



PLANNING STATEMENT

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1 INTRODUCTION

- 1.1 This planning application is submitted to Camden Council in respect of our client's proposal for rear extensions to the property including a ground floor extension and new dormer extension alongside other minor alterations at The Lodge in Hampstead ('the Site'). Our client is very passionate about his house, but is keen to develop a better flow to the property and form a better connection to the rear garden.
- 1.2 The site lies to the south of North End Avenue, accessed via a private gated drive which serves the site and two other neighbouring properties (Northstead and Northgate). The garden is located to the south of the plot and has boundary with a footpath which runs between North End Avenue and North End Way.
- 1.3 The site comprises an existing L-shaped, detached two storey residential dwelling located at North End Avenue in Hampstead. The property (which has been extended and modified since the late 1800s) is an Arts and Crafts style building with red terracotta tiles and white pebble dash render which is in need of repair. The majority of garden sits at first floor level although its levels do vary. There is a lowered courtyard outside the ground floor.
- 1.4 The property is not statutorily listed but is an unlisted building which the Council feels makes a positive contribution to the special character and appearance of the area. The site is also located within the Hampstead Conservation Area: Sub-Area 8 (Outlying Areas).
- 1.5 As this report will demonstrate, the site has had an active planning history with applications that have been both approved and refused for rear extensions on site. This information has been carefully reviewed to ensure that the current proposals are acceptable. Taking this into consideration, the general approach taken by the project team has been to design a scheme that provides for a similar footprint to previously approved proposals in a contemporary design, that is subordinate and sympathetic to the character of the original house and the surrounding area.
- 1.6 The Plannery has been working alongside Fraher and Findlay Architects to carefully develop the proposals, ensuring there is no harm to the existing dwelling or surrounding area. The submission is supported by Drawings, a DAS (including Heritage information) as well as Tree report.
- 1.7 This report sets out the site context and planning history, outlines the proposals, Design and Access, key policy and seeks and briefly touches the main planning policy considerations before concluding that the proposals are in full accordance with the Local Development Plan.



2 PLANNING HISTORY

Site History

- 2.1 The site has an active planning history and as noted, there has been much change to the property since it was built as shown on page 8 of the Design and Access Statement.
- 2.2 In 2013, Planning permission was granted for a single storey extension at ground floor level with a large balcony above as well as two extended gable windows at first floor level under reference: 2013/3790/P). The permitted approval proposed excavation to accommodate the ground floor extension and a large sunken patio area with a slightly alien curved garden design. The proposal was not implemented, but forms a useful precedent for the proposals. The design can be seen in Figure 1 below.



Figure 1 – Approved Rear Extension Design (2013)

- 2.3 Later in 2017, an application was refused (reference: 2017/4695/P) for an alternative ground floor extension comprising a truncated apex roof which blocked windows of the original building and did not sit correctly with the rear elevation. The alien rounded courtyard feature was proposed again alongside changes to window / door openings. The Council felt that the extension had an incongruent appearance that would harm the host building and surrounding conservation area. The design can be seen in Figure 2 below.

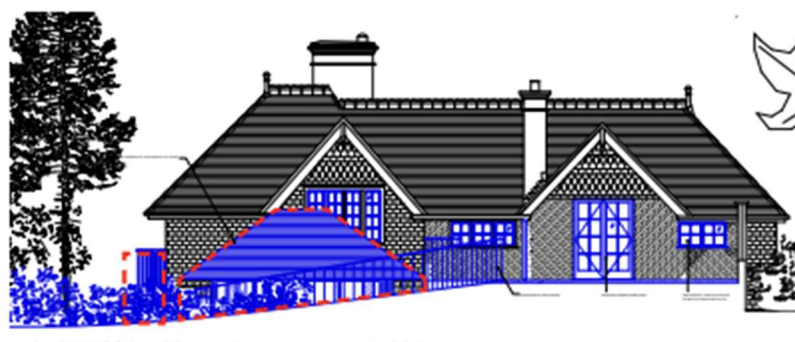


Figure 2 – Refused Rear Extension Design (2017)

- 2.4 In July, an application was refused (reference: 2024/2662/P) for a single storey rear extension (9 metres deep and 5 metres wide) with a pitched roof projecting from the existing gable on the rear roof slope of the property. The extension is split level (ground and first) with the existing house and protrudes between the ground and first floor of the existing dwelling. The extension comprised full glazing in a contemporary style. The Council refused the proposal on the basis that it would be dominant, incongruous and would harm the character and appearance of the host building and conservation area.
- 2.5 The design can be seen in Figure 3 below.

