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Description automatically generated**PLANNING STATEMENT**

**SECTION 73 APPLICATION**

**Application Reference: 2022/1265/P**

**Job Name:** 15 Inglewood Road, London, NW6 1QT

**Date:** June 2024

**Prepared By:** Samuel Palmer - Director

1. Introduction
   1. This Planning Statement has been produced by Chroma Planning and Development Limited on behalf of our client (the **Applicant**) to support a minor material amendment Section 73 application for proposed amendments to planning permission 2022/1265/P (the **Original Permission**) at 15 Inglewood Road, London, NW6 1QT (herein referred to as the **Site** or the **Property**).
   2. Planning permission was granted on the 3 October 2022 for the following works:

***“Construction of a side infill extension including a glazed box rooflight”.***

* 1. Since planning permission was granted the detailed design process has resulted in the reconsideration of specific elements of the approved scheme.
  2. This application is for a minor material amendment to the Original Permission to amend the approved plans:

***“Minor material amendment to Condition 2 of planning permission 2022/1265/P dated 3 October 2022 to allow for amended design”.***

* 1. The proposals comprise an opportunity to improve the approved design solution. The proposed scheme amendments will improve the heritage status of the building and wider conservation area.

1. Site and Surroundings
   1. The Site comprises an existing Victorian terraced residential property providing accommodation at basement, ground, first and second floor levels.
   2. The Property is not listed but is located within the West End Green Conservation Area. Within the Conservation Area itself, the Property is identified as having a ‘positive contribution’.
   3. The layout and configuration of the property is consistent with the adjacent and surrounding residential properties.
   4. A number of extensions have been granted planning permission within the immediate vicinity of the Site on Inglewood Road. Including Nos. 18a, 20, 23, 27 and 19a. There is a clear precedent for the provision of extensions to the rear of properties in the surrounding area, as also demonstrated by the existing planning permission at the Site.
   5. An extract from the West End Green Conservation Area Appraisal and Management Strategy (February 2011) describes the Property as forming part of the following:

*“The largely unspoilt late Victorian terraced houses of Inglewood Road (1883-4) to the west of West End Lane are laid out on a curve and display some interesting details, particularly the roofscape. However, the loss of some front gardens and the generally poor state of boundary walls and fences are detrimental to the character of this street”.*

* 1. The Property also forms part of the Fortune Green and West Hampstead Neighbourhood Area.

1. Planning History

**The Original Permission**

* 1. Planning permission was granted on the 3 October 2023 for the construction of a side infill extension including a glazed box rooflight (application reference: 2022/1265/P).
  2. It is this permission against which the scheme amendments are proposed, and this Section 73 application relates.
  3. The approved proposals comprise a timber clad, single storey side rear extension to provide larger living space at the rear ground floor of the property and to create a link between the split levels that exist internally.
  4. It is noted that the approved proposals received a level of objection with the main issues being raised summarised below for completeness:

1. The proposals would block out light from the adjoining property at 13 Inglewood Road
2. The property is in a conservation area and the proposed extension would not be in keeping with the neighbourhood
3. The new roof of the extension would present a security issue to access to the adjacent property at first floor level
4. The proposed materials would be out of keeping with other properties in the area
   1. The proposed amendments to this scheme have been brought about as a result of the detailed design process and a reconsideration of the proposed design solution, in addition to a review of the previous points of objection from adjacent properties (notwithstanding the proposals were granted planning permission).
   2. Prior to this decision notice to carry out works to protected trees within the conservation area was granted in January 2018 (application reference: 2018/0420/T).
   3. There are no other planning history records of note in relation to the Property.
5. Proposals
   1. The proposals comprise amendments to the previously approved planning permission 2022/1265/P as set out below.

