front, from Nutley Terrace to Belsize Lane the properties are predominately detached but set close together, making a unified group influenced by the Bedford Park estate.
- 1.8 Daleham Gardens is one of the four parallel north-south planned Garden Avenues, with substantial sections of well-vegetated rear gardens. Most properties are set-back behind small front courts or gardens. Front boundary walls are generally consistent and a combination of red and Staffordshire blue bricks with matching blue copings interspersed with Portand stone blocks.
- 1.9 The properties have eaves which provide a strong horizontal emphasis and the tall chimneys are dominant in the long views, as are the front walls and piers. The hills and their gradients play an important part in determining the area's character. Long views along the avenues combine with substantially scaled properties and generous grounds to create an imposing district.
- 1.10 Large trees have a strong presence in the streetscape, not just as formal street planting but also but in front gardens, in gaps between properties and in rear gardens. The private landscape often contain significant trees contributing to the character of the area.

- 1.11 Hedges and mature front garden trees are also an essential part of the character. Properties are predominantly detached, mainly three stories and demonstrate a mix of Queen Anne and Arts and Crafts influences. Common features are use of bay windows, pitched roofed dormers and large gables, some with hanging tiles or pargeting.

Existing Roof Diversity in Daleham Gardens

- 1.12 The surrounding properties' roofs display and present a rich tapestry of architectural styles, each with its unique features. Some roofs display complex patterns with multiple gables and varied pitches, with dormers of different sizes present. Others show simpler, hipped roofs with a more uniform pitch, leaning towards a more modern aesthetic.
- 1.13 Several roofs have prominent ridges and intersecting slopes, indicative of careful design to maximise both aesthetic appeal and functionality. There are also several flat roofs present. The variation in roofing materials and the degree of complexity in the roof structures suggest a diverse architectural character with different periods of development. The array of colours and textures also adds to the visual interest of the roofs, with some displaying tiles in shades of red and brown, while others have a slate grey appearance, reflecting the traditional and bespoke nature of each dwelling.
- 1.14 Figure 2 illustrates the location and diversity of roofs in the immediate area.



Fig 2 – Analysis of existing roof diversity in Daleham Gardens

The Host Property

- 1.15 The host property is characteristic of the Queen Anne period and is located within the Fitzjohns/Netherall Conservation Area, however it is not a Listed Building.



Fig 3 – Host Property As Existing

- 1.15 The host property is four storey including the basement with a slightly raised front door. To the south elevation is a large flat fronted window with elliptical arch opening onto a large balcony overlooking the side garden where a single storey garage (flat roof) is also present. A single storey glass extension is present to the rear. Also, to the rear is a single storey utilitarian extension with an independent entrance.

- 1.16 The host property shows elements typical of a Queen Anne style such as the use of asymmetry in the architectural plan, creating picturesque and irregular elevations. This includes varying window sizes and shapes, and the use of bay windows that project from the structure to the south.
- 1.17 The roof of the host property features a mix of architectural elements, indicative of the period's housing style. It is primarily composed of steeply pitched gable roofs, characteristic of the Victorian era for their grandeur and emphasis on verticality. The main body of the house has a prominent gable front, complemented by a smaller, secondary gable that intersects perpendicularly.
- 1.18 These two gables are covered with hung tiles, which add texture and character to the roof. The use of red clay tiles is also a defining feature. Chimneys are evident, which rise above the ridge line, reflecting the original functionality of the house, where each chimney served individual fireplaces within the dwelling.
- 1.19 The roof line is not uniform, creating a picturesque and asymmetrical profile. The intersection of the gables and the orientation of the house create a complex roof landscape, with valleys (where the roof planes intersect at an inward angle) and hips (where the roof planes intersect at an outward angle). This complexity of form not only gives the roof its unique character but also represents a roofing structure that was designed to cope with the variable weather, with overhangs and eaves that offer protection to the walls from rain.

2. THE PROPOSAL

2.1 The Proposal comprises a roof extension and some other minor external works

Proposed Roof Extension

2.2 The proposed roof extension at second floor would create an enhanced bedroom space with an en-suite bathroom. This involves the construction of a new gable end extension at the roof level facing onto Daleham Gardens, to the southern side of that elevation.