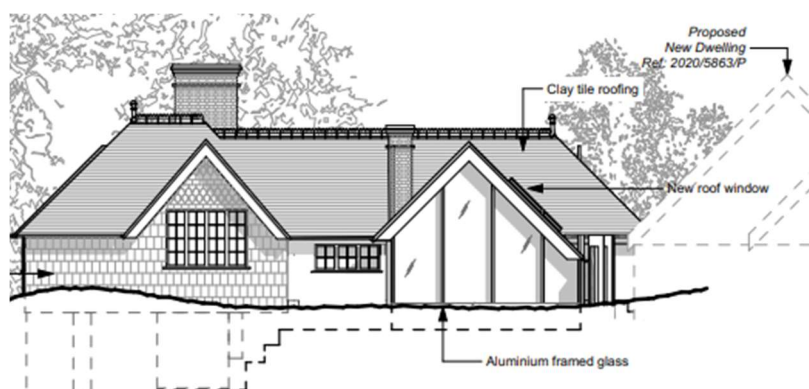


Figure 3 – Refused Rear Extension Design (2024)

- 2.6 Later this year (2024), a proposal for an outbuilding in the garden was granted under reference: 2024/2999/P as part of a CLOPD. The outbuilding will comprise a home office and will be sited at the back of the garden.
- 2.7 Just recently, an application (reference: 2024/4183/P) has been approved for the erection for a single storey rear extension to the property under a Certificate of Lawful Existing Development (CLEUD). The approval demonstrates that a ground floor extension with green roof could be achieved at the property without the need for planning permission. The approved CLEUD extension would be of a similar depth to the proposed extension.

Site Precedents

Northgate, North End Avenue, Hampstead

- 2.8 A neighbouring property was granted planning permission (reference: 2021/2304/P) for the removal of three existing extensions and their replacement with three contemporary new structural glass and metal frame conservatory structures. The proposed extensions are larger than the existing.
- 2.9 The proposal provides for a clear contrast to the existing architectural style and the Council clearly considered that the materiality would clearly define them as later additions and be appropriate. Further changes to the property were also proposed such as a new front porch and window construction to the front elevation.

2.10 The Council felt that although the extensions would be larger, they would not be visible and would allow appreciation of the tile-hung wall behind. The Council clearly felt that the contemporary treatment was acceptable. The proposed site plan can be seen below, the pink line shows the existing structure's footprint.

