

# PLANNING STATEMENT FULL PLANNING APPLICATION



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

**Date:** August 2024

**Prepared By:** Samuel Palmer - Director

---

## 1. Introduction

- 1.1 This Planning Statement has been produced by Chroma Planning and Development Limited on behalf of our client (the **Applicant**) to support a full application for the provision of a side infill extension and removal of existing ground floor pantry / store at the rear of 15 Inglewood Road, London, NW6 1QT (herein referred to as the **Site** or the **Property**).
- 1.2 Planning permission was granted on the 3 October 2022 for the following works:  
  
***“Construction of a side infill extension including a glazed box rooflight”.***
- 1.3 Since planning permission was granted the detailed design process has resulted in the reconsideration of the design of the proposed side infill extension. A separate Section 73 (minor-material amendment) application has been submitted seeking to secure amendments to the approved side infill extension only.
- 1.4 This full application relates to the same alterations to the side infill extension (as presented in the separate Section 73 application submission) but also includes the removal of the existing pantry / store at the rear of the building to allow the proposed space to match with the existing bay window situation.
- 1.5 Separate applications have been submitted in response to programme delivery considerations.
- 1.6 The proposals comprise an opportunity to improve the approved design solution of the side infill extension and provide improved internal living arrangements at ground floor level. The proposals will improve the heritage status of the building and wider conservation area.

## 2. Site and Surroundings

- 2.1 The Site comprises an existing Victorian terraced residential property providing accommodation at basement, ground, first and second floor levels.
- 2.2 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’.
- 2.3 The layout and configuration of the Property is consistent with the adjacent and surrounding residential properties.
- 2.4 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.
- 2.5 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”.*

- 2.6 The Property also forms part of the Fortune Green and West Hampstead Neighbourhood Area.

### 3. Planning History

- 3.1 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).
- 3.2 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.
- 3.3 This planning application seeks to amend the design and scale of the approved side infill extension (in addition to the removal of the existing rear pantry / store).
- 3.4 The proposed amendments to the side infill element 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).
- 3.5 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).
- 3.6 There are no other planning history records of note in relation to the Property.

### 4. Proposals

- 4.1 The proposals comprise the provision of a side infill extension and removal of an existing pantry / store located at the rear of the Property.

#### Side Infill Extension

- 4.2 A new side infill extension is proposed, in the form of a reconsideration of the side infill extension approved by planning application 2022/1265/P.
- 4.3 The side infill element of the proposals comprises 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.
- 4.4 Full details of the proposals can be found on the accompanying planning drawings and within the enclosed Design and Access Statement. For ease of reference, the proposed changes to the approved side infill extension are summarised below.
- a. 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.
  - b. 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.
  - c. 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.
  - d. 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.

- 4.5 The new side infill extension will comprise a significant visual improvement from the approved position.

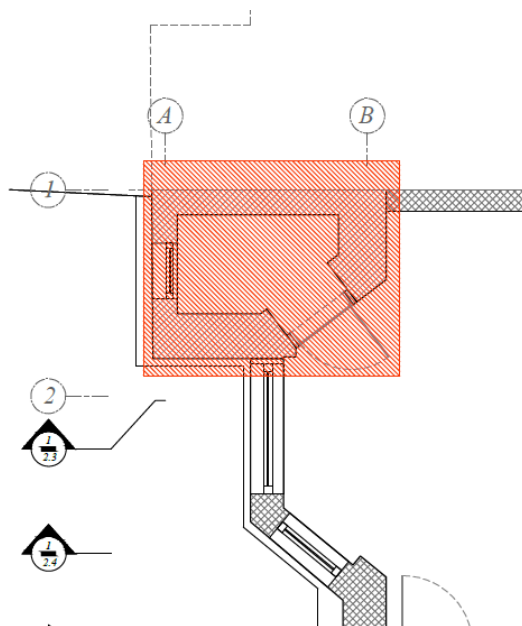
#### Pantry / store removal

- 4.6 In addition to the reconsideration of the approved side infill extension, the proposals include the removal of the existing pantry / store located at the rear of the Property.
- 4.7 The below image shows the element proposed to be removed from the rear elevation.



*Image 1 – Pantry / Store shown to the left of the existing bay window*

- 4.8 The below plan shows the extent of proposed removal (in plan form). This is an extract taken from the submitted proposed ground floor demolition plan.



*Image 2 – Plan showing extent of removal*

- 4.9 It is proposed that once this element has been removed, the bay window will return to the full extent of the rear elevation to provide a consistent bay window elevation at ground floor level.

