PLANNING, DESIGN, AND HERITAGE STATEMENT
37 WOODSOME ROAD, DARTMOUTH PARK, LONDON NW5 1SA

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1) INTRODUCTION

a) This planning, design, and heritage statement accompanies a planning application for the following works in a conservation area at 37 Woodsome Road, Dartmouth Park, London NW5 1SA:

- Demolition of an existing rear upper-ground level platform;
- Erection of a single-storey 'side-return' style lower-ground floor extension;
- Replacement of the existing white timber single-glazed sash windows with matching conservation-style timber double-glazed sash windows;
- Installation of photovoltaic (PV) panels to the rear outrigger flat roof, and to the rear slope of the main roof.

b) 13m^2 additional floor area is proposed. There is no proposed change to the number of bedrooms, however two new WCs are proposed at both entrance level and lower ground floor level, for convenience.

c) The application site is not locally or statutorily listed, however it sits within the Dartmouth Park Conservation Area.

d) The purpose of the work is three-fold:

- To make the house more comfortable and practical for family life;
- To improve the thermal performance of the house through changing all glazing to double-glazed timber sash windows;
- To provide some on-site renewable energy generation in the form of PV panels.

Figure 1. The Dartmouth Park Conservation Area with the application site's location marked with a red dot. © London Borough of Camden

2) PLANNING CONSTRAINTS

a) The table below lists typical constraints and whether they affect this application.

Planning Constraint or Requirement	Applicable? ✔ or ✘	Notes
Listed Building or curtilage listed	✘	
Locally listed building	✘	
Conservation area	✔	Dartmouth Park CA
Green Belt	✘	
Area of Outstanding Natural Beauty (AONB)	✘	

Planning Constraint or Requirement	Applicable? ✔ or ✘	Notes
Tree preservation orders (TPO) or group TPO	✔	No trees affected by works
Potential for protected species	✘	
Flood Zone requiring FRA	✘	Flood Zone 1
Specific allocation of site in Local Plan	✘	
Article 4 Direction	✘	
Site of Special Scientific Interest	✘	
CIL liable / form required	✔	Completed with application forms
Mayoral CIL liable / form required	✔	See CIL form above

3) THE EXISTING SITE

a) The application site comprises a late C19 end-of-terrace townhouse and its curtilage. The property is a single dwelling, and the applicant and their family are the owner-occupiers.

b) The house's external walls are London stock brick in Flemish bond, with some stucco detailing such as a simple pediment over the entrance door, flanked by two floral capitals. The front elevation closest to Woodsome Road is also noticeable for its original stucco bay window, stucco corbels, and vermiculated stucco keystones at first floor.

c) The side passage and rear elevations have simpler detailing and show brick repairs and the signs of former window openings, with some sections of wall being painted white, and a cement-rendered late-C20 outrigger extension creating an additional storey. In general, the building is in moderate condition with some interesting original features, and some less sympathetic modern elements.

d) A small outhouse is also visible on the rear, with one of its walls straddling the boundary line with no. 35 Woodsome Road. The upper ground floor (entrance level) opens onto the rear garden via a raised metal platform. Similar platforms are evident at other properties along the road, notably no. 39 (immediately to the east of the application site).

e) The windows are white timber single glazing, most of which have reached the end of their serviceable life. The external doors are also timber, painted in various colours.

Figure 2: The front elevation © SEB+FIN Architects

Figure 3: The rear elevation © SEB+FIN Architects

Figure 4: The rear elevation adjacent no. 39, showing the entrance level raised platforms and existing boundary walls © SEB+FIN Architects

Figure 5: The existing rear store / shed © SEB+FIN Architects

4) HERITAGE CONTEXT AND JUSTIFICATION

a) The key reference document for considering the site's heritage context is the Dartmouth Park Conservation Area Appraisal (CAA) adopted 22 January 2009. The house is listed in Appendix 2 as one of many making a positive contribution to the character and appearance of the conservation area, however this is the only mention of this property in the appraisal and notably it is not listed as a building of which there is a 'wide view' or 'view from the public realm' (7.87).

