

15 Rona Road, London, NW3 2HY
Design, Access and Planning Statement

February 2025



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1 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This Design, Access & Planning Statement has been prepared to support an application seeking planning permission for proposed alterations to an existing four-storey terrace house situated at 15 Rona Road, London, NW3 2HY.

15 Rona Road is not a Listed Building, though it is located within Camden's Mansfield Conservation Area and subject to the borough's Article 4 Direction removing permitted development rights pertaining to subterranean development. The property is not understood to be subject to any other such statutory designations.

The proposals comprise the enlarging of the existing rear extension at ground floor level, a new single-storey rear addition on top of the existing closet wing at second floor level, an additional skylight in the front roof slope, and the introduction of a new dormer window to the rear elevation. General renovation and refurbishment of the property is proposed throughout.

Both the immediate and broader area feature similar additions and modifications to the original building stock, and so a pattern of such development is well established. The proposed alterations to 15 Rona Road are therefore considered to be consistent with the architectural character of the area and proportionate to the established pattern and scale of development.

In November 2024, Hugh Cullum Architects Ltd submitted a similar but more extensive proposal for the same property, which was refused in January 2025 (application number 2024/4835/P).

In response, a revised version of the scheme has been developed, which takes into account the planning officer's assessment and addresses each point listed as reasons for refusal of planning permission. A detailed description of each response can be found in section 3 (Design Strategy). The previous scheme drawings as well as the planning officer's delegated report are appended to this statement.

1 INTRODUCTION

1.2 THE PRACTICE

Hugh Cullum Architects was founded in 1999 and in the years since has developed into a coherent team with broad collective expertise. The practice specialises in building in sensitive contexts, and we have gained a reputation for considered and innovative design. Our approach to each project is unique, dependent on a thorough analysis of a building's setting in relation to the brief. A successful building should be a partnership between client, architect and builder. In this respect, we believe that our skills as practitioners, thinkers and teachers give us a unique strength to make the most of this joint opportunity.

Hugh trained at Cambridge and went on to do a PhD in architectural history before setting up Cullum and Nightingale in 1986. In 1998 Hugh was awarded a fellowship at the Canadian Centre for Architecture in Montreal to write a book on Northern Italian Baroque architecture. On his return to England, he set up Hugh Cullum Architects. He has continued to be involved in teaching and research as well as acting as an architectural advisor and senior assessor to a number of RIBA-led competitions. He is chairman of the Bloomsbury Conservation Area Advisory Committee, a member of the Ecclesiastical Architects and Surveyors Association and was elected a Brother of the Art Workers Guild. In 2013 he was added to the RIBA register of Specialist Conservation Architects.



Photos Clockwise from Top Left:

House in Fitzrovia, front facade and kitchen

St Michael and All Angels new cloister

Landart House, paragraph 55 house in

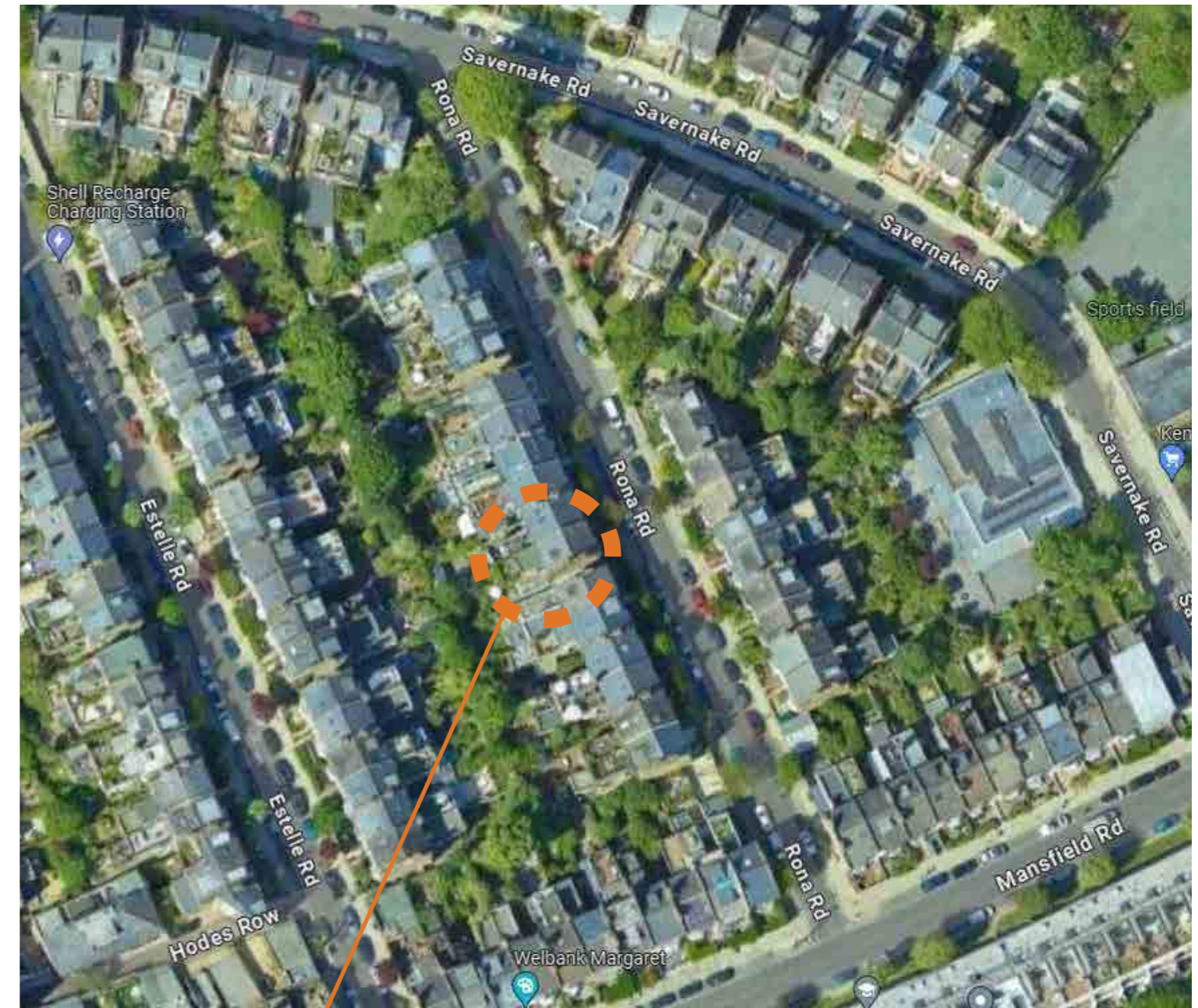
2 EXISTING SITE

2.1 LOCAL CHARACTER

No. 15 Rona Road is a four-storey terraced house located within the Mansfield Conservation Area in the London Borough of Camden.

Sub Area Two of the Conservation Area, where the property is located, is “predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south.” (Mansfield Conservation Area Appraisal and Management Strategy, 2008, p.6)

No.15 is situated half way along the terrace to which it belongs, on the Western side of Rona Road. The terrace was built in the 1890’s and features an attractive late-Victorian architectural style, approximating a Venetian Gothic aesthetic. The front elevation of the terrace is set back from the street behind a low brick wall and small front garden; a paved path leads from the pedestrian entrance gate on the street to a recessed entrance porch which is set within an adapted classical surround featuring umber painted stucco decoration. This entrance is flanked on the right-hand-side by a generous bay window which is repeated above at first floor level where it is capped with a simple shallow lead roof. The windows comprise one-over-one sashes and large painted lintels which complete a well-balanced facade composition, neatly constructed in yellow London stock brick. Many of the other houses on the terrace also feature dormer windows at roof level which have been added in the years since the terrace was built. Considerable additional extensions and modifications can be seen throughout the immediate vicinity with a number of substantial rear extensions having been introduced up to third floor level.