- 4.10 The pantry / store element appears to be a more recent addition to the Property, albeit there are no records to confirm this position. It is a curious addition that adds little value to the Property in terms of functionality or historic significance.
- 4.11 As series of internal works to the Property are proposed to improve the quality of residential accommodation, albeit these works do not, in themselves, require planning permission.
- 4.12 The removal of this element will enhance the amount of natural light provided into a key living area of the Property and provide a visual improvement to the external appearance of the rear of the Property.

## 5. Planning Policy Framework

- 5.1 The relevant parts of the statutory Development Plan of relevance to the proposals being considered comprise the policies set out in the following documents:
- a) The London Plan 2021 (adopted March 2021)
  - b) The Camden Local Plan (adopted 2017)
- 5.2 The Fortune Green and West Hampstead Neighbourhood Plan (adopted September 2015) is also of relevance to the consideration of these proposals.
- 5.3 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

## 6. Planning Assessment

- 6.1 The principle of the provision of a side infill extension to the dwelling has already been established by the previous planning permission (application reference: 2022/1265/P).
- 6.2 Alterations and extensions to the rear of properties is a characteristic of the immediate surrounding area and the conservation area more widely.

### **Design**

- 6.3 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.
- 6.4 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:
- a. Respects local context and character
  - b. Preserves or enhances the historic environment and heritage assets

- c. Is sustainable in design and construction
  - d. Comprises details and material that are of high quality and compliments the local character
- 6.5 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:
- a. Development which maintains the positive contributions to character of existing buildings and structures.
  - b. Development which has regard to the form, function, structure and heritage of its context - including
  - c. the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.
  - d. New buildings and extensions that respect and are sensitive to the height of existing buildings in their vicinity and setting.
  - e. Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.
- 6.6 The width and depth of the extension will remain the same as has been approved previously at the Property.
- 6.7 The side infill 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.
- 6.8 The side infill 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.
- 6.9 It is proposed to utilise a ceramic tile finish to the side infill 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.
- 6.10 The side infill proposals would provide a significant improvement above the approved position, in design terms.
- 6.11 The removal of the existing pantry / store element will result in the provision of a single bay window treatment at the rear ground floor level. The design and materiality of which will tie in with the existing part bay window element and will be consistent with the rear elevation of the Property.
- 6.12 The proposals are located wholly at the rear of the Property and will not be visible from any public views.

### Heritage

- 6.13 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.
- 6.14 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.
- 6.15 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.
- 6.16 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.

- 6.17 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.
- 6.18 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.
- 6.19 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*'.
- 6.20 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.
- 6.21 The existing pantry / store element is not identified as providing any special interest to the Property or the conservation area.
- 6.22 The proposals 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.
- 6.23 The proposals are considered to enhance the appearance of the Property and the Conservation Area as a whole. The proposals are considered to be an improvement upon the approved position in heritage terms, in relation to the side infill extension element.

### Amenity

- 6.24 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.
- 6.25 Further, the Council will seek to ensure that the amenity of neighbours is protected and will consider visual privacy, outlook, sunlight, daylight and overshadowing.
- 6.26 The proposals would not have an impact on the amenity of any neighbouring properties beyond that already considered acceptable in granting the previous planning permission for a side infill extension.
- 6.27 The removal of the glass box element of the side infill extension would provide an improved position in amenity terms over and above what has been approved previously.
- 6.28 The removal of the existing pantry / store and the provision of a complete bay window would enhance the amount of natural light that is provided into a key living space. Currently internal light levels are poor, creating compromised living conditions in an important internal space.

## 7. Summary and Conclusions

- 7.1 This Statement has been prepared in support of a full planning application that seeks consent for the provision of a side infill extension and removal of an existing pantry / store at the rear of the Property.
- 7.2 The proposals will result in the provision of improved residential accommodation at ground floor level.
- 7.3 The approach to the design, form and scale of the side infill extension represents an improvement to the previously approved position and is commensurate with the surrounding character and context.
- 7.4 The removal of the existing pantry / store element would facilitate the provision of a full bay window elevation at ground floor level which is considered to be a visual improvement to the rear of the

Property. Further, the existing pantry / store is not considered to contribute to the special interest of the existing Property.

- 7.5 The proposals would have no impact on the amenity of any of the adjoining or surrounding properties.
- 7.6 Overall the proposals are considered to represent a visual improvement to the rear of the Property.