b) The CAA notes there is *'a growing demand for on site [sic] renewable energy sources which Camden supports and welcomes. Often fixtures such as solar panels and solar water heating can be successfully installed to roofs without harming the character and appearance of the area.'* There are examples of such panels in the conservation area already, not just confined to butterfly-shaped inverted pitched roofs. A modest array has been installed to the front roof slope of no. 44 Woodsome Road, and a much larger array is evident on the rear roof slope and outrigger roof of nearby 28 Croftdown Road.

c) Regarding rear extensions, the CAA highlights the importance of patterns of rear elevations, and that extensions that diverge *significantly* from this historic pattern would not be acceptable. There is a strong pattern of single-storey 'side return' style extensions similar to that proposed, across the conservation area.

d) The CAA mentions the preservation of architectural detail as key to maintaining the quality of the conservation area. As such, replacement double-glazed windows will be exact replicas of the existing glazing, in colour, material, format, opening, section sizes, and glazing bars. Whilst secondary glazing is technically feasible, it offers a heightened risk of interstitial condensation, and the energy saving effect is significantly smaller than factory-finished fully sealed double-glazed units. Importantly, the LB Camden document 'Energy efficiency planning guidance for Dartmouth Park Conservation Area' (23 August 2012) notes that double glazing within the CA does not require planning permission if the materials are to be of similar appearance to existing. This is reinforced by the most recent relevant document; LB Camden document 'Home Improvements Camden Planning Guidance' (January 2021).

5) PLANNING HISTORY

a) The application site has the following planning history, taken from Camden's online records:

Application Ref.	Description	Registered	Decision
2009/3464/T	REAR GARDEN: 1 x Bay Tree - Fell.	04-08-2009	No Objection to Works to Tree(s) in CA
PE9800513	Erection of two storey rear extension at lower ground floor levels. As shown on drawing Nos 185/SUR01-SUR02, WD02A-03A, WD04-05 and SK01A.	16-07-1998	Refuse Planning Permission
PE9700271	The erection of side and rear extension, at basement and garden floor level. As shown on drawing Nos 185/SK/01, SUR/01, 02, 185/WD/01, 02, 03, 04 and 05.	28-04-1997	Refuse Planning Permission
9300254	Amendment to planning permission (ref:8903188) involving additional window	01-03-1993	Grant Full or Outline Perm. with Condit.

8903188	to be inserted into the second floor of the rear extension as shown on drawing numbers 11-2 11-2.A 11-3 and 11-4. Erection of an additional second storey to an existing ground and first floor rear extension as shown on drawing nos 11-1 and 11-2.	30-03-1989	Grant Full or Outline Perm. with Condit.

b) Of note is the granting of permission to add a storey to the outrigger (reference 8903188), granted in 1989. This consent was implemented.

c) In addition, the history shows an application for a two-storey upper-ground floor rear extension (reference PE9700271) refused in 1997 on the basis that the proposals would *'harm the character and appearance of the conservation area'*, specifically because of its size, use of glazing, and for being unsympathetic and visually disruptive.

d) A very similar scheme to the 1997 submission was submitted in 1998 (reference PE9800513), and again refused, for character and appearance reasons due to '*its form, proportions, and situation'*.

Figure 6: The 1998 refused scheme for a two-storey rear extension © Van Rooyen Design