No. 15 Rona Road

Aerial photograph of the site and the context of its neighbouring streets [courtesy of Google Maps]

2 EXISTING SITE

2.2 SITE IDENTIFICATION

The property at 15 Rona Road comprises a mid-terrace site with a front and rear garden.

Each of the dwelling houses belonging to the terrace is composed of a ground, first, second and third floor, which is partially contained within the roof form. A small cellar is also located below the ground floor and is accessible from a doorway underneath the back of the stair. As with the majority of the neighbouring buildings along the terrace, No.15 features a substantial two-storey partial width rear extension wing which extends from the main body of the building into the rear garden. This rear wing is topped with a roof terrace which is accessible from the stair half landing between the second and third floors.

No.15 does not diverge significantly either in its architectural style or massing from the other properties along the terrace, though, notably, a number of other neighbouring properties exhibit a greater degree of modification and extension at their rear. There are no trees of any substantial size or girth in either the front or the rear garden.



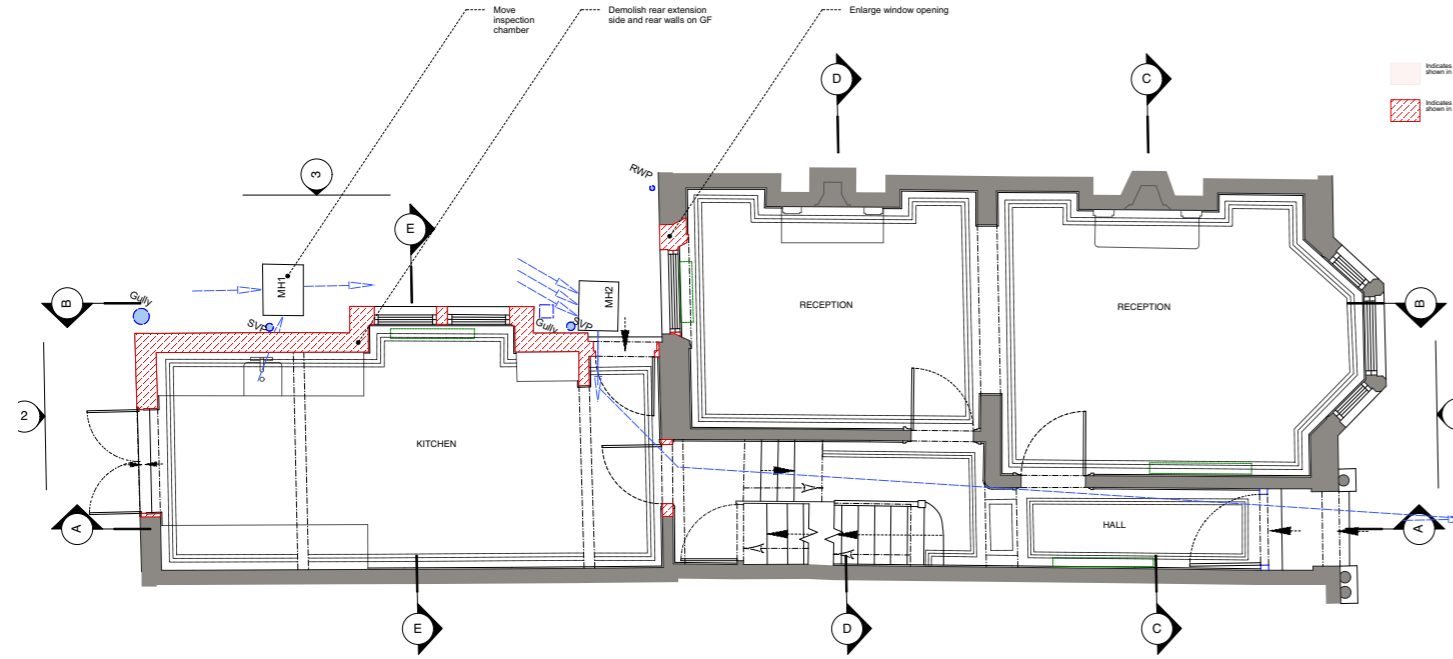
Plot identification [courtesy of Microsoft Bing Maps]