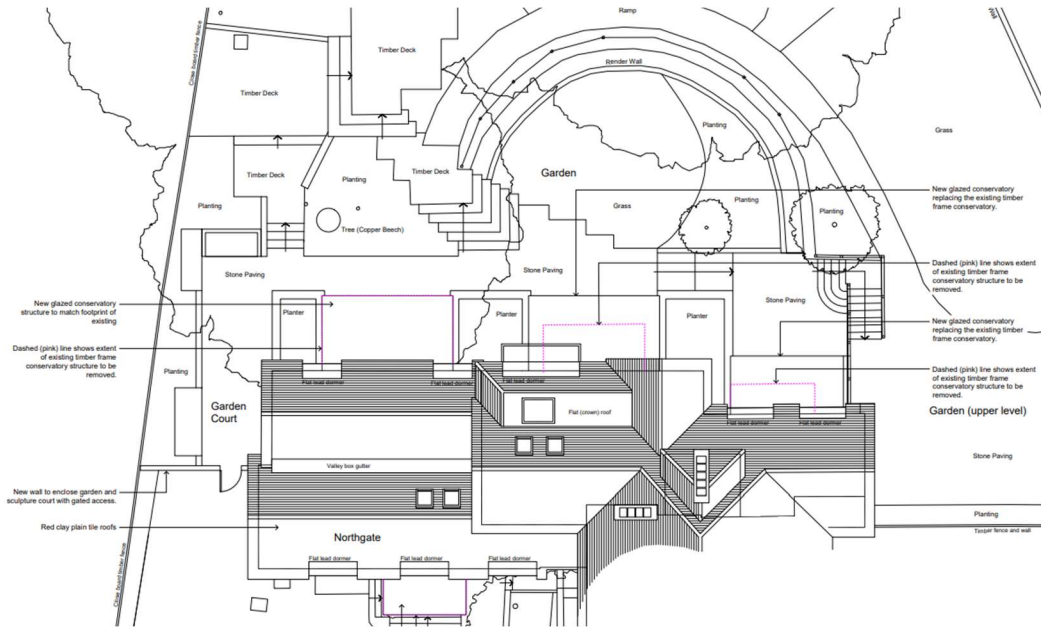


Figure 4 – Proposed Site Plan at 'Northgate' neighbouring The Site

3 PROPOSALS

- 3.1 As noted, the team has reviewed feedback received from the Council in respect of the 2013, 2017 and 2024 applications and has sought to design a scheme appropriate for the host building and the conservation area. The proposal seeks to address the lack of connectivity between the house's living spaces and the garden by providing a new garden facing living room to the rear of the property.
- 3.2 The team has reviewed the footprint proposals for the approved 2013 application closely and, rather than providing a large extension at the upper level, (following the refused 2024 permission), the proposals seek to follow the principals established as part of the 2013 approval and create main linkages at ground floor with just a small extension at the upper floor level, bringing more natural light into the house.
- 3.3 Part 3.1 of the Design and Access Statement (DAS) provides a useful footprint comparison between the approved 2013 proposal and the proposed scheme in a similar way to the approved proposal at neighbouring Northgate in 2021. The footprint drawings demonstrate that overall the visible massing is less than previously approved and:
- At ground floor level, the proposal is shallower than the 2013 proposal although it extends the width of the property;
 - The extension does not propose a terrace but an inaccessible green roof with biodiversity benefits;
 - There is an extension proposed to the right hand dormer which is slightly deeper than the 2013 extension (but only by 0.5 metres which is minimal). The extension would be in a form similar to the existing dormers at this level;
 - There is no extension proposed to the left hand dormer.

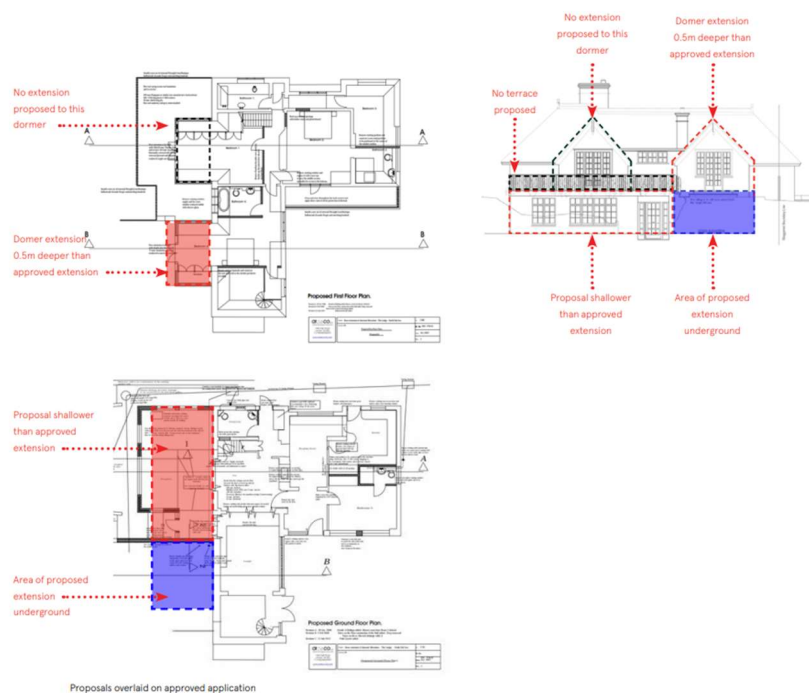


Figure 5 – Footprint Comparison from the DAS

- 3.4 The material palette for the proposal has been chosen to ensure careful, sympathetic consideration to the host building and the surrounding context given nearby view points. The transparent design allows the original house to be read behind the extension in a similar way to the Northgate rear extensions, yet the window bars seek to reduce a large expanse of glazing to the rear and seeks to emulate the window bars at first floor level.



Figure 5 – CGI Image of Proposed Rear Elevation (Fraher and Findlay Architects)

- 3.5 Further details can be found on the drawings and Design and Access Statement and useful precedent imagery can be found on pages 27 and 28 showing that the glazed extension will work in a similar way to the examples, ensuring that the period building is sensitively handled in the contemporary context. The materials including clay paviors, natural lime plasters and clay tiles contrast well with a timber façade.

4 PLANNING POLICY SUMMARY

Brief Policy Overview

- 4.1 The planning system is plan-led. Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework

- 4.2 The overarching National Planning Policies comprise the National Planning Policy Framework (NPPF 2023), supported by National Planning Practice Guidance. The Framework is a material consideration in planning decisions. It also provides guidance on how to draw up Development Plans and Policies.

Development Plan Policies

- 4.3 For the purpose of any area in Greater London the development plan is:
- The New London Plan (2021) which sets out the spatial development strategy for the city; and
 - Camden Local Plan (2017).

