



**TOWN AND COUNTRY PLANNING ACT 1990**

**HERITAGE, DESIGN AND ACCESS  
STATEMENT**

**SINGLE STOREY REAR EXTENSION AND  
MINOR ALTERATIONS TO THE MAIN  
DWELLINGHOUSE**

**In respect of  
10 Briardale Gardens  
Camden  
NW3 7PP**

**Statement on behalf of  
Mr & Mrs R Weinberg**

**July 2024 - V1**

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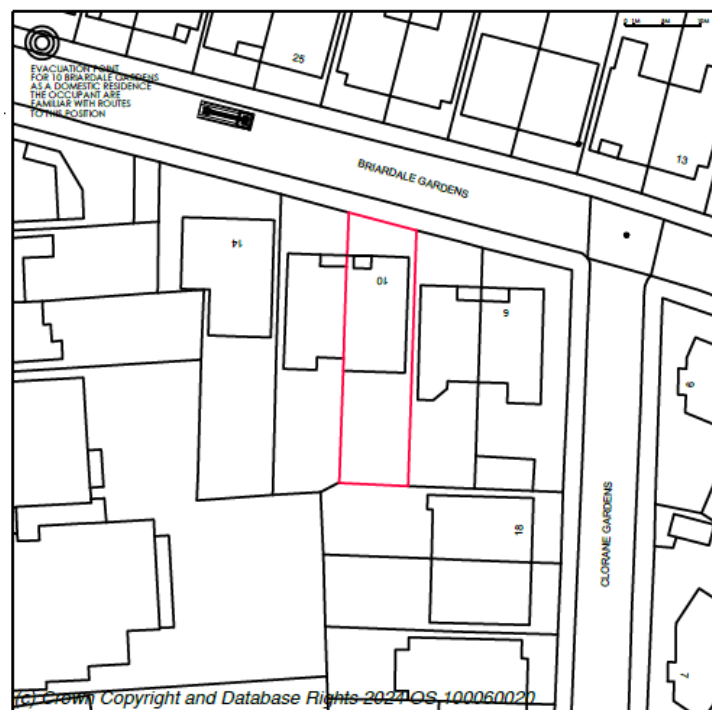
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## 1. INTRODUCTION

- 1.1 This Heritage, Design and Access Statement has been prepared to support an application for a single storey rear extension at 10 Briardale Gardens in Camden, London.
- 1.2 The purpose of this Statement is to review the prevailing planning policies and other material considerations that are relevant to the determination of the application and to present a case for granting permission.

## 2. THE SITE AND SURROUNDING AREA

- 2.1 This application relates to number 10 Briardale Gardens in Camden, London. The dwelling is a two-storey semi-detached house with a conservatory to the rear formed alongside a single storey outrigger housing a utility, storeroom, and an external W/C.



*Location Plan*

- 2.2 The street contains a series of properties which are all similar in age and design. The street scene is characterised by front gables, semi-private front gardens, and on-street parking provision to either side of the highway, which is permit controlled. Properties are closely spaced.



*Number 10 Briardale Gardens is a two-storey semi-detached dwelling*

- 2.3 The majority of the properties along Briardale Gardens feature traditional brick wall materials with white or cream render sections, and red tiled roofs.



*To the rear of the property, the dwelling has been extended with a single storey outrigger and a glazed conservatory*

- 2.4 The property is in close proximity to a number of local facilities, including Hampstead School and Hampstead Heath Park. Its location provides access to facilities augmented by access to regular bus services from Finchley Road, as well as by rail

from Crinklewood Railway Station and Hampstead Underground, both within walking distance from the site.

- 2.5 The property is not statutorily Listed but lies within the Redington and Frognal Conservation Area. A summary of the special interest of the Conservation Area is provided below in accordance with paragraph 200 of the National Planning Policy Framework (NPPF) (December 2023) which requires applicants to describe the significance of any heritage assets, including their setting.

