

**16 NASSINGTON ROAD, LONDON, NW3 2UD**  
**PLANNING STATEMENT**

**NTA PLANNING LLP**  
TOWN PLANNING CONSULTANTS



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**Client****Private Client**

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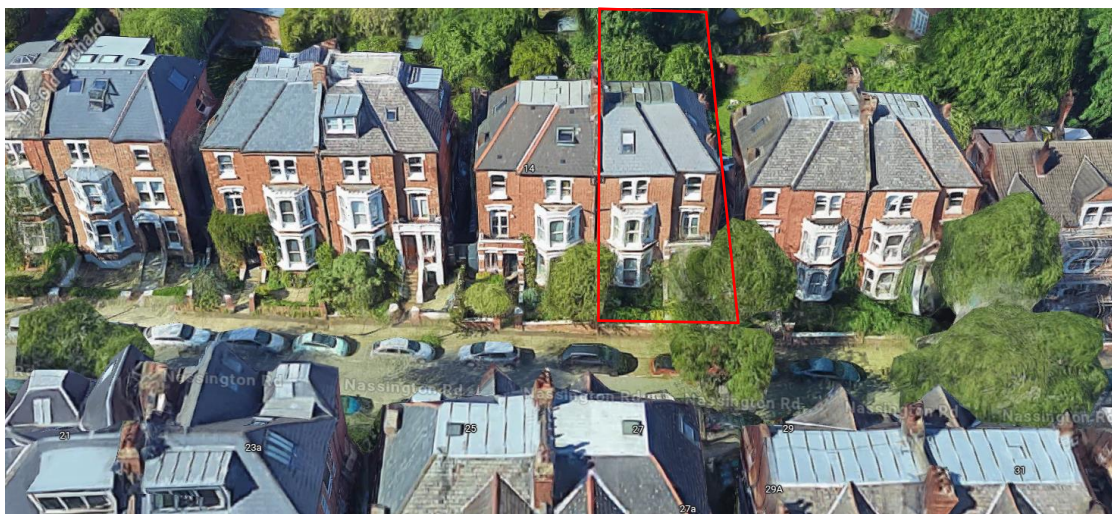
## 1.0 INTRODUCTION

- 1.1 This Planning Statement supports a planning application made by Beasley Dickson Architects, the architect acting on behalf of the owner of 16 Nassington Road, London, NW3 2UD (**the Site**). The Site falls within the London Borough of Camden.



AERIAL VIEW OF SITE

- 1.2 The Site is a three-storeys plus basement semi-detached Victorian house located on the north side of Nassington Road, between Tanza Road and Parliament Hill. The property features a two-storey bay window, a distinctive front entrance porch, a converted loft space with skylight windows, and a single storey ground floor rear extension. It forms the right-hand side of a pair of semi-detached houses.
- 1.3 The property is within the South Hill Park Conservation Area. Although it is not statutorily listed, it is recognised as a building that positively contributes to the character and appearance of the conservation area.
- 1.4 The surrounding area predominantly comprises semi-detached Victorian properties, which are used as either individual family houses or flat conversions. The neighbourhood is distinctly characterised by its Victorian architecture and close proximity to Hampstead Heath. The topography along Nassington Road is varied, sloping in a west-east direction, influencing the design of the semi-detached properties. Some benefit from windows that provide natural light to their basement levels, while others, due to the uneven terrain, lack such features or have installed light wells.



AERIAL VIEW OF SITE AND NASSINGTON ROAD LOOKING NORTH

- 1.5 This planning application follows previously approved alterations and extensions to the property, which were implemented in the 1970s and c.2011, as detailed in the planning history section of this report. The current application seeks the replacement and remodelling of windows and external doors, alterations to the roof (including replacement roof lights), and the addition of a new replacement single-story rear extension to the rear.
- 1.6 It should be noted that some of the proposed alterations proposed could benefit from householder permitted development rights. However, for the sake of clarity and to provide a comprehensive understanding of the overall design vision for the proposals, these works have been included in the scope of this planning application.



PROPOSED SITE PLAN

### Structure of this Statement

- 1.7 Section 2 of this Statement provides a description of the Site and the Surrounding Area.
- 1.8 Section 3 provides relevant planning history for the Site.
- 1.9 Section 4 provides a detailed description of the proposed development.
- 1.10 Section 5 sets out the relevant planning policy context, followed by our assessment of the proposed development against relevant policies and other material considerations in section 6.
- 1.11 This statement is concluded at Section 7.
- 1.12 This statement should be read alongside the following drawings and reports which accompany this submission:

REF	NAME	SCALE	AUTHOR
103_SLP	Site Location Plan + Block Plan	1:1250 @ A3	Beasley Dickson
103_PL000	Existing Site Plan	1:100 @ A1	Beasley Dickson
103_PL001	Existing Basement Plan	1:50 @ A1	Beasley Dickson
103_PL002	Existing Ground Floor Plan	1:50 @ A1	Beasley Dickson
103_PL003	Existing 1st Floor Plan	1:50 @ A1	Beasley Dickson
103_PL004	Existing 2nd Floor Plan	1:50 @ A1	Beasley Dickson
103_PL005	Existing 3rd Floor Plan	1:50 @ A1	Beasley Dickson

