

Design Access Planning and Heritage Statement

1.0 Introduction

This Design Access Planning and Heritage Statement accompanies an application for the refurbishment and extension of 15 Patshull Road, including the lateral extension of the existing two-storey extension towards the west.

We can confirm the following:

- Extension the existing two-storey extension to the existing passageway to the west of the building.

2.0 Planning Application plans and reports

This planning application is accompanied by the following plans and documents:

- A_15PR_1500_A_Location Plan;
- A_15PR_1510_A_Existing Site Plan;
- A_15PR_1511_A_Proposed Site Plan;
- A_15PR_1520_A_Existing Ground Floor and Basement Floor Plans;
- A_15PR_1521_A_Existing First Floor and Second Floor Plans;
- A_15PR_1522_A_Existing Attic and Roof Plan;
- A_15PR_1530_A_Proposed Ground Floor and Basement Floor Plans;
- A_15PR_1531_A_Proposed First Floor and Second Floor Plans; • A_15PR_1532_A_Proposed Attic and Roof Plan;
- A_15PR_1540_A_Existing Elevations;
- A_15PR_1541_A_Proposed Elevations;
- A_15PR_1560_A_Design Access Planning and Heritage Statement;
- A_15PR_1570_A_Photographic Report

3.0 Context

15 Patshull Road is a three-storey semi-detached Victorian house with a two-storey extension at the back, located in the Borough of Camden.

Notable neighbours include:

- No 13 Patshull Road, to the West
- No 17 Patshull Road, to the East
- No 13 Gaisford Street, to the North

4.0 The Application Site

The site is located within the Bartholomew Estate Conservation Area and there are no listed buildings in the proximity. There is no uniform development pattern in this part of the conservation area, as many properties on the north side of Patshull Road and nearby streets feature full-width single-story extensions with two-story rear extensions. This development style is well-established in both Patshull Road and the Bartholomew Estate Conservation Area. The Council has not identified or designated the site as a heritage asset, with Bartholomew Estate Conservation Area being the only relevant designated asset. There are no other special constraints on this area.

This is a site of approx 280 sqm and is accessed from the main street via the main entrance of the building and a side entrance through the passageway adjacent to 13 Patshull Road. The site has excellent public transport accessibility links with a PTAL score of 6a.

There are no potential issues with respect to Right of Light.

5.0 Planning History

None of relevance for the purpose of this application. No pre-application have been carried out for this application.

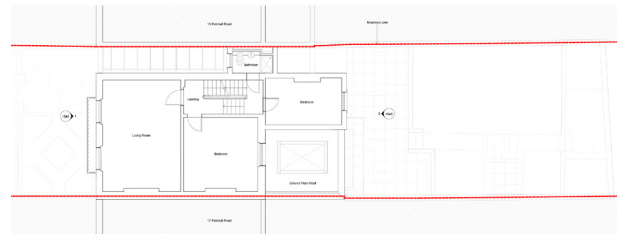
6.0 The Proposal

The application seeks planning consent for the extension of the existing two-storey extension in the existing passageway adjacent to 13 Patshull Road, to create a large flexible room, larger bedroom and new bathrooms.

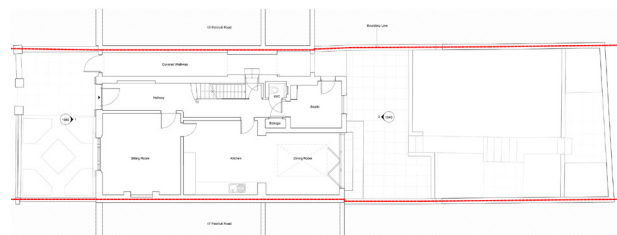
Due to the structural works involved, the existing rear extension will be demolished and rebuilt to match the original in scale, form and materials. Additionally, due to no insulation and poor quality plumbing, the existing first floor bathroom above the existing passageway will be demolished and extended to create a larger bathroom, and a new shower room and a WC on the ground floor below it.

The elements of the new extension, including the brickwork, roof coping, and windows, will be designed to match those of the original building's extension. The internal works include the full refurbishment of the basement, including construction of a new staircase and reconfiguration of the kitchen on the ground floor.