### Conservation Area

- 2.6 The Redington and Frognal Conservation Area encloses an area of Hampstead to the north-west of Camden, east of Finchley Road. The Area is mainly suburban in character. It was first designated in 1985 and extended in 1988 and 1992.
- 2.7 The Council has a recent Conservation Area Character Appraisal and Management Plan in place (December 2022) which helps define the Area's '*special architectural or historic interest*'.
- 2.8 Section 3.2 of the Appraisal summarises the special interest under three categories, as set out below:

*Landscape: The landscape infrastructure characterised by smaller front gardens and extensive rear gardens. Many front and rear gardens contain mature trees. The streets often have grass verges and are lined with street trees, notably veteran plane trees, planted when the streets were first laid out.*

*Townscape: The associated townscape characteristics, based on residential buildings set-back behind small front gardens or front courts, with low front walls or hedges. There are also some larger-scale mansion blocks. The scale of buildings varies greatly, from 3 storeys as the predominant height (this varies in different streets) to six storeys or more on part of Finchley Road (between Frognal and Frognal Lane).*

*Architecture: Buildings tend to have common features, reflecting their time of construction in the late 19th and first half of the 20th century. These are stylistically diverse, but predominantly draw on Queen Anne Revival and Arts and Crafts influences. In addition, there are a small number of individual buildings of distinctive design quality, sometimes contrasting dramatically with surrounding buildings*

- 2.9 The Appraisal recognises that many properties have large gardens to the area. Streets are individually appraised, with the Appraisal at section 4.3 stating:

*Briardale Gardens has properties of modest domestic scale, comprising three story (or two-storey with an attic or dormer level) mainly Arts and Crafts style semi-detached properties, though closely-spaced. These are set back behind small front gardens. Properties are of brick and tile construction, with some render and tile hanging. There are a variety of bay and dormer window styles and prominent gables and open*

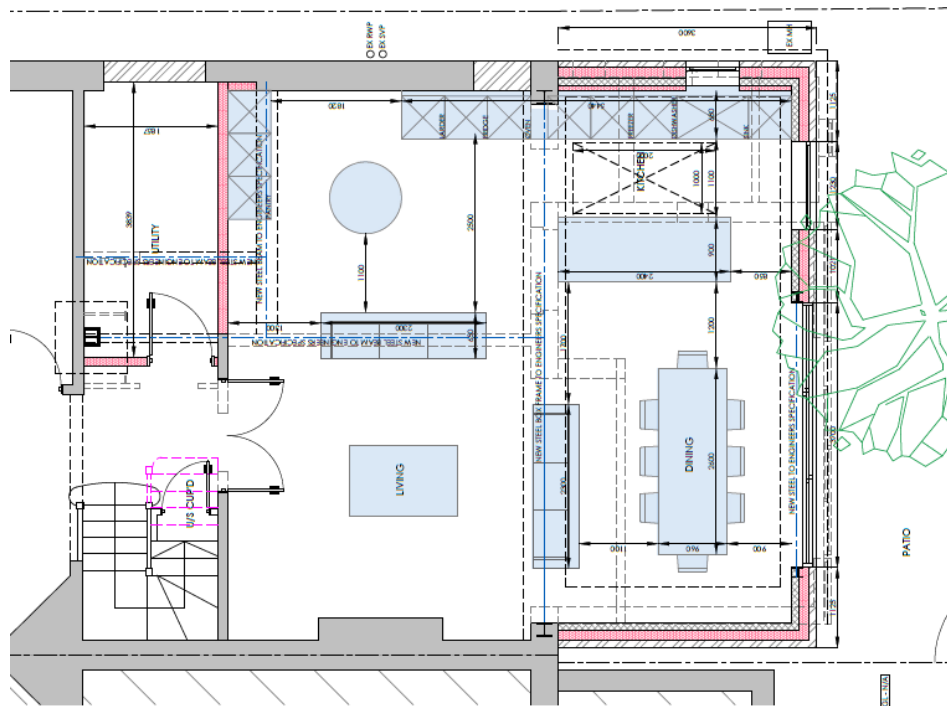


*porches. The majority of the turn-of-the-century houses on Briardale Gardens appear to have been designed by architect Charles Quennell using two designs arranged alternatively to give both a degree of uniformity and variation to the streetscape. Street trees, garden trees and hedges are important characteristics. Harm includes loss of front gardens for hard-surfaced parking and also use of timber board fences to some frontages*

- 2.10 Recommended development principles include (Section 6.2) advice that ‘*Gaps between buildings should be retained and sufficient to allow views and glimpses to trees and garden areas to the rear, in addition to allowing access for maintenance*’.
- 2.11 Advice on extensions is set out at section 6.4 of the Appraisal and Management Plan, which states:
- o) Every proposal for modifications to a dwelling in the Conservation Area will be reviewed on a case-by-case basis, with regard for the design of the building, the adjoining properties and streetscape.*
  - p) In all cases, existing/original architectural features and detailing characteristics of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features.*
  - q) Extensions to existing buildings should be subservient in height, scale, massing and set-back. Extensions should complement and be unobtrusive to the existing landscape and townscape character of the Area. In most cases extensions should be no more than one story in height.*
  - r) Alterations and extensions will not be acceptable where they will spoil the uniform elevations of a terrace or group of buildings. Side extensions/infills will be resisted where an important gap/view is compromised and the symmetry and composition of a building is impaired.*
  - s) 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.*

