

4D PLANNING™

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DESIGN AND ACCESS / PLANNING / HERITAGE STATEMENT

Loft conversion, erection of rear dormer, two front rooflights.

Property Address: Upper floor flat, 111 Constantine Road -
NW3 2LR.

September 2024

1.0 INTRODUCTION

1.1 This Design and Access / Planning / Heritage Statement is submitted on behalf of the applicant in respect of a planning application for a loft conversion, the erection of a rear dormer, and two rooflights in the front roofslope. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The existing property is a three storey terraced property located to the north side of Constantine Road. The property is divided into flats.

2.2 Properties to either side of No. 111 are of similar scale and form. Many properties along the street (both sides) have rear roof dormers.

2.3 The site is located within a predominantly residential character area. Whilst there is general consistency in scale and form of dwellings, there is variety in style, architectural detailing, and personalisation of dwellings in the area.

2.4 The site is in flood zone 1 and at low risk of flooding. The property is located in Mansfield Conservation Area. There are no listed buildings nearby.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed works simply comprise the conversion of the existing loft and the erection of a rear roof dormer together with two front (conservation style) rooflights. The dormer would be site well above the eaves, in from the sides, and would not exceed the ridge height of the main dwelling.

3.2 The dormer would facilitate the creation of an additional bedroom to the flat.

4.0 PLANNING HISTORY

4.1 There is no recent / relevant planning history for No. 111 according to Camden online planning records. We note however grants of permission for dormers on properties nearby including:

2015/4244/P - 123 Constantine Road London NW3 2LR.

2011/1068/P - 145 Constantine Road London NW3 2LR.

2003/3626/P - 133 Constantine Road London NW3 2LR.

All the above approved dormers are very similar in scale / appearance to that proposed at No. 111.

5.0 PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (2023)

5.1 Para. 130 of the NPPF seeks to ensure a high quality of design in new developments. Point c) in particular seeks to ensure developments that:

“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.”

The proposed development would be entirely compatible with the surrounding area where there are many types of similar works (refer to Figure 1 below).



Figure 1 – Examples of dormer extension in vicinity of site.

Camden Plan (2017)

5.2 As can be seen in Figure 2 below, the site is within a conservation area. No other adverse designations apply.

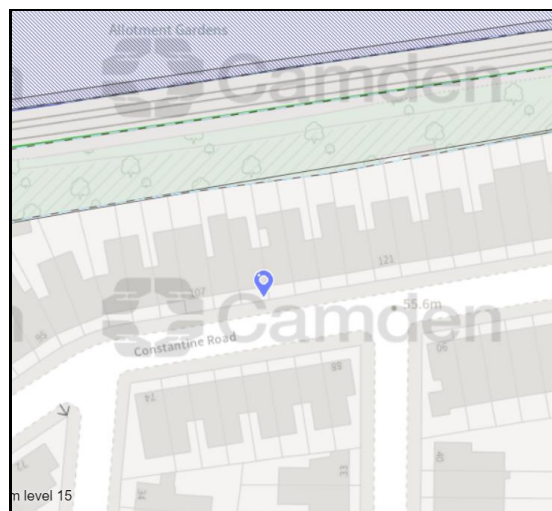


Figure 2 – Extract from Camden Policies Map. Approx. Site is Indicated by Blue Pin.

5.3 Policy D1 of the Local Plan deals with design and states:

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

- a. respects local context and character;*

- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. 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;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

Dormer and rooflights are typical additions / alterations to a property. There are many examples nearby of rear roof dormers. The works are befitting of the Conservation Area.

There would be no adverse impacts to neighbouring properties in terms of overlooking, overshadowing, or overbearing impact.

5.4 Policy D2 deals with heritage issues and states:

“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.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*

- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage".

It is not considered the proposed works would not have a material adverse impact on the character of the Conservation Area (see para. 5.6-5.7 below). Many neighbouring properties in the conservation area have had similar works carried out over the years.

Home Improvements CPG (2021)

5.5 Para. 2.2.1 of this Guidance refers to dormers and states:

"The design of a dormer should therefore emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended.

Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained...

There are certain considerations that should be taken into account when designing a dormer window to ensure it is sensitively and appropriately designed for its context. A dormer window should ensure:

- *The internal height of the existing loft space is sufficient to allow adequate habitable space more than 2m - headroom from staircase;*
- *Dormers should be subordinate in size to the roof slope being extended;*
- *The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);*
- *Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;*
- *The type, design and alignment of windows would relate to the ones below;*
- *The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;*
- *Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged..."*

With regards the above guidance it is submitted:

- ***The proposed development would be consistent with established character in the area.***
- ***The dormer is subordinate in the roofslope (set in from sides and above eaves).***
- ***The dormer windows (individually) are smaller than windows on levels below.***
- ***Proposed materials would match the existing dwellings and are appropriate to the area.***

Mansfield Conservation Area

5.6 According to the South Hampstead Conservation Area Appraisal and Management Strategy (2008), the special character of the area is multi-faceted but in large part derived from its historical origins, two distinct character areas, loose grid pattern, and high quality buildings.

5.7 Rear dormer extensions are not identified as problems for the Conservation Area. Indeed and as is evident in Figure 1 above, rear dormers are characteristic of dwellings in this part of the conservation area.

5.8 *It is submitted that the proposed development will have no adverse impacts on the special character of appearance of the conservation area. The applicant is not seeking to introduce a feature that is not already to be found in abundance in the area.*

6.0 CONCLUSION

6.1 The proposed development is considered to be in compliance with NPPF policies, as well as the Camden Local Plan and associated design / conservation guidance.

6.2 It is not considered there would be any adverse visual impacts or adverse impacts to the residential amenities of neighbouring properties. There is precedent in the area for similar type works.