Supplementary Planning Guidance

- 4.4 Supplementary guidance is used to support statutory development plans, not as an alternative. It cannot be used to make new policies. Statements made in supplementary guidance carry less weight than those in the development plan but may be material considerations. Consideration has been given to the following CPDs:
- Design;
 - Amenity;
 - Home Improvements;
 - Energy Efficiency and Adaptation; and
 - Biodiversity.
- 4.5 The Hampstead Neighbourhood Plan (Emerging 2025) has also been reviewed alongside the Hampstead Conservation Area Statement (2001).

5 PLANNING JUSTIFICATION

- 5.1 The team has worked hard to ensure that the proposed extension is designed with due consideration to the host dwelling and surrounding context as demonstrated in this chapter which reviews Council policy and provides the scheme response.

Design and Heritage Policy

Policy D1 - Design - states that the Council will seek to secure high quality design in development. The Council will require that development that respects local context and character.

Policy D2 - Heritage – states that development within conservation areas preserves or, where possible, enhances the character or appearance of the area and preserve garden spaces which contribute to the character and appearance of a conservation area.

The Hampstead Conservation Area Statement (HCAS) policy H26 states that extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. It is also noted that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

Policy H27 of the HCAS states that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

Policy H28 of the HCAS states that rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

Policy H29 of the HCAS relates to conservatories and says that Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

Policy D2 of the Local Plan and H30 of the HCAS states that development should preserve garden spaces which contribute to the character and appearance of a conservation area.

Scheme Response – Design and Heritage

- 5.2 It is proposed to construct a rear extension to the property to provide connectivity between the house's living spaces and the garden by providing a new garden facing living room to the rear of the property.
- 5.3 The existing building is chiefly characterised by its vernacular/Arts and Crafts design and materials, scale, and its garden setting which helps to contribute to the conservation area.

- 5.4 As shown within our documentation, there has been much change to the property since it was originally constructed, and the team has relied heavily on the more recent planning history to help guide the current proposal in terms of the built footprint, massing and design. The extension has been carefully considered in line with Policy D1, to ensure that the Council's previous comments are noted and that the extension respects the host dwelling and the surrounding context.
- 5.5 In terms of scale, the previous 2024 extension incorporated a 9 metre deep extension fully glazed extension at first floor level with an a-symmetric roof. The current proposal, (although still double-storey), takes the form of the existing ridge height and matches the other dormer ridge to the property, respecting the architectural features of the host building and reinforcing its historic characteristics in line with Policies D2, H26 and H27. The extension now extends just 4.5 metres at first floor level (just 0.5 metres more than the 2013 approved application and half the depth of the 2024 extension) and should be considered appropriate on this basis.
- 5.6 Unlike the 2017 refused proposal, the ground floor element has a flat roof used for maintenance only (biodiverse green roof) so the host dwelling's window detailing remains visible above. In addition, the ground floor element does not extend as far as the ground floor extension approved under the 2013 proposal and so the footprint should be considered acceptable.
- 5.7 As the Council note within their delegated officer's report for the 2024 permission, this part of the conservation area is characterised by extensive gardens. This proposed extension is now much smaller in size in terms of both footprint and massing and would therefore not create a large infill of the rear garden area, but would respect and preserve the garden space contributing to the character and appearance of the conservation area in line with policies H30 and D2.
- 5.8 In terms of materiality, contemporary extensions are clearly considered acceptable within the area as demonstrated by the 2021 extensions at neighbouring dwelling Northgate. The extension comprises a high quality contemporary design that provides glazing (ensuring the original building can still be appreciated behind) but that provides for clever glazing bars to break up the expanse of glass mimicking the existing windows bars / detailing at first floor level. On this basis, it is considered that the addition is unobtrusive and subservient to the existing building, blending with the existing building's architectural style of Arts and Crafts design in a contemporary manner.
- 5.9 In summary, the extension has been designed to be similar in footprint to the 2013 proposal which was considered acceptable by the Council, it therefore makes a positive contribution to the host building and character of the conservation area in line with Policy D2. The treatment of the first floor element seeks to match the existing building in its form, bringing a sense of balance to the rear elevation. The ground floor extension is of a smaller footprint to the 2013 approved permission. Importantly, the proposed glazed materiality ensures the original building can be read behind, but the expanse of glass is broken up to match the window detailing at first floor level. Unlike the 2013 proposal, a terrace is not proposed, but a flat green roof brings interest and biodiversity benefits to the rear elevation.