### **3. THE PROPOSAL**

- 3.1 The proposal seeks to demolish the existing conservatory and outrigger to enable construction of a single storey rear extension to the dwelling. The extension will provide an open plan living / dining / kitchen area. The extension will be constructed to 3.6 metres in depth off the original rear elevation, by 8.2 metres wide. It will incorporate a flat roof to a ridge height of 3.5 metres from ground level.



*Proposed rear extension and internal alterations*

- 3.2 As part of the internal alteration works, the existing kitchen area will be altered so that part is incorporated into the new rear 'family' room, whilst the remainder will create a new utility room. Reflecting this, the side facing door and window will be blocked up. Other alterations to the side elevation will then be made to block up / alter in size three other windows.
- 3.3 The extension will be finished in brick to closely match the original host building. A GRP flat roof is proposed, screened behind the parapet. New aluminium windows and powder coated aluminium framed bi-fold doors are proposed.



#### 4. PLANNING POLICY

- 4.1 The starting point for assessing development proposals is the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states *'if regard is to be had to the development plan for the purpose of any determination made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'*. The Development Plan for this proposal consists of the London Plan, and the Camden Local Plan 2017.
- 4.2 In addition, the Government's National Planning Policy Framework is an important material consideration for determining planning applications.

##### London Plan 2021

- 4.3 The London Plan is a strategic spatial planning document produced as a result of the Greater London Authority (GLA) legislation requiring the Mayor of London to produce a 'Spatial Development Strategy'. Boroughs local development documents have to be in general conformity with the London Plan, which needs to be taken into account when planning decisions are taken in any part of London, unless there are planning reasons why it should not. The following policies are considered relevant to the proposal.



#### Policy GG1 - Building Strong and Inclusive Communities

- 4.4 The policy seeks to develop inclusive communities, with changes to the physical environment achieving an overall positive contribution to London.

#### Policy D3 - Optimising Site Capacity Through the Design-Led Approach

- 4.5 All development must make the best use of land. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Proposals 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.

#### Policy D4 - Delivering Good Design

- 4.6 The design of development proposals should be thoroughly scrutinised by Borough planning, urban design, and Conservation Officers.

#### Policy D5 - Inclusive Design

- 4.7 Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.

#### Policy D6 - Housing Quality and Standards

- 4.8 The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

#### Policy HC1 – Heritage, Conservation and Growth

- 4.9 Development proposals affecting heritage assets and their settings should conserve their significance, by being sympathetic to the asset's significance and appreciation within their surroundings. Developments should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

#### Camden Local Plan (adopted June 2017)

- 4.10 The Camden Local Plan covers the period 2016 – 2031. Policies considered relevant to the proposal are set out below.

### Policy A1 - Managing the impact of development

4.11 The Council will seek to protect the quality of life of occupiers and neighbours. The Council will grant permission for development unless this causes unacceptable harm to amenity. The Council will:

- a. *seek to ensure that the amenity of communities, occupiers and neighbours is protected*
- b. *seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities*
- c. *resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network*
- d. *require mitigation measures where necessary*

4.12 The Council will consider the following factors:

- *visual privacy, outlook*
- *sunlight, daylight and overshadowing*
- *artificial lighting levels*
- *transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans*
- *impacts of the construction phase, including the use of Construction Management Plans;*
- *noise and vibration levels*
- *odour, fumes and dust*
- *microclimate*
- *contaminated land*
- *impact upon water and wastewater infrastructure*

### Policy D1 - Design

4.13 The Council will seek to secure high quality design in developments. The Council will require that development:

- a. *respects local context and character*
- b. *is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation*
- c. *is of sustainable and durable construction and adaptable to different activities and land uses*
- d. *comprises details and materials that are of high quality and complement the local character*
- e. *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*
- f. *is inclusive and accessible for all*

- g. is secure and designed to minimise crime and antisocial behaviour*
- h. responds to natural features and preserves gardens and other open space*
- i. incorporates outdoor amenity space*
- j. for housing, provides a high standard of accommodation*
- k. carefully integrates building services equipment.*