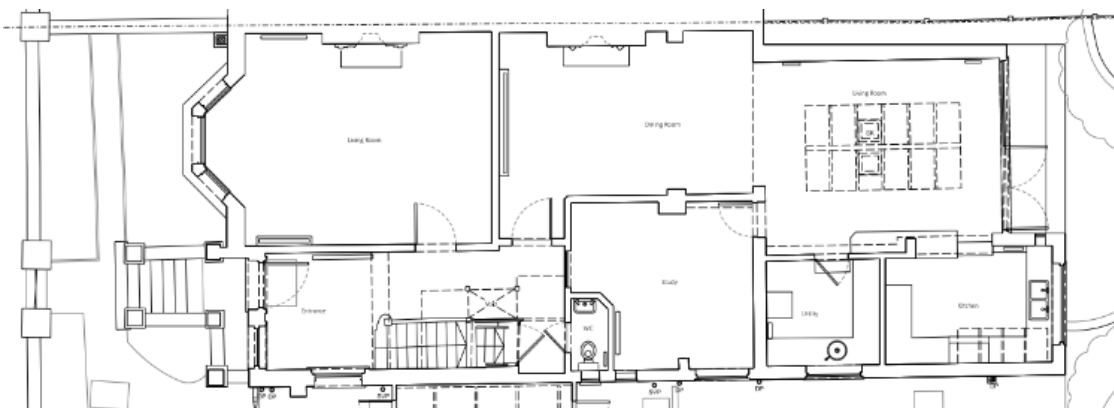
REF	NAME	SCALE	AUTHOR
103_PL006	Existing Roof Plan	1:50 @ A1	Beasley Dickson
103_PL007	Existing Section AA	1:50 @ A1	Beasley Dickson
103_PL008	Existing Section BB	1:50 @ A1	Beasley Dickson
103_PL010	Existing South Elevation	1:50 @ A1	Beasley Dickson
103_PL011	Existing North Elevation	1:50 @ A1	Beasley Dickson
103_PL012	Existing East Elevation	1:50 @ A1	Beasley Dickson
103_PL013	Existing West Elevation	1:50 @ A1	Beasley Dickson
103_PL100	Proposed Site Plan	1:50 @ A1	Beasley Dickson
103_PL101	Proposed Basement Plan	1:50 @ A1	Beasley Dickson
103_PL102	Proposed Ground Floor Plan	1:50 @ A1	Beasley Dickson
103_PL103	Proposed 1st Floor Plan	1:50 @ A1	Beasley Dickson
103_PL104	Proposed 2nd Floor Plan	1:50 @ A1	Beasley Dickson
103_PL105	Proposed 3rd Floor Plan	1:50 @ A1	Beasley Dickson
103_PL106	Proposed Roof Plan	1:50 @ A1	Beasley Dickson
103_PL107	Proposed Section AA	1:50 @ A1	Beasley Dickson
103_PL108	Proposed Section BB	1:50 @ A1	Beasley Dickson
103_PL111	Proposed South Elevation	1:50 @ A1	Beasley Dickson
103_PL112	Proposed North Elevation	1:50 @ A1	Beasley Dickson
103_PL113	Proposed East Elevation	1:50 @ A1	Beasley Dickson
103_PL114	Proposed West Elevation	1:50 @ A1	Beasley Dickson
103_DAS	Design & Access Statement	-	Beasley Dickson
103_HS	Heritage Statement	-	Heloise Palin
103_PS	Planning Statement	-	NTA Planning

## 2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

- 2.1 The Site lies on the Northern side of Nassington Road, in the London Borough of Camden.
- 2.2 The property is a private residential house. It presents as a three-storey house, however there is an additional lower ground floor level and space within the roof has been converted to habitable accommodation. It is within close proximity to Hampstead Heath (125m east) and occupies a rectangular plot. The property forms one half of a pair of semi-detached houses and is recognised as a positive contributor to the South Hill Park Conservation Area. The building itself comprises approximately 381sqm floorspace, and the overall plot measures 356sqm.
- 2.3 The surrounding area is predominantly residential, characterised by private Victorian homes, some of which remain as single-family dwellings, whilst others have been converted into flats.
- 2.4 The property comprises traditional Victorian architectural features, including a two-storey bay window, high ceilings, red brickwork, a grey slate roof, a large porch entrance, and a small front garden with a larger rear garden. A narrow terrace exists to the rear of the property at first floor level. This is currently only accessible via first floor windows. This is at a raised level compared to the lower height rear extensions.
- 2.5 The site has also been subject to modern additions, including a full width flat roof rear extension at ground floor level (delivered via two separate construction projects) and several skylight additions installed at roof level (to the main house and extension).



VIEW FROM STREET LEVEL OF 14 & 16 NASSINGTON ROAD



EXISTING GROUND FLOOR PLAN SHOWING LOWER GROUND FLOOR REAR EXTENSIONS

- 2.6 The rest of the street shares a similar character, primarily comprising grand semi-detached Victorian properties. However, several properties have undergone extensions and modifications, including roof-level dormer and roof light additions, the introduction of light wells to basement level, and side and rear extensions. Despite these changes, the Victorian character of the area remains well-preserved as one travels along Nassington Road. Mature street trees are on both sides of Nassington Road which also positively contributes to the setting of the area.



NASSINGTON ROAD STREET SCENE



AERIAL IMAGE OF NEIGHBOURING PROPERTIES

- 2.7 The site is on the northern side of Nassington Road, bordered to the east and west by neighbouring residential properties. To the north, it is adjacent to a backland/mews development at the Old Orchard, which occupies the centre of a triangular residential block shared with Tanza Road and Parliament Hill.
- 2.8 The site has pedestrian access from Nassington Road but does not include any off-street parking. On-street parking is provided on both sides of the street on Nassington Road.
- 2.9 The Site has a Public Transport Accessibility Level (PTAL) rating of 3, indicating moderate access to public transport on a scale where 6b is the highest. However, the site is only 200m east of Hampsted Heath Overground Station. Additionally, the Site and surrounding roads are within an established Controlled Parking Zone (CPZ) for permit holders only.
- 2.10 According to DEFRA, the Site has a 'very low' risk of surface water flooding and a 'very low' risk of flooding from rivers or the sea.