Fig 4 – Host Property Proposed Western Elevation

2.3 This extension, as seen from the elevations provided, complements the existing structure, continuing the use of similar materials, such as period brick and bond, fenestration and decorative elements (hung tile) to maintain architectural consistency.

2.4 The windows on the new extension mirror the style of those on the existing structure, with a tri-pane sash and featured brick lintel, thus respecting the building's historical character.

2.5 The roof of the extension matches the slope of the existing roofline, ensuring the addition harmonises with the building's original design. The tiles will match the existing. The existing chimney will be retained.

- 2.6 On the side (south) elevation no new window will be incorporated so that the existing arched window's prominence is retained.

Other Minor Works

- 2.7 The other minor works to the building include a Soil Vent Pipe on the southern elevation and a new Timber Framed Glazed Door on the northern elevation. These minor works are shown illustrated in Figures 5 and 6 respectively.

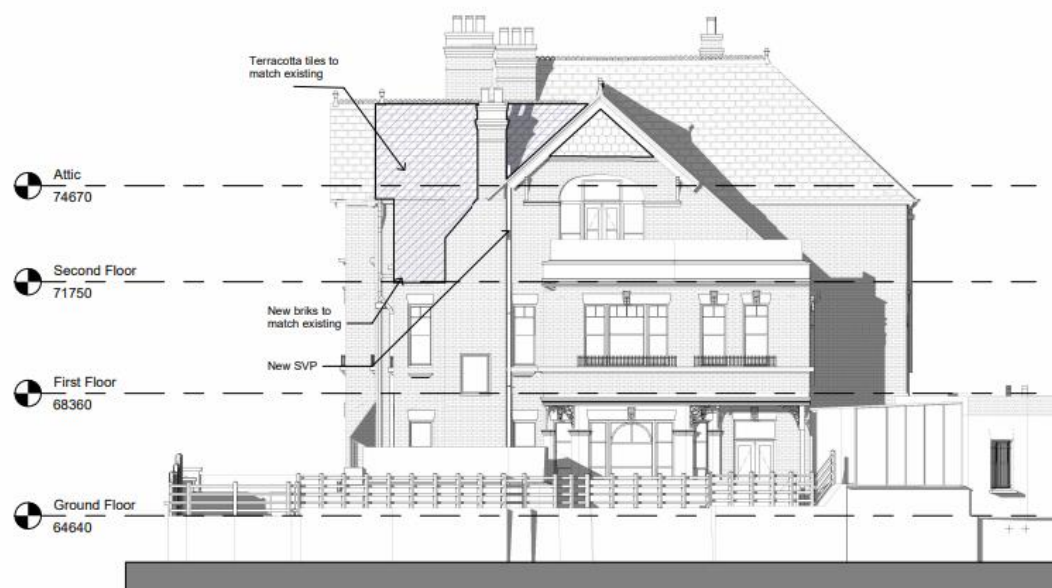


Figure 5 – Host Property Proposed Southern Elevation



Figure 6 – Host Property Proposed Northern Elevation

3. PLANNING HISTORY

3.1 The table below sets out the planning history relevant to the Site and the Host Property, it demonstrates a history of modern additions to the property as well works to trees.

2006/5018/P	Enlargement of the existing basement, including provision of basement rooflights to the front elevation to provide additional habitable accommodation, plus erection of a glazed extension to the Belsize Lane elevation and a glass balustrade to the existing terrace at second floor level on the southern elevation as an amendment to planning permission dated 27/03/2006 (2006/0590/P)	19-01-2007 Granted
2011/3708/T (Notification of Intended Works to Tree(s) in a Conservation Area)	1 x Parrotia - Head in and tidy. 1 x Willow - Remove middle stem. Draw in side laterals. 3 x Hazel - Reduce to 3m. 1 x Catalpa - Head in and shape. 1 x Prunus Pissardi - Thin crown by 15%. Remove epicormic growth.	No Objection to Works to Tree(s) in CA 01-08-2011
2012/0094/P	Retention of a timber trellis on existing boundary wall along Belsize Lane.	Withdrawn
2017/3262/T (Notification of Intended Works to Tree(s) in a Conservation Area)	1 x 20 ft Parrotia persica, Persian Ironwood tree, next to entrance - prune to shape. minor pruning ,10% 1 x 40 ft Salix / Willow tree, centre of lawn, double stem from base with potential splitting, spindly growth no lower branches. Felled and removed to allow hazel and prunus bushes and small trees at edge of lawn more light. 1 x 20 ft Unidentified small ornamental tree, not growing upright due to light. 30% reduction to straighten growth.	No Objection to Works to Tree(s) in CA 12-07-2017
2017/3342/T	(TPO - 24H - T25) 1 x 40 ft Prunus / Plum tree - back to previous / 30 % reduction, remove deadwood and epicormic shoots.	Approve Works (TPO) 11-07-2017