### Other Relevant Documents

#### London Plan - Housing Supplementary Planning Guidance (SPG) Private Outdoor Space

- 4.14 All new housing is required by the London Housing SPG to provide a minimum of 5 square metres of private outdoor space for 1-2 bedroom units and an extra 1 square metre for each additional occupant (Housing SPG Standard 4.10.1). This is a minimum standard and will be required of all residential development. Typically, this will be supplemented by additional space, which can take the form of either additional garden space (private or communal), and/or public open space (incorporating child play space, allotments or space for active recreation). In certain circumstances it may be appropriate and preferable to secure a financial contribution in place of space provision. A choice therefore exists in terms of the form that this provision takes, which will need to be determined having regard to the specific circumstances of a case and its context.

#### Home Improvements, Camden Planning Guidance, January 2021

- 4.15 To help inform the Council vision for 2025, they produced a Home Improvements Planning Guidance document. Section 2.1.1 advises 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;*
  - *Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy;*
  - *Ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG – or demonstrate BRE compliance via a daylight test;*
  - *Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers;*
  - *Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy. Consider opaque lightweight materials*

- such as obscured glass on elevations abutting neighbouring properties, in order to minimise overlooking;*
- *Not cause light pollution or excessive light spillage that would affect: neighbouring occupiers*
  - *Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
  - *Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;*
  - *Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.*

### **The National Planning Policy Framework (December 2023)**

- 4.16 The revised National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The document also sets out the up-to-date national policy position and must therefore be used in the determination of this planning application. The most relevant sections are highlighted below.
- 4.17 Achieving sustainable development lies at the heart of the Framework as highlighted in paragraph 7. Paragraph 8 identifies three dimensions to sustainable development as being economic, social and environmental. These matters are considered mutually supportive and therefore, to achieve sustainable development, economic, social and environmental gains should be sought simultaneously. The Framework carries a presumption in favour of sustainable development within paragraph 11 which for decision-taking means:
- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
  - d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
    - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
    - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 4.18 Local Planning Authorities (LPA) may take decisions that depart from an up-to-date Development Plan, but only if material considerations in a particular case indicate that the Plan should not be followed [paragraph 12].
- 4.19 Paragraph 38 encourages Local Planning Authorities to approach decisions on proposed development in a positive and creative way, with decisionmakers at every level seeking to approve applications for sustainable development where possible.

- 4.20 Planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations [paragraph 55].
- 4.21 Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe [paragraph 115].
- 4.22 Section 12 of the NPPF aims to achieve well-designed places. Planning policies and decisions should ensure developments will function well and add to the overall quality of the area, are visually attractive and sympathetic to the surrounding built environment and setting, whilst achieving a high standard of amenity for existing and future users [paragraph 135]. Significant weight should be given to development which reflects local design policies and Government guidance on design, taking into account any local design guidance such as design guides and codes [paragraph 139].
- 4.23 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 asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance [paragraph 200]. Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise [paragraph 201]. In determining applications, authorities should take account of: (a) the desirability of sustaining and enhancing significance of heritage assets and putting them to viable uses; (b) the positive contribution that conservation of assets can make to sustainable communities including economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness [paragraph 203].
- 4.24 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 [paragraph 208]. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset [paragraph 209].
- 4.25 Not all elements of a Conservation Area will necessarily contribute to its significance [paragraph 213].
- 4.26 Policies in the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may need to be revised to reflect policy changes the Framework has made [paragraph 224]. Existing policies should not be considered out-of-date simply because they were adopted or

made prior to the publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework (the closer the policies in the Plan to the policies in the Framework, the greater the weight that may be given) [paragraph 225].

## 5. PLANNING HISTORY

### *Application site*

*Application Reference: 2024/3110/T  
(Rear garden) 1 x Willow (T5) - Fell to ground level.*

- 5.1 An application to fell a single Willow tree in the rear garden is awaiting determination.

*Application Reference: 2024/2489/T  
(Rear garden) 1 x Ginkgo (T2) Fell to ground level. 1 x Eucalyptus (T4) - Fell to ground level.*

- 5.2 An application to fell one Ginkgo tree, and one Eucalyptus tree in the rear garden was approved by the Council on 15 July 2024.

### **Other relevant applications**

14 Briardale Gardens  
*Application Reference: 2014/4817/P  
Certificate of Lawfulness (Proposed), Single Storey Rear Extension*

- 5.3 A single storey rear extension was granted Prior Approval under Class A of the General Permitted Development Order at 14 Briardale Gardens in August 2014.