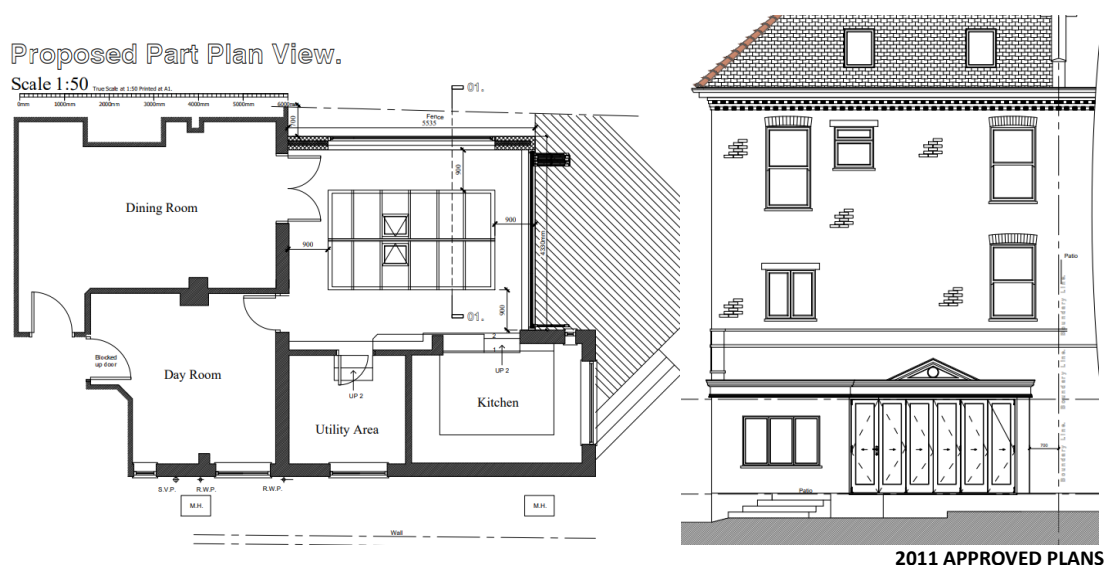
### 3.0 PLANNING HISTORY

#### SITE HISTORY

- 3.1 The site has been subject to a limited number of planning applications. However, previous planning permissions indicate that alterations to the property have been deemed acceptable by the council. These are outlined below:

REFERENCE	DESCRIPTION	STATUS
2011/1394/P	Extension to side of existing single storey rear extension at ground floor level to dwelling (Class C3).	Granted 24-05-2011
PWX0103291	Application for certificate of lawfulness for exiting development comprising the installation of a window at front basement level.	Granted 07-08-2001
9401916	Use of the flat roof area of the rear ground floor extension as a terrace (including metal railings) and alterations to the rear first floor window to form an access door and the formation of a staircase onto the lower terrace area.	Refused 27-02-1996
13612	Erection of a ground floor bathroom and conservatory extension to the rear	Granted 01-11-1972

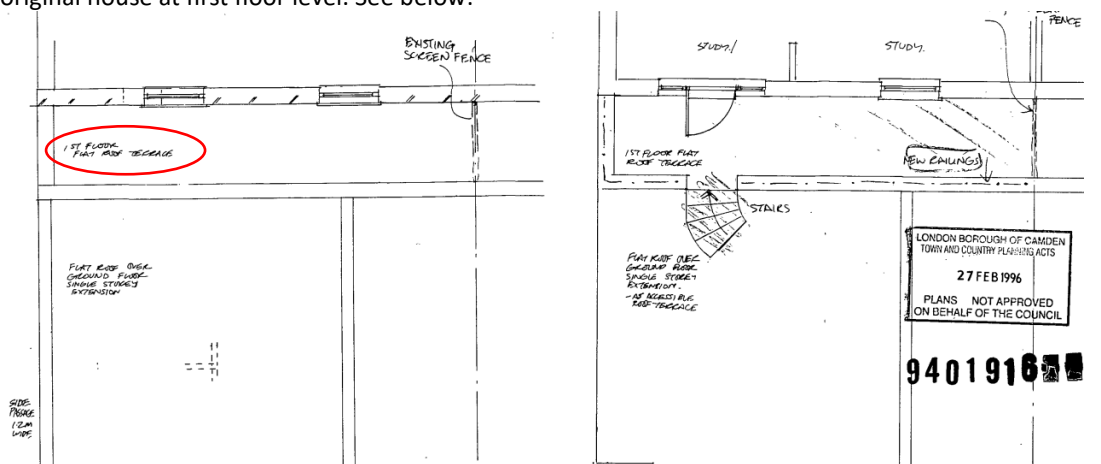
- 3.2 An initial single storey extension was developed at this property pre-1970. A more modest/lightweight extension was added following approval in 1972. The most recent planning permission (ref: 2011/1394/P), as outlined above, was for the removal of the 1972 extension and the installation of a contemporary flat roofed infill extension with larger roof lantern. The resulting development is a flat roofed single storey rear extension which appears as full width, with a stepped rear building line. Please see below plans from 2011.



- 3.3 The case officer for this application noted that the height of the proposed extension matched that of the existing extension and was therefore subordinate to the original three-storey plus basement Victorian house. The officer also observed that the extension's lightweight design, particularly when viewed from the rear, further minimised its visual impact. Additionally, the materials chosen; red brick and white-painted timber; were considered sympathetic to the original construction of the house and the character of the conservation area.
- 3.4 The case officer also highlighted that several properties on the northern side of Nassington Road had been extended to the rear, including full-width rear conservatories. Combined with the large rear gardens typical of properties on this side of the road, the proposal was deemed to comply with the relevant design policies of the local plan. Furthermore, the case officer concluded that the proposal

would not negatively impact the amenity of surrounding properties. This planning permission was implemented in full.