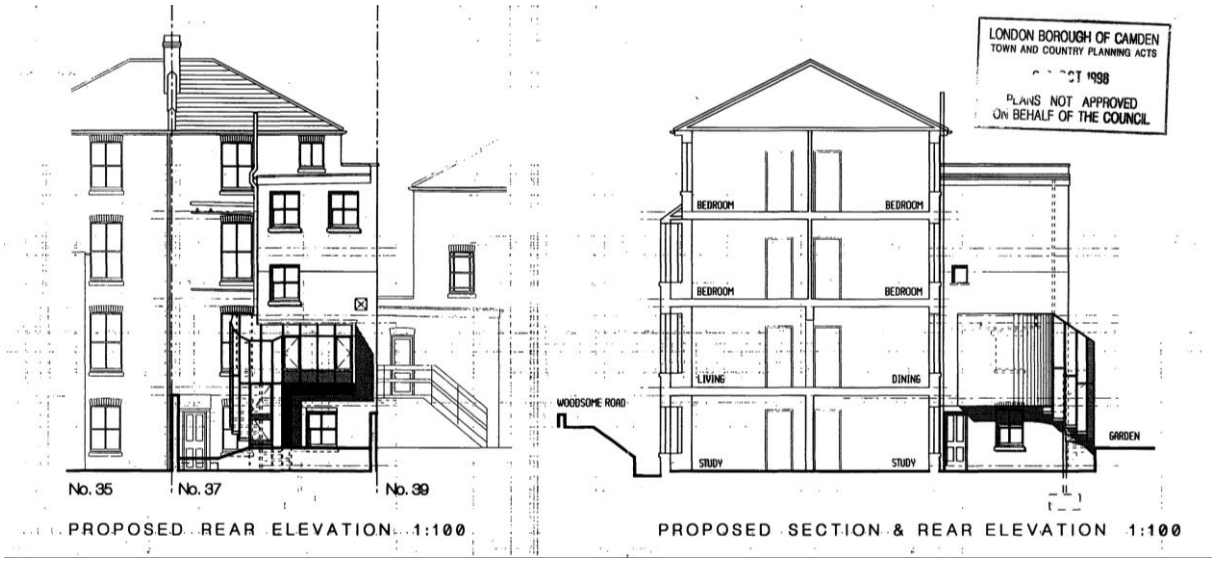
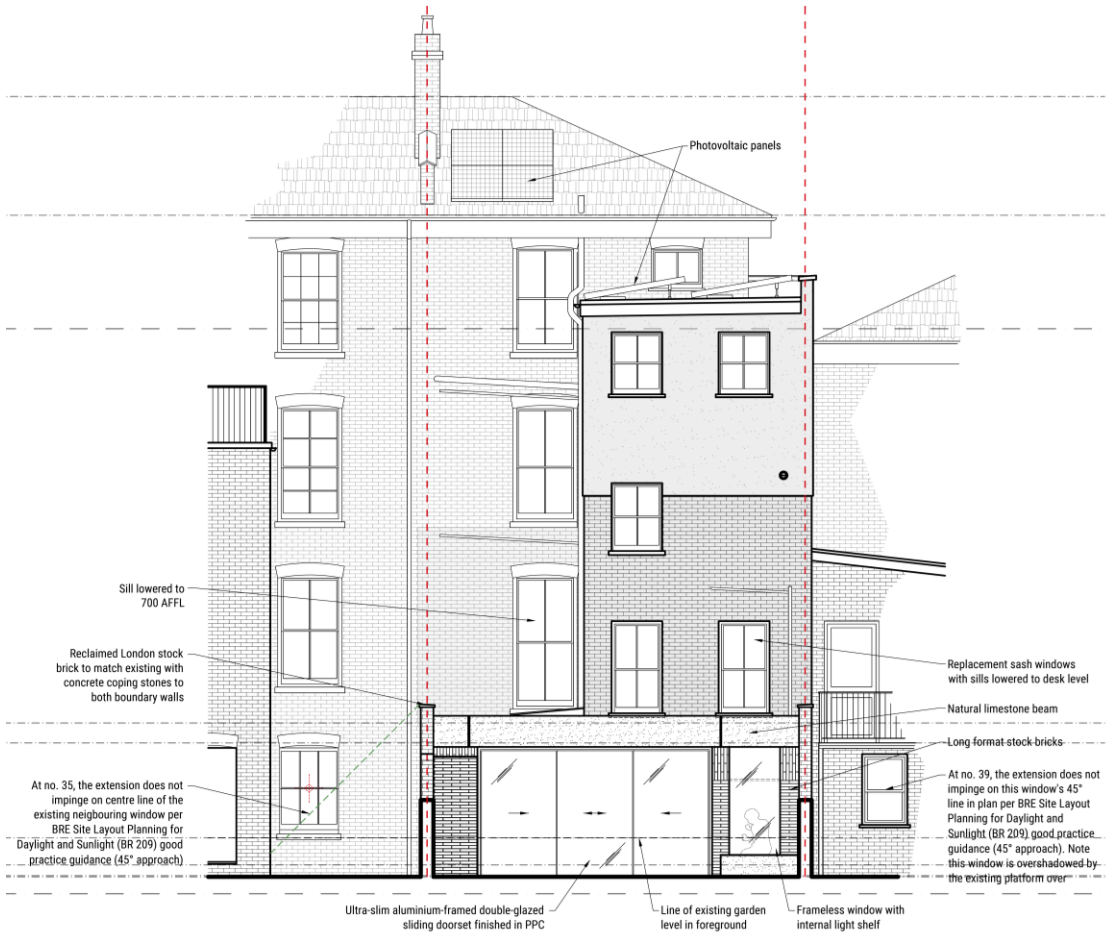