## 6. THE PLANNING CASE

- 6.1 The application relates to a single storey rear extension, and some alterations to window openings on the side elevation.

### **Principle of Development**

- 6.2 Works to form a single storey rear extension are acceptable in principle subject to more detailed consideration of design, appearance, scale, massing and residential amenity.
- 6.3 A minor element of the proposed works involves infilling of window openings on the side elevation, as well as the existing doorway to the kitchen. At first floor level one opening will be slightly enlarged in height but is proposed as an obscure glazed window. As these openings do not serve habitable rooms, and do not harm the visual uniformity of the elevation (which are not visible from the street scene) they are acceptable in planning terms. Blocking up of these openings also does not require



planning consent, but they are included in order to present a holistic design approach to the alterations proposed.

### Scale and Massing

- 6.4 The Council's SPD on Home Improvements does not set out any specific maximum parameters for extensions, but instead takes a contextual approach, seeking to allow appropriately sized and designed extensions in comparison to the host building and its context.
- 6.5 The host property is a sizable semi-detached property, which already contains single storey rear projections. These are commensurate in depth to the proposed extension, which at 3.6 metres in depth, retains a subservience scale to the original building. Designed with a flat roof at 3.5 metres, it sits comfortably below the first floor windows and offers a strong linear appearance, reflecting the unbroken eaves line. This maintains a low mass to the extension that is translated in a sensitive manner to retain subservience and legibility of the host property.
- 6.6 The scale and massing should be considered to accord with guidance set out at Section 6.4 of the Conservation Area Appraisal and Management Plan, and Section 2.1.1 of the Council's Home Improvements Planning Guidance 2021.
- 6.7 Additionally, the scale of the proposed extension is comparable to that on the adjoining properties. In respect of number 12, the other half of the semi-pair that forms the application dwelling, this has a rear extension around 3.0 metres in depth but with a higher ridgeline, such that the proposed extension responds positively to its setting, but in a more sensitive manner.

### Appearance and the Significance of the Conservation Area

- 6.8 The Planning (Listed Building and Conservation Areas) Act 1990 sets out a duty for Local Planning Authorities to protect heritage assets. Paragraph 199 of the NPPF 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). This assessment all needs to be undertaken within the context of Section 12 of the NPPF, which notes that planning decisions should ensure that developments are sympathetic to local character and history, including built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change.
- 6.9 In respect of the application site, it is not Listed or identified as being a non-designated heritage asset. It is however within a Conservation Area. The impact of the development therefore needs to be considered upon the host property, simply in terms of its visual impact, and then at a higher level of protection to the Conservation Area as a heritage asset.

- 6.10 The removal of the conservatory and single storey outrigger, with the formation of a flat roof construction will bring visual uniformity across the rear elevation. The height of the existing conservatory is staggered against the existing outrigger resulting in a disjointed appearance overall. The extension will be built in brick to closely match the appearance of the host dwelling, whilst the new patio windows are designed to respect and complement existing fenestration across the rear elevation. The incorporation of straight brick header detail to the windows then reinforces the horizontal emphasis of the features on the building, with the consistent horizontal elongation of all apertures adding to the flat roof design of the extension and the unbroken eaves and ridgelines.
- 6.11 Windows have been appropriately proportioned and are aligned so that they are subservient in character to the original building. The window and door frames will be formed in aluminium but will be concealed from the street scene. Although representing a new material to the property, it represents a high quality appearance, that dovetails with the materials used elsewhere on the street. This includes at 2 Briardale Gardens, where consent was granted for aluminium frames facing the highway.



*Aluminium frames feature on the front elevation at 2 Briardale Gardens*

- 6.12 The overall scale and design of the development is materially similar to the numerous extensions at other properties in the area, and increases the uniformity of the extension in a manner that protects and strengthens the existing building's character. The extension is considered to accord with Policy D4 of the London Plan, Policy A1 of the Camden Local Plan, as well as Council Home Improvements Planning Guidance 2021.
- 6.13 In terms of the impact upon the Conservation Area, the proposal only affects a single property within it. The scope for its impact, in a positive or negative manner, is therefore very limited. All alterations are also constrained to the flank elevation and rear of the property. The arrangement of the public highways and close proximity of the buildings to each other means that there is only a very oblique glimpsed view possible along the side of 10 Briardale Garden. The proposal is therefore not considered to have any impact upon the setting of the Conservation Area. Two trees will be removed from the rear garden, but consent has already been granted for these.