3.5 The only other notable planning application dates from 1994 (ref: 9401916) where a previous owner sought to create a terrace above the existing ground floor roof extension. Whilst this application was refused for amenity reasons, this clearly denotes the existing roof terrace which formed part of the original house at first floor level. See below:



1994 DRAWING WHICH SHOWS EXISTING REAR TERRACE IN SITU

**RELEVANT NEIGHBOURING SITES**

3.6 In addition to the planning history for the site, there are a number of relevant planning applications within the immediate vicinity, which are relevant to the proposals, including:

ADDRESS AND REFERENCE	DESCRIPTION	STATUS
3 Nassington Road London Camden NW3 2TX Ref: 2023/3007/P	Single storey infill extension at lower ground floor level, outbuilding to the rear of the garden, new railing and handrails to the front elevation and alterations to fenestrations.	Granted 07-08-2023
Lower Ground And Ground Floor 15 Nassington Road London Camden NW3 2TX Ref: 2023/0856/P	Erection of a single-storey rear extension at lower ground floor level including removal of window and lowering cill of one lower-ground floor window.	Granted 20-03-2023
Flat A 26 Nassington Road London NW3 2UD Ref: 2021/1397/P	Erection of a single storey rear extension (following demolition of existing conservatory) and replacement of windows at ground floor level on the front façade and window/door on rear façade	Granted 28-04-2021
9 Nassington Road London NW3 2TX Ref: 2019/5637/P	Installation of 2 x front rooflights and 1 x side rooflight.	Granted 12-11-2019
9 Nassington Road London NW3 2TX Ref: 2019/2316/P	Erection of single storey rear extension at lower ground floor level including formation of a roof terrace and widening of 2 upper ground floor rear windows to form doors; excavation and enlargement of existing lower ground floor level including formation of a front lightwell and new external side access steps; erection of roof dormers to side and rear roof slopes; alterations to rear and side fenestration	Granted 28-05-2019

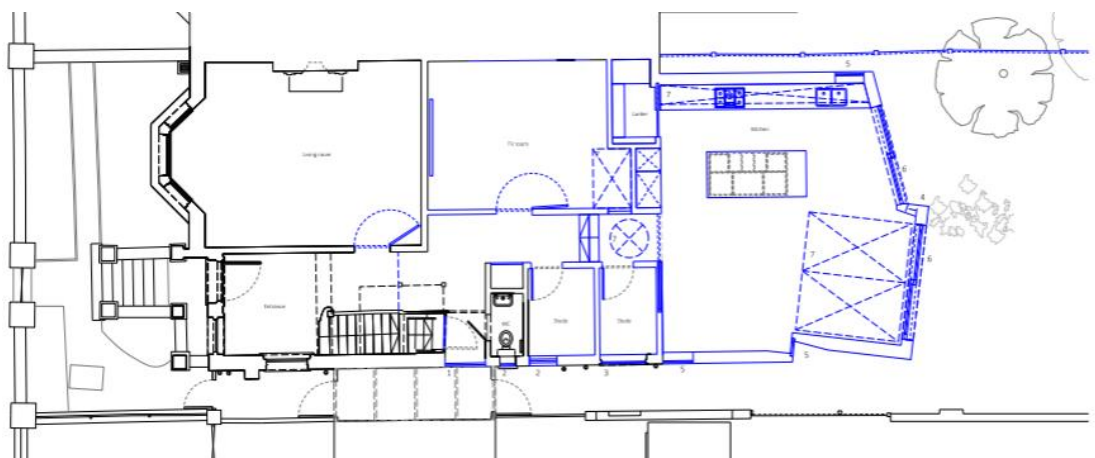
3.7 Overall, the existing planning history and the relevant planning history of neighbouring properties establish a general acceptance for modest rear extensions and minor external alterations to residential properties, provided they preserve and enhance the conservation area, as well as ensuring residential amenity is protected.

## 4.0 THE PROPOSED DEVELOPMENT

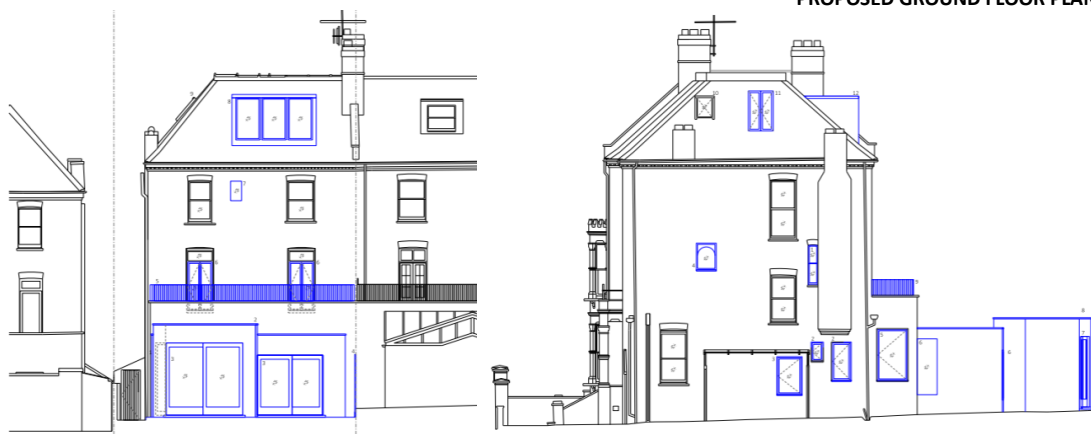
- 4.1 This section should be considered alongside the detailed drawing package prepared by Beasley Dickson Architects. Planning permission is sought in respect of alterations and refurbishment to 16 Nassington Road. the formal description of the development is as follows:

***Replacement single storey ground floor rear extension. Alterations to front, side and rear elevations of original house. Installation of rear dormer window and additional window openings.***

- 4.2 The proposals primarily involve the replacement of the later addition ground floor rear extension with a more contemporary design with an angled northern elevation. This will give the rear extension a bright and more useable internal floorspace, whilst also enhancing its appearance externally. This extension does not significantly increase (1.2sqm) the overall floorspace at the house.
- 4.3 The ground floor extension will have a contemporary appearance, with floor to ceiling glazing and patio doors proposed, and will be covered in a green roof.
- 4.4 The proposed additional extension is also a sympathetic and similar scale (same width and 1.2sqm increase) to that of the existing extension and uses a similar material palette to match the existing building with handmade clay bricks and lime mortar.
- 4.5 The proposal also includes the addition of a rear dormer extension to the top floor, along with the introduction and replacement of low profile rooflights. The proposal also includes the creation of new window openings at basement, ground and first floor level; these changes aim to enhance natural light access throughout the home.

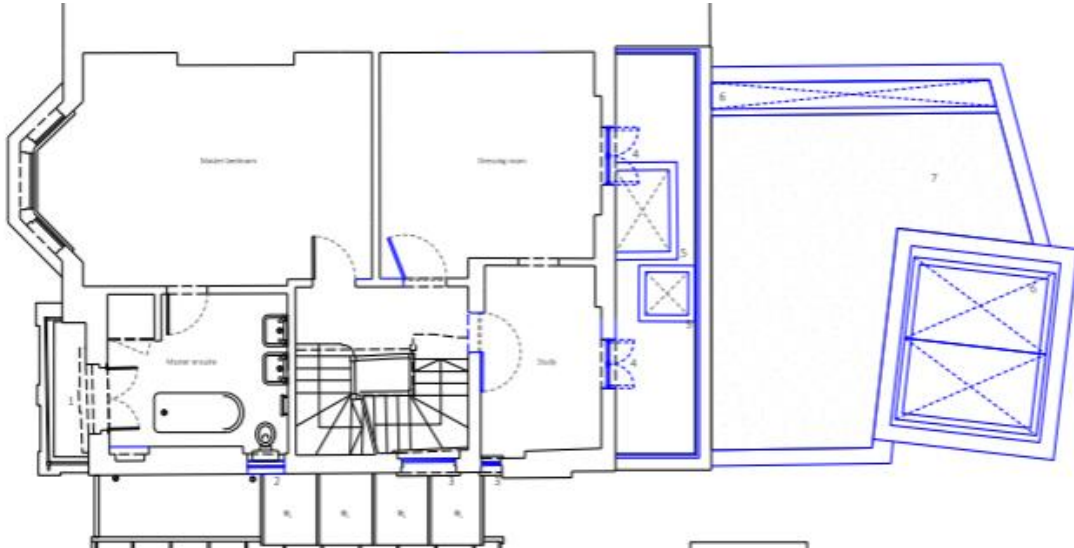


PROPOSED GROUND FLOOR PLAN



PROPOSED SIDE AND REAR ELEVATIONS

- 4.6 As shown in the plans, there are also minor internal alterations. These elements do not require planning permission but are included for clarity.
- 4.7 Additionally, remodelled doors and windows are proposed at all levels. Notably, new door openings are proposed (replacing existing windows) to the existing rear roof terrace on the first floor to improve accessibility. A new metal balustrade is also proposed to the existing balcony to improve safety and to match its corresponding neighbour.



PROPOSED FIRST FLOOR PLAN

- 4.8 To ensure the proposals do not impact the character of the conservation area, all replacement windows will be replaced on a like-for-like basis, using traditional materials such as timber. The new windows will also be double-glazed to enhance the energy efficiency of the house. In areas where there are privacy concerns, obscured glazing will be used to ensure minimal impact on the surrounding environment.
- 4.9 In terms of design, the design and access statement provides further detail and presents a robust scheme, using high-quality materials that complement the Site’s setting. The design also aims to create a high-quality living space while addressing potential concerns regarding amenity and character.