Scheme Amendments

* 1. The design changes forming part of this Section 73 Application comprise a reconsideration of the design and scale of the approved side infill extension that is more in keeping with the host Property and commensurate with the Site’s surrounding context.
  2. Full details of the proposals can be found on the accompanying planning drawings. For ease of reference, the proposed changes to the Original Scheme are summarised below.
  3. It is proposed to remove the approved glazed box rooflight. The omission of ‘glass cube’ offers a more traditional and less contemporary form, reducing the impact of the design on the host building, improving privacy and further revealing more of the host buildings original fabric.
  4. Although a ‘timber’ material finish was granted, the applicant has opted to further enhance the quality and detailing of the rear facade with the introduction of a ceramic tile, matching in tone but not pattern to ensure a distinction between the host building and the new extension is maintained.
  5. The rear exit door will be provided in a more central position within the extension which presents as more balanced, offering a neutral ‘zone’ where the extension and the host building sit next to one another.
  6. Concealed guttering and a zinc roof from RheinZinc are proposed as an alternative to timber strips which will last longer, require less maintenance and blend into the garden environment.
  7. The proposed scheme amendments will provide a significant visual improvement from the approved position.

**Conditions**

* 1. In addition to introducing the above design changes to the Original Scheme, this Section 73 Application seems to amend the wording of Condition 2, attached to the Original Permission, to reflect the new proposed scheme (e.g. by updating the drawing reference numbers).
  2. The table below identifies the proposed amended wording of Condition 2 to be included on the Section 73 decision notice should the Council resolved to grant the Section 73 Application.

|  |  |  |  |
| --- | --- | --- | --- |
|  | **WORDING OF ORIGINAL PERMISSION** | **TRIGGER** | **SECTION 73 PROPOSED CONDITION WORDING** |
| 2 | The development hereby permitted shall be carried out in accordance with the following approved plans;  A10;EX100;EX101;EX150; EX160;A100C;A101C; A150D; A160B | **COMPLIANCE** | The development hereby permitted shall be carried out in accordance with the following approved plans;  A10;EX100;EX101;EX150; EX160;101\_DRG\_A3.0; 101\_DRG\_A3.1; 101\_DRG\_A3.2;101\_DRG\_A3.9; [INSERT SECTION DRAWING REFERENCE] |

1. Planning Policy Framework
   1. The relevant parts of the statutory Development Plan of relevance to the proposals being considered comprise the policies set out in the following documents:
      1. The London Plan 2021 (adopted March 2021)
      2. The Camden Local Plan (adopted 2017)
   2. The Fortune Green and West Hampstead Neighbourhood Plan (adopted September 2015) is also of relevance to the consideration of these proposals.
   3. Those policies that are considered to be of most relevance to the proposals currently being considered are listed below:

**London Plan 2021:**

Policy D4 – Delivering good design

Policy D6 – Housing quality and standards

Policy HC1 – Heritage Conservation and Growth

**Local Plan:**

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

**Neighbourhood Plan:**

Policy 2 – Design and Character

Policy 3 – Safeguarding and enhancing Conservation Areas and heritage assets

1. Planning Assessment
   1. The principle of the provision of a side infill extension to the dwelling has already been established by the Original Permission.

Design

* 1. Planning policy at a regional and local level sets out the requirement for well-designed proposals that respect the appearance, scale, bulk, form, proportions, materials and character of a building and its surroundings.
  2. Local Plan Policy D1 relates to design and states that the Council will seek to secure high quality design in development and will require that development, inter alia:

1. Respects local context and character
2. Preserves or enhances the historic environment and heritage assets
3. Is sustainable in design and construction
4. Comprises details and material that ae of high quality and compliments the local character
   1. Policy 2 of the Neighbourhood Plan stipulates that all development shall be of a high quality, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. The Neighbourhood Plan states that this will be achieved by, inter alia:
5. Development which maintains the positive contributions to character of existing buildings and structures.
6. Development which has regard to the form, function, structure and heritage of its context - including
7. the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.
8. New buildings and extensions that respect and are sensitive to the height of existing buildings in their vicinity and setting.
9. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.
   1. The width and depth of the extension will remain the same as approved position.
   2. The proposals are commensurate with those that have been approved previously in terms of a qualitative assessment of floor area, footprint, scale, bulk and massing. The scale of the proposals remains in keeping with the immediate context.
   3. The proposals seek to amend the design of the extension to remove the existing glass box rooflight to provide a more traditional form to the extension.
   4. It is proposed to utilise a ceramic tile finish to the extension to enhance the quality and detailing of the rear façade. A zinc roof will be provided which will blend in with the garden environment better than the approved position.
   5. The proposals would provide a significant improvement above the approved position, in design terms.
   6. The proposals are located wholly at the rear of the Property and will not be visible from any public views.

**Heritage**

* 1. London Plan Policy HC1 deals with heritage conservation and growth and notes, at part C, that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.
  2. Policy D2 of the Local Plan relates to heritage and notes that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas.
  3. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
  4. 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.
  5. Policy 3 of the Neighbourhood Plan notes that development that enhances or preserves Conservations Areas and heritage assets in the Area – as well as their distinct character, appearance, and setting – will be supported.
  6. The West End Green Conservation Area Appraisal and Management Strategy was adopted in February 2011. The Appraisal identifies Nos. 1-31 Inglewood Road as being buildings that make a positive contribution to the Conservation Area.
  7. The houses of Inglewood Road are identified as being *‘largely unspoilt late Victorian terraced houses (1883-4) …laid out on a curve and displaying some interesting details, particularly the roofscape’.*
  8. It is evident, in heritage terms, that the significance of the Property, as contributing to the character and appearance of the Conservation Area, lies in the front façade. Any special interest lies in the fenestration and roofscape of the Property. These parts of the Property would be unaffected by the scheme amendments.
  9. The amendments to the approved position are considered to be minor and have taken a conservation led approach to the existing Property. The proposals will have a positive impact on the integrity of the original building.
  10. The proposals are considered to enhance the appearance of the Property and the Conservation Area as a whole. The proposed amendments are considered to be an improvement upon the approved position in heritage terms.
  11. The proposed amendments are considered to provide a heritage benefit, to both the building and the Conservation Area.

**Amenity**

* 1. Local Plan PolicyA1 states that 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.
  2. Further, the Council will seek to ensure that the amenity of neighbours is protected and will consider visual privacy, outlook, sunlight, daylight and overshadowing.
  3. The proposals would not have an impact on the amenity of any neighbouring properties beyond that already considered acceptable in granting the Original Permission.
  4. The removal of the glass box element would provide an improved position in amenity terms over and above the Original Scheme.

1. Summary and Conclusions
   1. This Statement has been prepared in support of a Section 73 Application that seeks consent for a series of minor amendments to the Original Scheme.
   2. The principal changes relate to the design of the approved side infill extension and removal of the glass box element.
   3. The approach to the design, form and scale of the proposed extension represents an improvement to the Original Scheme and is commensurate with the surrounding character and context.
   4. It is considered that, on balance, the proposals represent an improvement in heritage and design terms to the approved position.

Appendix A – Schedule of Plans

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| Approved Drawing (under 2022/1265/P) | Proposed Drawing |
| Location Plan  A10 | N/A |
| Existing Basement & Ground Floor Plans  EX100 | To remain as approved |
| Existing First and Second Floor Plans  EX101 | To remain as approved |
| Existing Front & Rear Elevations  EX150 | To remain as approved |
| Existing Section AA  EX160 | To remain as approved |
| Proposed Basement & Ground Floor Plans  A100C | Proposed Basement Plan  101\_DRG\_A3.0 |
| Proposed Ground Floor Plan  101\_DRG\_A3.1 |
| Proposed First & Second Floor Plans  A101C | Proposed First and Section Floor Plans  101\_DRG\_A3.2 |
| Proposed Front & Rear Elevations  A150D | Proposed Rear Elevation  101\_DRG-A3.9 |
| Proposed Section AA  A160B | [TBC] |