4. PLANNING POLICY FRAMEWORK

4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

4.2 The Development Plan comprises the following:

- The National Planning Policy Framework 2023
- Camden Local Plan 2017
- Camden Planning Guidance Home Improvements January 2021
- Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan December 2022
- Camden Planning Guidance Design January 2021

The National Planning Policy Framework 2023

4.3 The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

4.4 Paragraph 135 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.5 Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- 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;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.6 Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.7 Paragraph 203 states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.8 Paragraph 205 states that 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).

4.9 Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

- 4.10 Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.11 Paragraph 213 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.

Camden Local Plan 2017

- 4.12 Policy D1 Design states that the Council will seek to secure high quality design in development. The Council will require that 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;
 - m) for housing, provides a high standard of accommodation; and

n) carefully integrates building services equipment.

4.13 Policy D2 Heritage states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including Conservation Areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

4.14 This policy states that Conservation Areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's Conservation Areas, the Council will take account of Conservation Area statements, appraisals and management strategies when assessing applications within Conservation Areas. The Council will:

- e) require that development within Conservation Areas preserves or, where possible, enhances the character or appearance of the area;
- f) resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area;
- g) resist development outside of a Conservation Area that causes harm to the character or appearance of that Conservation Area; and
- h) preserve trees and garden spaces which contribute to the character and appearance of a Conservation Area or which provide a setting for Camden's architectural heritage.

Camden Planning Guidance Home Improvements January 2021

4.15 The section on roof extensions states that a preliminary site assessment is recommended, to consider the following:

- The existing roof form and any previous extensions to it;
- The roof visibility and prominence in relation to gardens, streetscene and wider area, considering land topography;
- The pattern of development of neighbouring buildings to include historic extensions and new types of development;

4.16 A successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended.

4.17 For buildings in Conservation Areas, the Conservation Area Appraisals identify if certain terraces or groups of buildings are significant due to their unbroken roofline, which means they hold heritage value. If subsequent development since the Conservation Area Appraisal has been issued, has altered the unbroken roofline, weight shall be given to the existing extensions, in the assessment of a new roof extension.

Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan December 2022

4.18 On roof extensions the Appraisal states that:

- Modifications should draw on materials and general characteristics of existing buildings, including roof forms. Dormers and roof lights should be on rear roof slopes and not front roof frontages with limited/no visibility from the public realm.
- Alterations and extensions to buildings should minimise impacts on historic fabric and avoid destruction of features of interest, including roof forms. This includes retention of original windows, chimneys and decorative features. As far as possible, alterations should be reversible (this means contouring around existing fabric, rather than cutting into it).
- Natural materials, such as brick and stone, should not be painted, rendered or clad unless this was the original treatment, as it can have an undesirable effect on the relationship of the building within the setting of the Conservation Area. Repointing should match the original mix and mortar profile and may be difficult to reverse if done unsympathetically.

Camden Planning Guidance Design January 2021

4.19 The section on roofs - general principles states that rooflights, additional storeys, mansards, and other roof alterations are likely to be acceptable where:

- Good quality materials and details are used and the visual prominence, scale and bulk would be appropriate having regard to the local context;
- There is an established form of roof addition or alteration to a group of similar buildings and where continuing the pattern of development would be a positive design solution, e.g. helping to reunite a group of buildings or townscape;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

4.20 A roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene:

- Buildings which have a roofline that is exposed to important London wide and local views from public spaces;
- Buildings whose roof construction or form are unsuitable for roof additions;
- Buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level;
- The impact on adjoining properties both in terms of bulk and design and amenity of neighbours would be detrimental, e.g. due to a loss of light from the additional height;
- Buildings that are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;
- Where the scale and proportions of the building would be overwhelmed by an additional extension/storeys.