PROPOSED FRONT ELEVATION

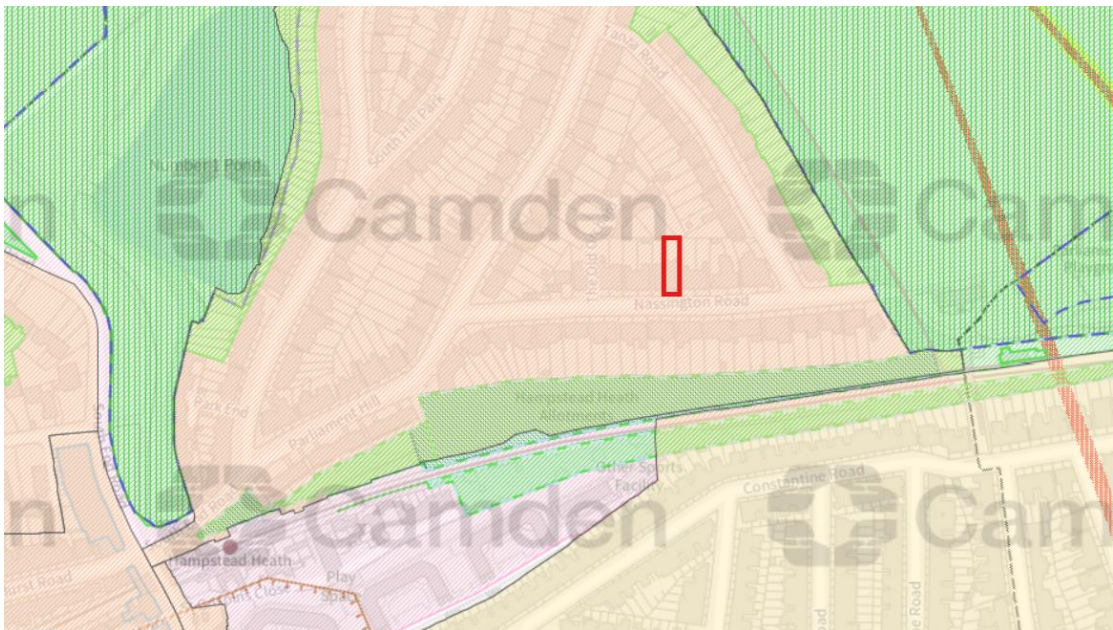
## 5.0 RELEVANT PLANNING FRAMEWORK

5.1 The relevant planning policy framework comprises the following:

- NPPF (National Planning Policy Framework) (2023)
- NPPG (National Planning Policy Guidance)
- The London Plan (2021)
- Camden Local Plan (2017)
- Hampstead Neighbourhood Plan (2018)

5.2 In accordance with the Council's Proposals Map, the Site has the following designations:

- South Hill Park Conservation Area
- Hampstead Neighbourhood Plan Area



PROPOSALS MAP EXTRACT (SITE LOCATION: RED)

5.3 The Council consulted on a draft new Local Plan from 17 January to 13 March 2024 and they are currently considering all the responses received and will publish an updated version of the Local Plan for further consultation later this year.

5.4 Following public consultation earlier this year, the Hampstead Neighbourhood Forum submitted a revised Neighbourhood Plan to the Council. This new plan is intended to update the Hampstead Neighbourhood Plan adopted by Camden Council in 2018.

5.5 The following supplementary planning guidance (Camden Planning Guidance) documents are also of relevance to these proposals:

- Amenity – January 2021
- Design – January 2021
- Home Improvement – January 2021
- Transport – January 2021

## 6.0 PLANNING ASSESSMENT

6.1 The principal material considerations at this stage are listed and assessed in turn below.

- a. Principle of Development
- b. Design and Heritage
- c. Residential Amenity

### a. Principle of Development

6.2 The proposed development does not involve any change in the building's use. Instead, the new extension is designed to enhance the existing living arrangements by expanding the kitchen area, increasing usable floor space, and improving the view of the rear garden. Additionally, the proposed new windows, including the rear dormer window, aim to significantly enhance natural light levels within the house.

6.3 Adopted Local Plan Policy H3 aims to ensure that existing housing continues to meet the needs of current and future households by preventing development that results in the net loss of residential floor space or the permanent conversion of residential accommodation into more than one dwelling. Since the proposal involves enhancing an existing large residential home to support its long-term viability for current occupants, it is considered that the proposed changes align with the objectives of the local plan. The proposed improvements will increase the existing floor space and help maximise the long-term viability and vitality of the property, ensuring continued compliance with local plan policies.

6.4 As noted, this planning application follows existing alterations to the rear of the property. Therefore, it is established that rear extensions are generally considered appropriate for this location and at the proposed scale. The current scheme seeks to replicate the design of the existing extension, with only a minimal increase in scale. Further assessment of the design and its impact on local amenity is provided in the following sections of this planning statement.

6.5 The addition of a rear dormer enhances the usability of the top floor, significantly improving access to daylight and sunlight in this part of the house. This design aligns with the existing architectural context of the surrounding area, where numerous examples of similar rear dormer installations can be observed.

6.6 In addition to the proposed extensions, the application includes internal alterations and the replacement and upgrading of new external windows and doors. While these changes do not require planning permission as they are replaced in a like for like manner, they are considered integral to the overall vision of the project and have therefore been included as part of the proposed scheme.

6.7 We believe the principle of development, which involves minor external alterations, including a small rear extension and the like-for-like replacement of windows and doors, is appropriate. This approach aligns with both local and national planning policies and should be supported by the case officers at the council.

### b. Design and Heritage

6.8 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decisions to have make attention to the desirability of preserving or enhancing the character or appearance of designated conservation areas to within which a development may occur.

6.9 Local Plan Policy D1 seeks to secure high-quality design in development projects, requiring that developments respect the local character and context. It also ensures that developments preserve and enhance the historic environment and heritage assets in line with Local Plan Policy D2. Additionally, developments must employ sustainable forms of construction and use high-quality materials that complement the local character, providing a high standard of living accommodation. Given that the extension is located in a rear garden, this policy also requires that extensions are designed to ensure no adverse impact on outdoor amenity space.