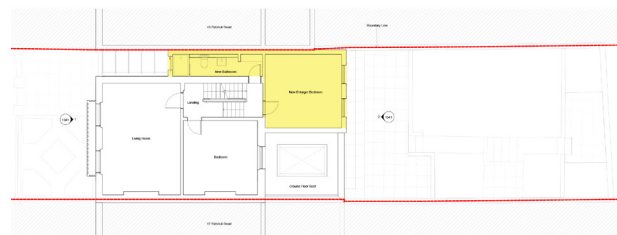
The figures on the right show the existing and proposed floor plans with building works highlighted in yellow.



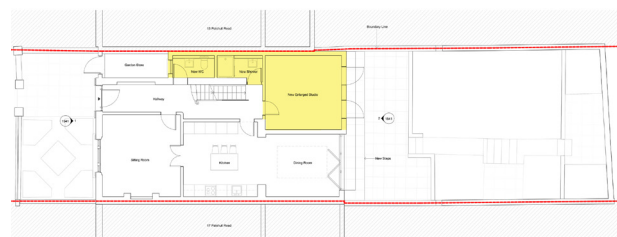
Existing First Floor



Existing Ground Floor



Proposed First Floor



Proposed Ground Floor

7.0 Planning policy framework

This section of the Planning, Design, Access & Heritage Statement examines the national and local planning policy context in relation to the application site and the proposed development.

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless other material considerations indicate otherwise.

Development Plan

The statutory development plan for the Site includes the following documents:

- London Plan 2021 (LP); and
- The Camden Local Plan 2017 (CLP);

London Plan 2021

The key policies of the London Plan that are relevant for the application are:

- Policy D3 - Optimising site capacity through the design-led approach
- Policy D4 - Delivering good design

Camden Local Plan 2017

The key policies of the CLP that are relevant for the application are:

- Policy D1 Design
- Policy D2 Heritage
- Policy A1 Managing the impact of development

Supplementary Planning Documents and guidance - London Borough of Camden

The following local supplementary planning documents are material planning considerations for the determination of the application:

- Bartholomew Estate Conservation Area Statement

- CPG Home Improvements (January 2021)
- Kentish Town Neighborhood Plan 2016
 - Policy D3: Design Principles

8.0 Planning Policy Assessment

Below is a summary of the relevant planning policy considerations that should be taken into account in assessing the application proposal. Under each group of policies is a comment demonstrating that the proposal would comply with them.

Design quality

Sub-paragraph D1 of **Policy D3 of the London Plan** underlines that development 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.

Sub-paragraphs D11 and D12 of Policy D3 state that development should:

- *Respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and*
- *Be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.*

Policy D1 of the Camden Local Plan 2017 states that the Council will require that development, among other things, respects local context and character and preserves or enhances the historic environment and heritage assets in accordance with **Policy D2** of the same plan.

Paragraph (d) of Policy D1 states that the Council will require the use of details and materials that are of high quality and complement the local character.

Paragraph (m) of the same policy requires new developments to preserve strategic and local views.

The Kentish Town Neighbourhood Plan (KTNP) requires new development to represent high quality design which should show an understanding of the site and its context in terms of grain, shape, scale, the use of materials and the contribution the development makes to the existing area's character.

Paragraph 2.1.1 of the Home Improvements Camden Planning Guidance is dedicated specifically to rear extensions. It states that rear extensions should:

- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden.*

Paragraph 2.1.2 of the Home Improvements Camden Planning Guidance is dedicated specifically to side extensions. It states that rear extensions should:

- *Be set back from the main front elevation;*
- *Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*

- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect the dimensions of the existing front porch, where applicable;*
- *Respect and celebrate existing architectural features into new design, where they make a positive contribution to the character of the building or groups of buildings, such as projecting bays and porches.*

Assessment

The proposed extension will be a minor and proportionate addition to the existing house and will represent gentle intensification of the existing residential use.