5. MATERIAL PLANNING CONSIDERATIONS

- 5.1 The main material considerations are considered in more detail below.
- 5.2 The sections below illustrate the proposal's compliance with the relevant policies on the Local Plan, the Conservation Area's Appraisal, the Home Improvements Guide and the Design Guide. These sections consider compliance with respect to the roof extension in particular, the minor alterations are not considered in further detail.

Impact on Existing Scale and Roof Form

- 5.3 The Proposals have been designed to respect the architectural heritage of the Fitzjohns/Netherall Conservation Area. Although the host property is not listed, it carries the aesthetic characteristic of the period and makes a contribution to the surrounding character.
- 5.4 The design of the extension respects and enhances this by incorporating elements that are sympathetic to the original style. This includes the use of similar window size and the incorporation of a new gable end that is in keeping with the host properties' scale, picturesque qualities and adds to the depth and variety of the original structure.
- 5.5 The extension's scale has been carefully considered to ensure it does not overwhelm the existing structure. By setting the extension back from the main building line, the design respects the existing proportions of the building. This setback is crucial in ensuring the extension is subordinate to the original structure and does not compete for attention.
- 5.6 The extension respects the existing roofline, matching the slope and design of the original roof. This attention to detail ensures that the extension does not detract from the properties' overall characteristics and aesthetics, which contributes to the overall streetscape.

Roof Visibility and Prominence

- 5.7 The host property doesn't have a roofline that is exposed to important London wide and local views from public spaces in accordance with the Conservation Area Appraisal's guidance.
- 5.8 The view from the north will be unchanged and whilst there will be a minor change in the view from the south, the proposed dormer will be framed by existing vegetation and its setback ensures it is not visually dominating in this view.

The Existing Pattern of Development

- 5.9 The proposed roof extension is situated within an area that exhibits a rich diversity of architectural styles, particularly reflected in the diversity of roof forms. This patchwork of designs offers a unique opportunity for the proposed extension to contribute to the existing architectural vernacular while enhancing the character of the local streetscape.
- 5.10 In the development of the proposal, careful consideration has been given to ensure the new roof form harmonises with this eclectic mix. Rather than imposing a discordant feature, the extension is crafted to respect and enhance the existing design language of the area. Careful thought has been put in the details—the slope of the roof, the choice of materials, and the attention to historical accuracy in terms of the period's aesthetic.
- 5.11 The proposal aims at becoming part of the area's architectural narrative. The choice of hung tiles, the preservation of existing chimneys, and the replication of period-appropriate brickwork and fenestration styles all serve to anchor the new structure within its historical context.
- 5.12 Furthermore, the proposal has been shaped by a philosophy of minimal intervention. The absence of windows on the side elevation of the new extension is a thoughtful decision to maintain the dominance of the existing arched window, ensuring the new work does not compete with but complements the pre-existing period features.

5.13 The proposed extension adds to the architectural diversity by reinforcing the design elements that are representative of the area's historical development. The steep pitches and the use of red clay tiles not only adhere to the surrounding style but also respect the variation seen in nearby structures. By aligning with these themes, the new roof structure does not introduce a discordant feature but rather enriches the architectural tapestry of the neighbourhood resulting in an enhancement of the Conservation Area in accordance with Policy D2 Heritage of the Local Plan.

Materials and General Characteristics

5.14 The proposed extension's commitment to using matching materials is critical to ensure the proposal's compliance with the Design Guide and Policy D2. The use of period-appropriate brick bond, and the choice of hung tiles for the roof, will ensure that the extension is in keeping with the historical fabric of the host property.

5.15 The materials will be chosen for their provenance and compatibility with the local architectural style, guaranteeing that the new structure will age and weather in a manner consistent with the rest of the building. This approach to material selection is indicative of a design ethos that prioritises continuity over contrast, ensuring that the new addition will become part of the building's cohesive whole.

5.16 The fenestration of the new extension will reflect the existing window styles, maintaining the architectural rhythm and proportion established by the original design. The intention to use tri-pane sash windows with featured brick lintels demonstrates an understanding of the building's historical context and an appreciation for the craftsmanship of the era. The windows' design, operation, and framing are all carefully considered to ensure that they are not simply imitative but are authentic to the time period.