- 6.10 Local Plan Policy D2 requires that development, where appropriate, enhances Camden's rich and diverse heritage assets and their settings. It stipulates that developments should avoid harm to designated heritage assets, including conservation areas. Consequently, developments must be designed to minimise substantial demolition of heritage assets, including unlisted buildings that contribute positively to conservation areas. This policy ensures that developments do not result in substantial or significant harm and maintains a positive impact on the public.
- 6.11 Neighbourhood Plan Policy DH1 requires that development proposals demonstrate how they respond to and contribute to the distinctiveness and history of the local area. This includes ensuring that the design is sympathetic to established building lines, enhances permeability around the development, and responds positively to the rhythm, proportion, height, scale, massing, and materials of surrounding buildings. Additionally, developments must protect the amenity and privacy of neighbouring properties.
- 6.12 Neighbourhood Plan Policy DH2 requires all planning applications within conservation areas to consider the relevant conservation area appraisal and its management strategies. The policy emphasises the need to take advantage of opportunities to enhance the conservation area by protecting, and where appropriate, restoring elements such as walls and windows. Proposals should also aim to protect or enhance buildings that make a positive contribution to the conservation area.
- 6.13 According to the South Hill Park Conservation Area Appraisal (2001), the Conservation Area was first developed during the second half of the 19th century. The appraisal notes that its general character is defined by substantial semi-detached villas, many of which feature decorative windows, porches, and roof details, as well as entrance steps and complementary garden walls. The conservation area is also divided into two distinct sub-areas, reflecting their development at different periods of the 19th century, each with unique architectural characteristics.
- 6.14 The site is located within the Parliament Hill, Tanza Road, and Nassington Road sub-area (Sub-Area 2), which is specifically characterised by Victorian Gothic Revival architectural style. This style is particularly evident in features such as steeply pitched roofs, prominent chimneys, and rustic porches. It is also noted that the majority of the Victorian properties in the conservation area, including 16 Nassington Road, are recognised as buildings that make a positive contribution to the conservation area.
- 6.15 The conservation area appraisal also provides high-level guidance to ensure that all proposals are considerate of the distinctive character of the conservation area. It emphasises the importance of designing developments that harmonise with the established character of the area as well as its immediate setting. Specifically concerning roof extensions, the appraisal highlights that planning permission is required for any alterations to roofs on both the front and rear elevations within conservation areas. It also notes that new dormers should complement the building's proportions, window patterns, and any symmetry with neighbouring properties. Furthermore, alterations must preserve the distinctive shape and profile of the roof, ensuring that original features, such as chimney stacks, are retained and reinstated if previously lost.
- 6.16 Section 2.1.1 of the Home Improvements CPG provides specific design guidance for rear extensions. It requires rear extensions to be subordinate to the building being extended in relation not its location, form, footprint, scale, proportions, dimensions and detailing and be built from materials which are sympathetic to the existing building wherever possible. In addition Green Roofs are actively encouraged throughout the Home Improvements CPG.
- 6.17 Section 2.2.1 of the Home Improvements CPG offers design guidance for the installation of dormers to create additional space and headroom in existing residential properties. The guidance emphasises the importance of considering the existing roof form, any previous extensions, and the relationship with the prevailing pattern of development among neighbouring buildings. The scale and form of the dormer should be appropriate to the roof being extended. Furthermore, the guidance states that if the existing character of the area includes dormers, a similar extension is likely to be deemed acceptable in a planning application.

- 6.18 The existing rear extension presents as two distinct extensions, delivered in an ad-hoc manner decades apart. Whilst the more recent infill element is of higher quality architecture, the original rear extension is dated and of low-quality design. The interventions proposed via this planning application presents an opportunity to give the rear extension a coherent and consistent appearance, without needing to extend further into the garden.
- 6.19 In light of the policy position, it is considered that the proposed design, developed by the scheme architects, respects the character and context of the conservation area, particularly given the building's status as a positive contributor to the area. The scheme incorporates high-quality materials and design elements that complement the local character, taking opportunities to enhance the houses longevity through modern and sustainable interventions.
- 6.20 In terms of scale, the proposal does not result in any noticeable increase in massing when compared to the existing arrangement and is considered to be sympathetic to the prevailing building line typical to rear extensions found in the surrounding area. Given that the rear extension is not visible from the front of the property and is of a similar design to the existing extension, the proposal is not considered to have an adverse impact in design or heritage terms. Furthermore, proposed scale does not significantly reduce the existing outdoor amenity space and allows the applicant to retain a large patio area, which will continue to be a usable and enjoyable space for the occupants of the property.
- 6.21 In terms of the rear dormer extension and proposed roof lights, the proposed scale and design are considered acceptable within the context of the prevailing urban roofscape, where many nearby residential properties have undergone similar roof extensions and alterations, including dormer windows at both the rear and front (see image below where all westerly neighbours have rear dormers established).