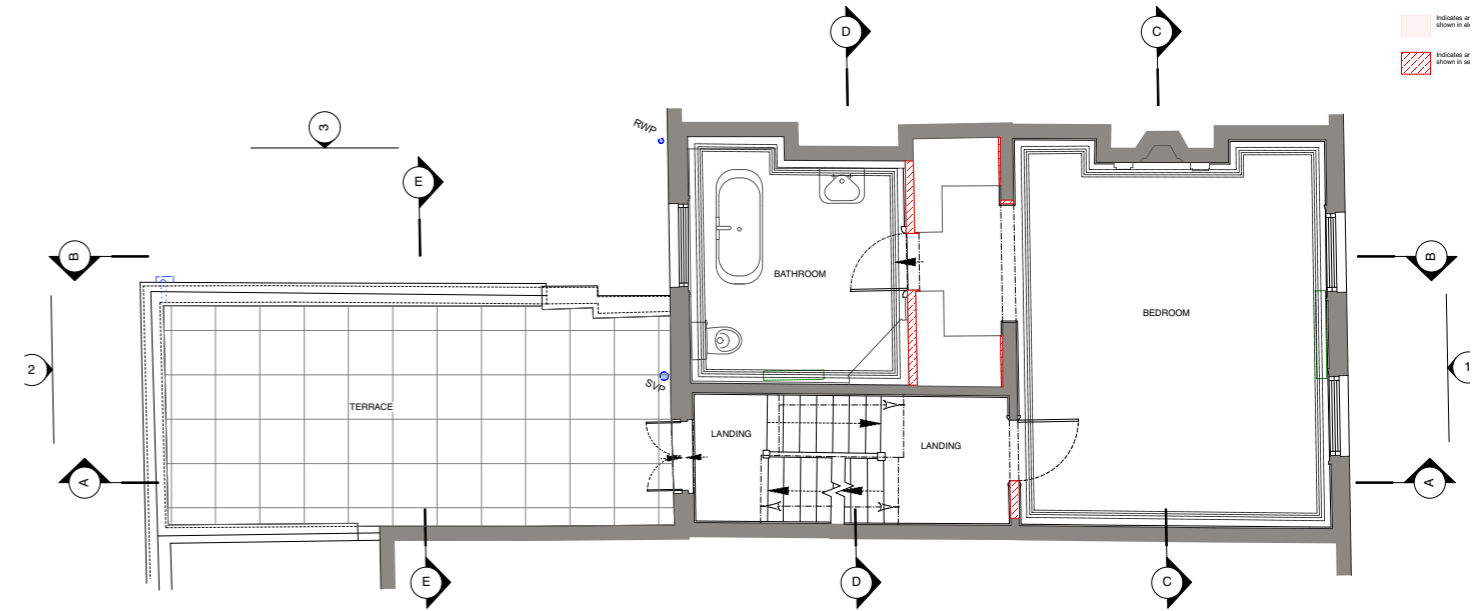
Bird's Eye View [courtesy of Microsoft Bing Maps]