Impacts on Historic Fabric and Features of Interest

5.17 The decision to retain the existing chimney is a clear commitment to preserving the architectural integrity of the building. Chimneys are often prominent features in historical properties, not only serving a functional purpose but also contributing to the aesthetic and

character of the roofline. By maintaining the chimney, the proposal demonstrates an understanding of its role as a feature of interest, ensuring that the skyline silhouette remains unchanged.

- 5.18 The retention of the existing window size and position is an approach that respects the original design intentions of the building. Windows are crucial elements that contribute to the rhythm and proportion of a building's façade. Preserving their size and location ensures that the balance and symmetry established by the original architects are maintained. This approach avoids the disruption of sightlines and the pattern of light within the building, which could otherwise alter the character of both the interior spaces and the external appearance.
- 5.19 The careful preservation of the building's prominent features, such as the prominence of the distinctive flat-fronted window with an elliptical arch, ensures that the building's unique identity is respected. These features are often what define a property's contribution to the character of the Conservation Area. By choosing to not obscure these elements, the proposal underlines their importance and ensures that the property continues to tell the story of its historical and architectural context.
- 5.20 The proposal's sensitive approach to intervention means that the extension will not only be physically but also visually and contextually integrated into the existing structure. This is achieved by a deep understanding of the property's heritage, a respect for its materiality, and an appreciation for the original architectural language. Such a method reflects a conservation-minded approach that values the historic fabric in accordance with the principles of the NPPF 2023 and the Policies on the Local Plan.

Impacts on Neighbouring Amenity and Privacy

- 5.21 The proposal has been meticulously planned to ensure a harmonious integration with the surrounding context, particularly concerning neighbouring amenity and privacy. It's important to note that at this level, the host building already features existing windows, and the proposal's adherence to the existing fenestration pattern ensures that the extension does not exacerbate or introduce new privacy concerns.

- 5.22 Furthermore, the strategic positioning of the proposed extension, set a considerable distance from neighbouring boundaries, mitigates any potential loss of light to adjacent properties. The distance between the new structure and neighbouring properties is such that it preserves the existing levels of natural light and does not materially affect the enjoyment of outdoor spaces or the light quality within neighbouring interiors.
- 5.23 In crafting this proposal, a key consideration has been to ensure that the extension complements the existing architectural fabric without imposing on the amenity of the area. The careful selection of materials, retention of existing trees and adherence to the existing roofline further ensure that the extension is in keeping with the character of the area while being mindful of its visual impact on the neighbourhood.
- 5.24 This proposal represents a considered balance between enhancing the property and maintaining the quality of life for neighbouring residents. The measures described above, combined with a design that respects the architectural vernacular, ensure that the proposal enhances the property with minimal impact on the surrounding amenity and privacy.

6. CONCLUSION

- 6.1 The Proposals represent an enhancement of existing residential space, creating an enlarged bedroom with an en-suite bathroom, therefore making a more efficient use of a site located in an established residential area in accordance with the policies on the NPPF.
- 6.2 The Proposal is designed to align with the character of the Fitzjohns/Netherall Conservation Area and present a thoughtful integration into the existing architectural narrative while respecting the conservation guidance within the local planning framework. The design's adherence to heritage considerations, material consistency, and the preservation of historic fabric and features of interest, represents a commitment to enhancing the property's aesthetic and structural integrity without compromising its historical significance.
- 6.3 The extension's design, which respects the existing scale, roof form, and materiality of the host building, ensures that the new structure complements the architectural diversity intrinsic to the area. The choice of materials, matching those of the existing structure, alongside the replication of window styles, reinforces the visual and textural continuity. This approach not only preserves the building's character but also contributes positively to the Conservation Area's overall streetscape.
- 6.4 Furthermore, the Proposal has been carefully considered to minimise impacts on neighbouring amenity and privacy. By introducing an in-keeping window set back from the property's main elevation and ensuring a significant setback from adjacent properties, the design mitigates potential overlooking and loss of light, thereby maintaining the quality of life for the surrounding community. This sensitive approach to design and placement demonstrates a deep understanding of the importance of neighbourly relations in residential areas.
- 6.5 In summary, the proposed extension enhances the host property's functionality and aesthetic appeal while preserving and even enhancing the unique character that defines the Fitzjohns/Netherall Conservation Area.
- 6.6 In our view the Proposal is wholly supported by planning policy. There is no reason to justify withholding planning permission.