Figure 7: Rear and side elevations of the 1998 refused scheme for a rear extension © Van Rooyen Design

e) By comparison, the submitted scheme is for a modestly-proportioned single storey extension at lower ground floor only. Daylighting, scale, and materials, as well as context have all been considered in the preparation of the design.



f) Given the extension's design, materials, location at the rear of property and similar precedents along Woodsome Road, the extension would be in keeping with the character and appearance of the host property and Dartmouth Park Conservation Area. The use of reclaimed matching stock bricks to the boundaries would respect the existing building and visually 'contain' the contemporary extension. The use of ultra-slim glazing and a limestone beam will create a high-quality finish, while being suitably subtle for their context.

g) The proposals would reduce overlooking of neighbouring amenity spaces due to the removal of the raised platform serving the existing kitchen.

h) The submission drawings demonstrate how daylight amenity to neighbouring dwellings has been thoroughly considered. Rear-facing habitable room windows would not be unacceptably unaffected by the proposal, this is demonstrated on the submission drawings by the application of the principles detailed in the BRE publication 'Site Layout Planning for Daylight and Sunlight (BR 209)'.

6) DESIGN & ACCESS

a) Access is not proposed to be altered.

b) The rationale for the proposed design is simple: provide additional space for family living, while improving environmental performance and comfort.

c) A simple lower-ground floor rear extension would extend 1m beyond the existing outrigger (approximately 5.1m off the rear wall of the main house). The resulting extension would be 0.4m shorter than the current platforms at nos. 37 and 39 Woodsome Road, albeit across the entire rear elevation. The boundary walls would extend a maximum of 3m off ground level, which corresponds to approximately 2.2m above the prevailing garden levels of the house and adjoining properties.

d) A small brick flat-roofed lean-to measuring 0.9 x 1.3 x 2.1m high, attached to the extension, would provide garden storage, avoiding the need for a more visible timber shed in the elevated garden.

e) The rear lounge window and new/replacement study windows at upper-ground floor level would have their sills lowered by circa 0.25m to improve daylighting. This would be in keeping with the classical hierarchy of window openings shortening the higher they are up an elevation.

f) The rear elevation of the extension would be finished with ultra-slim double-glazed sliding doors and a frameless window, and walls would be long-format stock bricks with a simple limestone beam capping.

g) The roof would be flat, finished with a sedum mat, which would provide some passive cooling and rainwater attenuation. A slot rooflight abutting the existing outrigger would help bring daylight into the otherwise dark centre of the floor plan.

h) The submission drawings provide additional details of the proposal.

7) PROPOSED MATERIALS

a) The following materials are proposed:

	Sedum green roof with a contemporary flat rooflight, with tinted solar coating (not shown)
	Reclaimed London stock brickwork to match existing, with concrete coping stones to boundary walls

	Crest Linea Terracotta Giallo Yellow long-format yellow bricks for the central section of the extension's rear elevation – for bond please refer to the submission drawings
	Cortizo Ultra-slim 3-pane sliding doors with 20mm sightlines achieving a centre pane U-value of 0.9W/m^{2}K
	New white timber double-glazed sashes to front and rear elevation (glazing bars per the submission drawings) Manufacturer: Timbawood Product: Conservation Range (4+8+4 glazing with mixed Argon/Krypton gas fill) achieving a centre pane U-value of 1.1W/m^{2}K

8) CONCLUSION

a) The proposals would be suitably proportioned and be designed appropriately for the scale, character, and appearance of the existing dwelling.

b) The proposals will not unacceptably diminish the amenity of neighbouring dwellings.

c) The thermal performance improvements arising from the new replacement glazing will be significant.

d) The addition of a solar PV array to the outrigger roof and main rear roof slope will reduce the need for non-renewable energy.

e) For the reasons noted above, the Council is asked to grant planning and conservation area consent.