2 EXISTING SITE

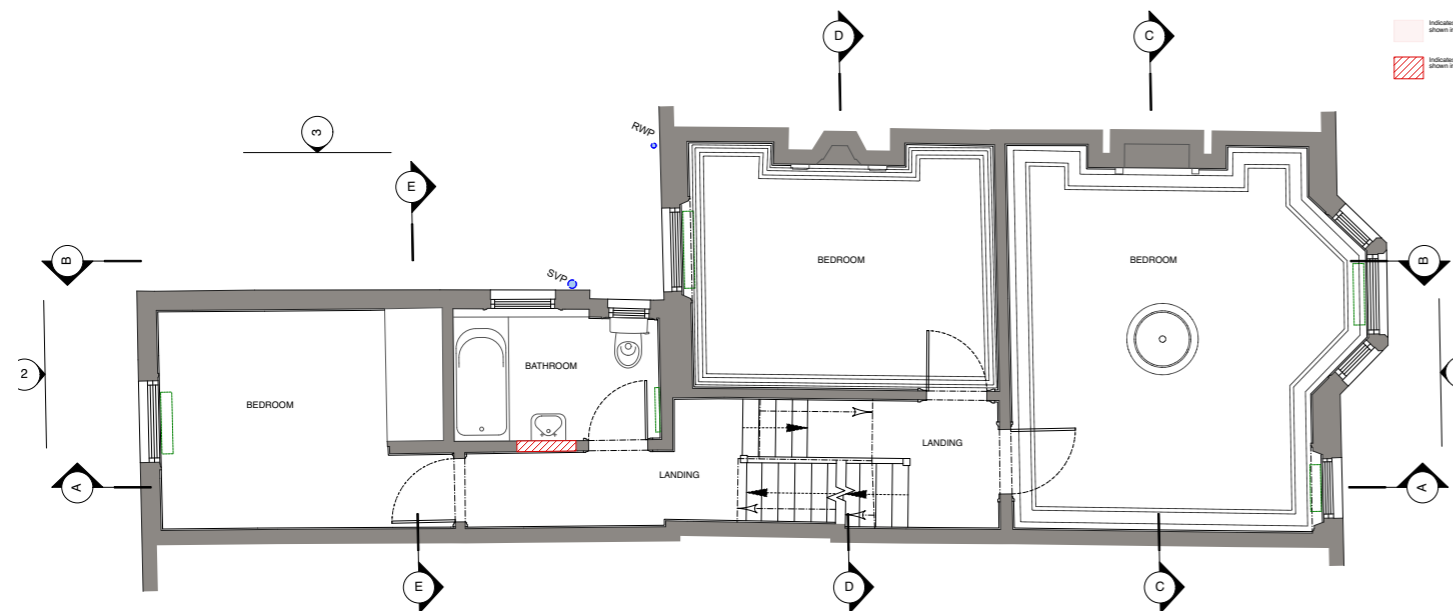
2.3 EXISTING AND DEMOLITION DRAWINGS



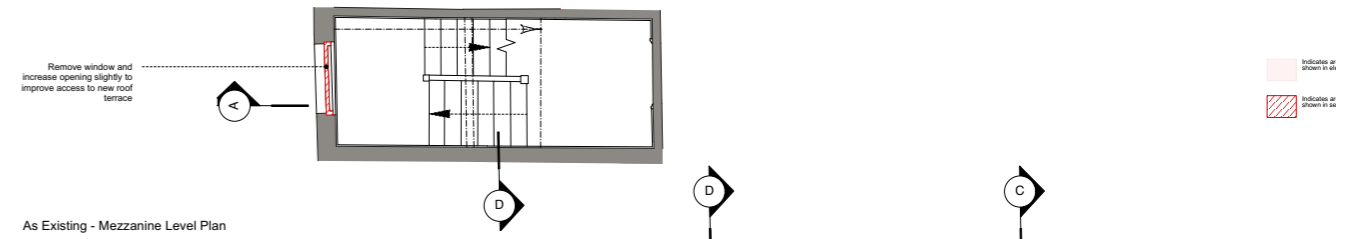
Existing Ground Floor Plan