The side extension structure will be sympathetic to the host building thanks to the use of a simple and legible traditional design and robust materials. The design will be respectful of the plain and elegant pattern of the rear and side elevations of Patshull Road.

The existing visual hierarchy of the building or of the wider surrounding townscape will remain intact. There will not be any encroachment of the existing rear garden. There will not be any impact on the regular roofscape of the group of houses in this portion of Patshull Road.

The proposal will comply with the requirements set out in the six bullet points relating to rear extension of **Paragraph 2.1.1 of the Home Improvements Camden Planning Guidance**. More specifically:

- It will be subordinated to the host building;
- It will be built with simple and robust materials that will match the existing extension;
- The proportions, style and original design of the Victorian building will be preserved and enhanced with an extension of an existing structure
- The architectural features of the existing building,

concentrated on the front elevation, will be respected and preserved;

- The height, width and depth of the extension will be proportionate to the size and visual weight of the main building;
- The existing garden, and all the gardens in the adjoining area, will be fully retained and preserved, with no net loss of area.

The side element on the first floor will be set back well behind the building line of the main facade to ensure that the addition is absorbed in the existing vertical composition and does not create a terracing effect. Due to the presence of a very narrow gap between the host property and No.13 to the west, the new side element will be visually overshadowed and blended with the tall massing of the main buildings. The minor increase in depth towards the street will therefore be absorbed by the existing visual hierarchies.

It is therefore submitted that the proposal will comply in full with Policy D3 of the London Plan, Policies D1 and D2 of the Camden Local Plan 2017 and the guidance of the CPG Home Improvements.

Heritage

Paragraph C of Policy HC1 of the London Plan requires development that affect heritage assets and their settings to conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The policy also states that the cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy D2 of the Camden Local Plan 2017 states that the Council will not permit development that results in harm that is less than substantial to the

significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. It also states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Assessment

The proposed lateral extension could be accommodated in the fabric of the existing house without any negative impact on its façade, or any cumulative effect on the adjoining group of "positive contributors" buildings.

There will be a minor change in the proportions of the rear elevation, but this will not erode or affect the significance of the non-designated heritage asset and of the wider townscape. The extension will be read as an elegant addition to a rear pattern of elevations that has been altered in the past, and will not diminish the overall contribution of the group to the Bartholomew Estate Conservation Area.

In our opinion, the proposal will preserve and enhance the character and appearance of the Bartholomew Estate Conservation Area. and will not have any impact on its significance.

The proposed development will have no impact on the urban grain of the street, will not create terracing effects, will not close or reduce important visual gaps and will not have any impact on the size and verdant character of the rear gardens of the site and of the surrounding area. The glimpse views of the rear gardens that are identified by the Bartholomew Estate Conservation Area Statement as being of value will still be possible.

The extension will also have a neutral impact on the façade of the building and the character of the adjoining buildings. The consistency of building style, and the materials, features and design of the positive contributors, which contribute to the significance of the conservation area, will be fully preserved.

For these reasons, the proposal will align with the requirements of Camden's planning policies and guidance relating to heritage preservation.

Residential Amenity

Policy A1 of the Camden Local Plan seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused by the construction phase of development.

Assessment

The proposed two storey side element of the extension will adjoin the two-storey blank wall of the rear wing of No.13 Patshull Road to the west, which does not have any rear facing window. Whilst the structure proposed here would slightly protrude beyond the rear building line of the two-storey wing of No.13, it will not infringe any 45 degrees line taken from adjoining rear windows.

The two storey rear element will only extend for half the width of the main house, as the existing wing does, so there will not be any overbearing, overshadowing or enclosure effects on the rear facing window of No.17 Patshull Road to the east.

9.0 Conclusion

The proposed development will preserve the character and built hierarchies of the host building and of the surrounding buildings, and will provide a sympathetic addition to the local townscape. Taken together, the improvements and extensions proposed by the application will have a positive effect on the appearance of the property and will contribute to the preservation and enhancement of the conservation area.

The proposals will not create any negative effects on the residential amenity of neighbours.

For these reasons, it is submitted that the proposal will comply in full with the Council's local plan policies and that, as a consequence, planning permission should be granted for this development.