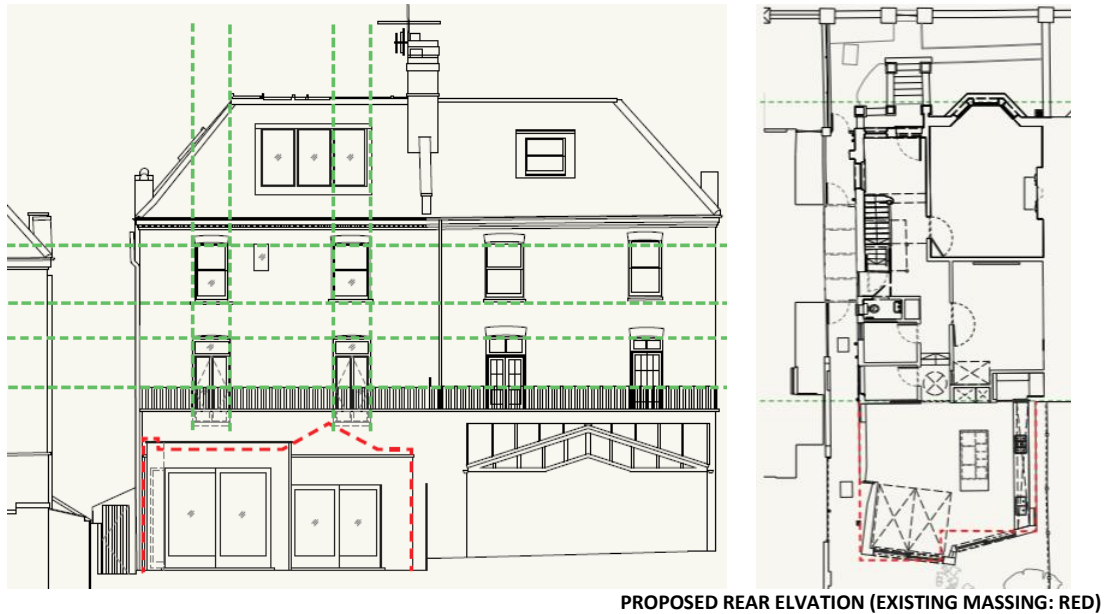


REAR DORMERS AT 6-14 NASSINGTON RD

- 6.22 In accordance with the Home Improvements CPG and the conservation area appraisal, the design features glazing that constitutes a greater proportion than solid areas, ensuring compatibility with established guidelines. The proposed materials are of high quality and appropriate for the conservation area, including timber-framed windows and low-profile roof lights that meet conservation area specifications.
- 6.23 The proposed dormer extension is proportionate to the prevailing urban character and roof form, aligning with the surrounding area and existing dormer windows. It is centrally positioned on the rear pitched roof, maintaining symmetry with the existing window pattern. Furthermore, it aligns with the



centrally located dormer on the rear of No. 14 Nassington Road, immediately adjacent to the property. The scheme's architect has also carefully designed the dormer to sit well below the ridge line and within the bounds of the roof slope, aligned with the windows on the elevation below.



- 6.24 Additionally, the proposal includes new and replacement windows and doors, which, although not requiring planning permission, have been included in the application to support the overall vision of the project. The design ensures that each replacement window and door is a like-for-like replacement, in keeping with the existing features. The proposed new access at the existing first floor terrace to the rear of the property, replaces a window with a door and is considered sympathetic to both the conservation area and the existing window. This new access will also improve accessibility for the current occupants of the residential property and matches the neighbouring property.



PROPOSED MATERIAL PALETTE

- 6.25 A Heritage Assessment, prepared by Heloise Palin, confirms that the proposals are sympathetic to the historic context of the area and the character of these heritage assets will be preserved through this development.
- 6.26 In light of the above, the scheme is considered to address design and heritage concerns and is therefore compliant with the NPPF (2023), Policies D1 and D2 of the Local Plan (2017), DH1 and DH2 of the Neighbourhood Plan (2018), as well as the London Plan (2021), and the Conservation Area Design Guidelines.

**c. Residential Amenity**

- 6.27 Local Plan Policy A1 and A4 and the Amenity CPG. They require all developments to protect the quality of life for both occupants and neighbours. Planning permission should only be granted only where proposals ensure that residential amenity is safeguarded. This includes considerations such as visual privacy, lighting, noise, transport impacts, and odours or fumes. The thrust of the policies and guidance is that the quality of life of current and occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.
- 6.28 London Plan Policy D3 also requires in part for development proposals to deliver appropriate outlook, privacy and amenity, help prevent or mitigate the impacts of noise and poor air quality and achieve indoor and outdoor environments that are comfortable and inviting for people to use.
- 6.29 It is considered that the that the proposal does not increase the massing of the existing rear extension (1.4 sqm increase in scale and shorter in height) and as such, its impact on residential amenity is considered negligible. As previously noted, the rear extension includes only a modest increase in floor space (by just 1.2sqm) without raising the roof height or extending beyond the existing building line. It constitutes an extension that is of a like-for-like scale and therefore will not adversely affect neighbouring properties in terms of daylight, sunlight, overshadowing, or a sense of enclosure. Similarly, the extension will not increase noise levels or change how the property is used by its occupants, meaning there will be no detrimental impact on the amenity of surrounding homes.
- 6.30 The impact of the dormer window is considered minimal, given the existing context of rear windows overlooking private rear gardens in the surrounding area. The addition of new rear windows does not alter the established context of overlooking. Furthermore, the proposed new window openings and enlargements of existing windows are designed with obscured glazing, ensuring no potential for overlooking. Enlarged windows will similarly feature obscured glazing, preventing visibility both inward and outward. As a result, the proposal effectively mitigates any concerns related to privacy or overlooking.
- 6.31 The replacement windows and the improved accessibility to the existing roof terrace at the first-floor level do not result in any changes to the surrounding amenity. As this is an existing terrace at first floor level (see existing plans which denote this existing terrace for application ref 9401616), no increased harm to residential amenity will occur as a result of this development.
- 6.32 These alterations are minimal and sympathetically designed to respect the character of the property.
- 6.33 In conclusion, the planning application is considered to fully comply with relevant Local Plan, London Plan and supplementary planning guidance aimed at protecting residential amenity.

## 7.0 SUMMARY AND CONCLUSIONS

- 7.1 This planning statement has been prepared on behalf the owners 16 Nassington Road, London, NW3 2UD.
- 7.2 The site is occupied by a three-storey plus basement level Victorian semi-detached building in the London Borough of Camden and is in close proximity to Hampstead Heath. The property benefits from pedestrian access from Nassington Road and includes existing extensions to the rear of the building.
- 7.3 The proposal involves minor external alterations to the existing rear extension, including a modest change in layout on the ground floor, the addition of a rear dormer window, new window openings with obscured glazing, and the replacement of existing windows and doors. These changes aim to improve the overall design, enhance building efficiency, and improve accessibility to the existing rear roof terrace.
- 7.4 The design aligns with the relevant local and neighbourhood plan policies regarding heritage and design. It is considered to have no adverse visual impact when viewed from both public and private perspectives, preserving the character of the conservation area and mitigating any potential impacts on the amenity of surrounding residential properties.
- 7.5 This Planning Statement, along with the drawings prepared by the scheme architect and the supporting heritage statement, is considered to comply with local and neighbourhood plan policies.
- 7.6 In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) and the presumption in favour of sustainable development supported in national and local planning policy, this planning application should therefore be approved.