Residential Amenity Policy

- 5.10 *Policy A1 of the Local Plan aims to protect the quality of life of occupiers and neighbours by seeking to manage the impact of development. This includes such factors as visual privacy, outlook, sunlight, daylight, overshadowing and artificial light levels.*

Scheme Response - Impact on Residential Amenity

- 5.11 The extensions would not impact upon neighbours as they are located some distance from neighbouring properties, there would be no increase in overlooking or reduction in privacy for neighbours. Whilst there is glazing proposed to the rear, this is broken down by glazing bars and so there would be less light pollution than if a glass box was proposed. Concealed roller blinds are proposed in front of windows to ensure light spillage is to a minimum. In addition, the property is surrounded by established tree planting. On this basis, it is considered that the proposal is in line with Policy A1 of the Camden Local Plan and the aims and objectives of the Hampstead Conservation Area Statement 2001.

Energy Policy

- 5.12 *Policy CC1 of the Local Plan expects development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards.*
- 5.13 *Policy CC2 requires development to adopt climate change adaption measures, which includes steps to reduce urban and dwelling overheating, including the application of the cooling hierarchy.*

Scheme Response – Energy and Sustainability

- 5.14 In line with policies CC1 and CC2 of the Local Plan, the proposals seek to minimise the carbon footprint of the building. Where many houses in the local area are proposing demolition and rebuild/vast extensions requiring substantial CO₂ emissions, this relatively modest extension ensures the prolonged use of an existing building which is the correct approach during a climate emergency.
- 5.15 In order to improve the energy efficiency of the property house, the architects are adopting a fabric first approach. This means the floors, ceilings and external walls of the extension will all be insulated with natural, breathable insulation. Triple glazing will be used where possible in order to reduce heat loss and the proposed extension will be built to exceed current regulations. In addition, low energy lighting will be specified and external shading would be used over glazed areas to significantly reduce overheating. As this is not a whole house project, net zero carbon is not applicable.

Other Matters

- 5.16 Whilst we understand that draft new Hampstead Plan policy supports development that provides a minimum of 10% **Biodiversity Net Gain (BNG)**, it is considered that in this case Biodiversity net gain is not applicable as under National BNG regulations, householder permissions are currently exempt from a 10% BNG requirement.
- 5.17 This aside, the extension, which has a footprint of 45sqm, is built on 56sqm of a non permeable paved patio and removes a further 26sqm of non permeable paving. The landscape proposed, as demonstrated in the DAS, aspires to provide rich, planted terraces around the extension which will significantly improve the Biodiversity of the garden and now contains a **Biodiverse** green roof which would provide a rainwater buffer; purify the air; reduce the ambient temperature; regulate the indoor temperature; save energy; and importantly encourage biodiversity in the area. Whilst BNG is not a requirement, the proposal does address BNG requirements.
- 5.18 Ny new paving will be sand bedded and therefore permeable. The current 82sqm of paving is concrete bedded and grouted. Therefore there is gain of approx 37sqm permeable area which will greatly improve **surface water run-off**.
- 5.19 As the extension is to be built largely on an area of hardstanding, no **trees** or significant planting will be affected by the proposals.

6 CONCLUSIONS

- 6.1 This planning application is submitted to Camden Council in respect of our client's proposal for rear extensions to the property including a ground floor extension and new dormer extension alongside other minor alterations at The Lodge in Hampstead.
- 6.2 The proposal seeks to address the lack of connectivity between the house's living spaces and the garden by providing a new garden facing living room to the rear of the property. The team has reviewed feedback received from the Council in respect of the 2013, 2017 and 2024 applications. The extension has been designed to be of a similar footprint to the 2013 proposal which was considered acceptable by the Council.
- 6.3 The treatment of the first floor element seeks to match the existing building in its form, bringing a sense of balance to the rear elevation. The ground floor element does not extend out as far as the 2013 approved proposal. Importantly, the proposed glazed materiality ensures the original building can be read behind, but the expanse of glass is broken up to match the window detailing at first floor level in the same form as the host building providing a sympathetic and subservient design to the 'Arts and Crafts' host building. Importantly, the garden space remains contributing to the character and appearance of the conservation area.
- 6.4 In addition, the following points should be noted:
- There will be no impacts on surrounding residents, as the surrounding properties are some distance away.
 - The proposals seek to minimise the carbon footprint of the building.
 - Unlike the 2013 proposal, a terrace is not proposed, but a flat green roof brings interest and biodiversity benefits to the rear elevation.
 - As the extension is to be built largely on an area of hardstanding, no trees or significant planting will be affected by the proposals.
- 6.5 On this basis, the proposals have been carefully considered to ensure they are in full accordance with the Local Development Plan, and it is considered that the Council should support the proposals accordingly.