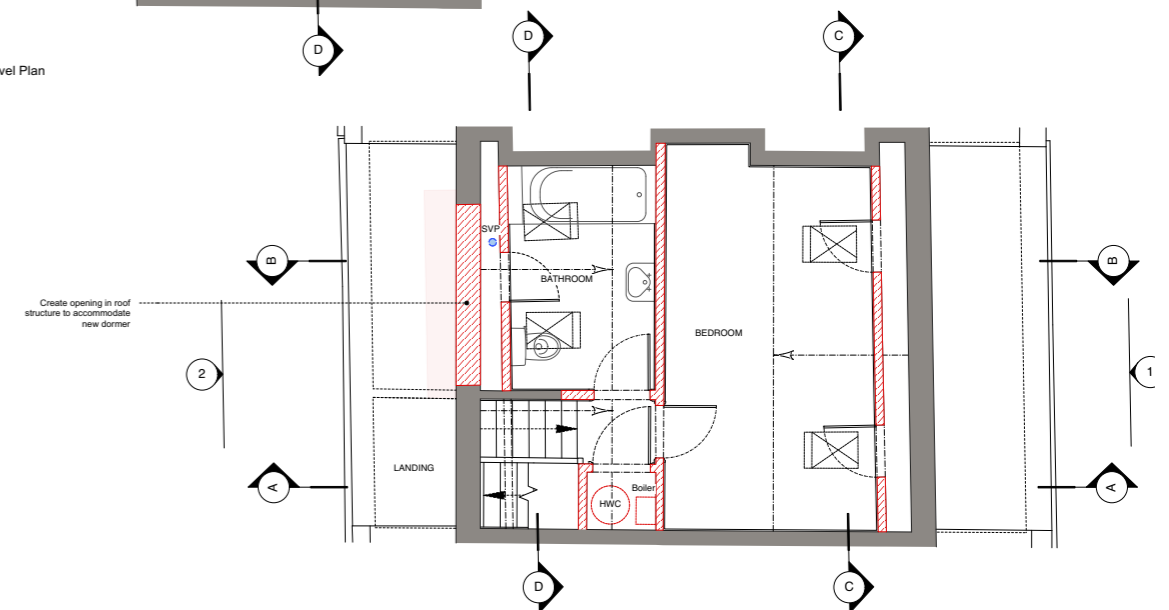
Existing Second Floor Plan



Existing First Floor Plan

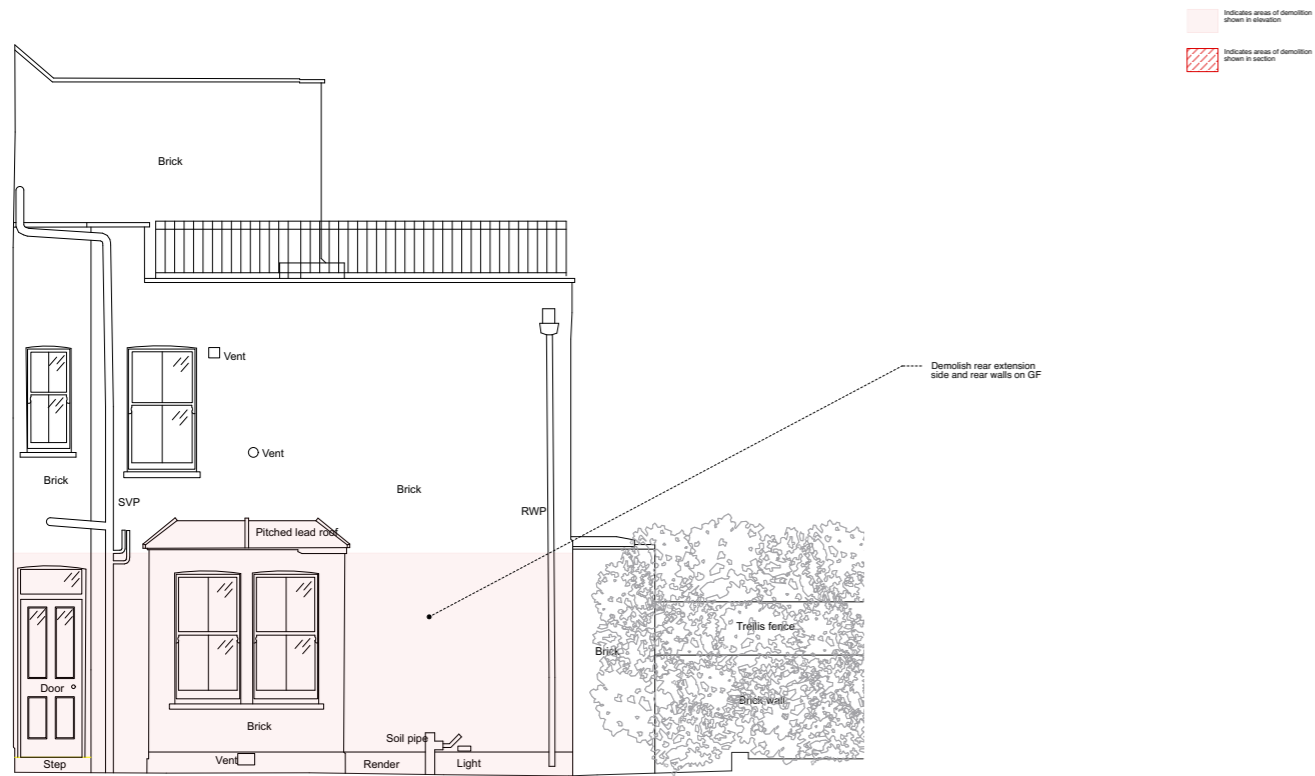