For clarity, these trees are not discernible from the street and thus has a neutral impact upon the conservation area. The proposal therefore accords with the Development Plan policies on heritage, as well as the associated Act and NPPF.

### Amenity and Ancillary Spaces

- 6.14 The rear extension will sit on the footprint of the existing conservatory and rear outrigger. It does not therefore materially alter the quantum of garden associated with the property, protecting amenity. It will however increase the amenity of the host property through improved internal spaces.
- 6.15 In respect of neighbouring properties, there are two which could be potentially affected: 8 and 12 Briardale Gardens.

### 8 Briardale Gardens

- 6.16 Number 8 is located to the east of the site and represents a dwelling that is set further back than the application dwelling. This provides a building line to the two storey section of number 8 beyond that proposed for the extension. There is however a single storey rear extension to number 8. This incorporates three side facing windows, set close to the boundary with the application site. These windows are all positioned beyond the rear wall of the property extension, which replicates that of the existing projection. The relationship is visible on the photograph below. The position of the new apertures ensures no oblique views between the windows of the properties can occur. Moreover, there is nothing to stop the applicant from erecting a 2.0 metre high fence on the boundary and thus removing the outlook from the neighbour's windows over the application property's garden.



*Photograph showing the side wall of 8 Briardale Gardens; the side facing windows will continue to be set beyond that of the proposed extension, protecting amenity to the neighbour*

- 6.17 The position of the buildings, plus the additional height of the extension at number 8 means that there will be no loss of light caused to the dwelling or garden as a result of the proposal.

### 10 Briardale Gardens

- 6.18 Number 10 is attached to the application property. It contains a rear extension around 3.0 metres in depth adjacent to the shared boundary. The marginal rear projection will not present a dominant structure when viewed from the rear facing windows. The 45 degree line is marked onto the plans provided with this submission, showing compliance in a vertical direction and thus according with the BRE light assessment. No material impact is therefore expected to occur to the amenity of 10 Briardale Gardens.
- 6.19 The proposal is therefore considered to accord with Policy D1 of the London Plan and Policy AA of the Camden Local Plan.

### Impact upon Trees

- 6.20 Trevor Heaps Arboricultural Consultancy Ltd has undertaken a tree assessment and arboricultural impact assessment for the site. This shows that the trees can co-exist with the proposed extension and be appropriately protected. However, consent has been granted for unrelated reasons for the removal of T2 and T4. The removal of these trees should be considered neutrally within this proposal.

## 7. CONCLUSIONS

- 7.1 The application relates to a single storey rear extension, and some alterations to window/door openings on the side elevation.
- 7.2 A minor element of the proposed works involves infilling and altering apertures on the flank elevation at all levels. As these openings do not serve habitable rooms, and do not harm the visual uniformity of the elevation (which are not visible from the street scene) they are acceptable in planning terms.
- 7.3 The scale of the extension is similar to other development in the area and does not have an overbearing effect on the host dwelling, particularly as it is contained within the existing footprint of the conservatory and single storey rear outrigger which will be cleared as part of the scheme. This helps ensure that the general outlook and relationship to surrounding neighbours remains comparable to the baseline position, protecting amenity for all. The works are subservient in height, scale and massing and set back, which accords with guidance set out at Section 6.4 of the Conservation Area Appraisal and Management Plan, and Section 2.1.1 of the Council's Home Improvements Planning Guidance 2021. The extension has also been sensitively and carefully designed in accordance with Policy D1 of the Local Plan.

- 7.4 The removal of the conservatory and single storey outrigger, with the formation of a flat roof construction, will bring visual uniformity across the rear elevation. The height of the existing conservatory is staggered against the existing outrigger resulting in a disjointed appearance overall. The extension will be built in brick to match the appearance of the host dwelling, whilst the new patio windows are designed to respect and complement existing fenestration across the rear elevation.
- 7.5 The property is located within the Redington and Frognal Conservation Area. The extension works are located to the rear of the property, whilst the alteration to apertures is all located on the side elevation. No view of the rear of the property is visible from any public location within the Conservation Area, and the narrow gaps between the properties significantly limits the ability to view the flank wall or any works to the rear. No impact is considered to occur upon the Conservation Area, ensuring compliance with all legislation to protect heritage assets.
- 7.6 The proposal should be considered to accord with the relevant policies and guidance, and planning permission should be granted without delay in accordance with paragraph 11c of the 2023 NPPF.





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