Existing Third Floor Plan

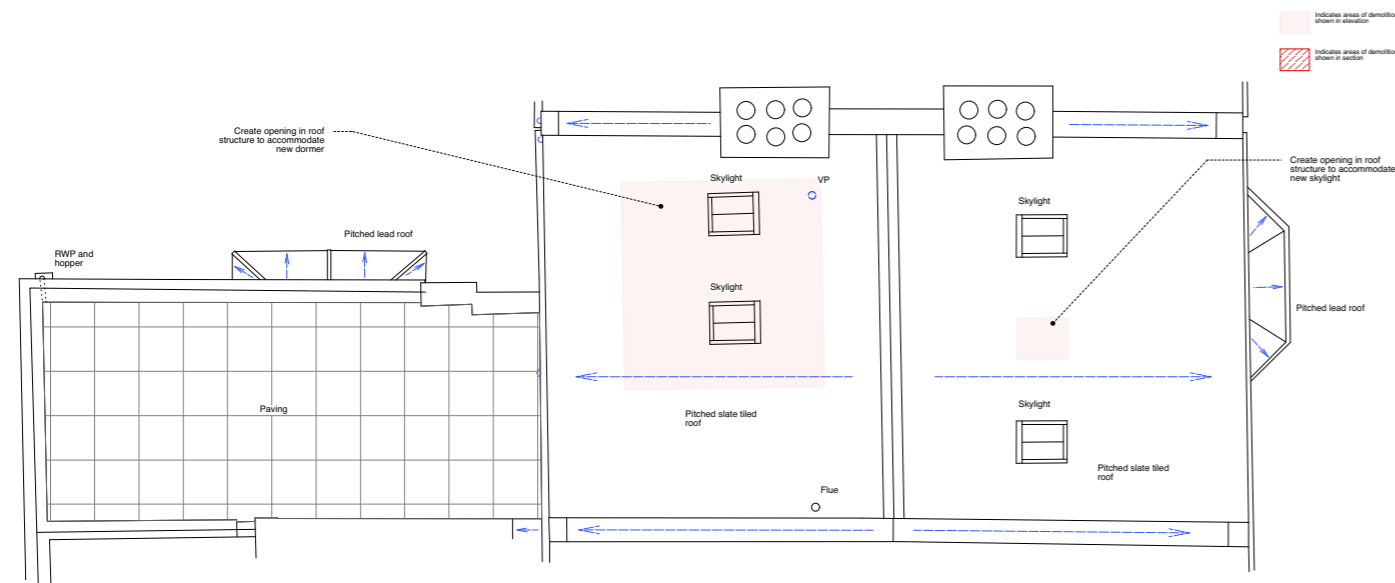


2 EXISTING SITE

2.3 EXISTING AND DEMOLITION DRAWINGS



Existing Side Elevation



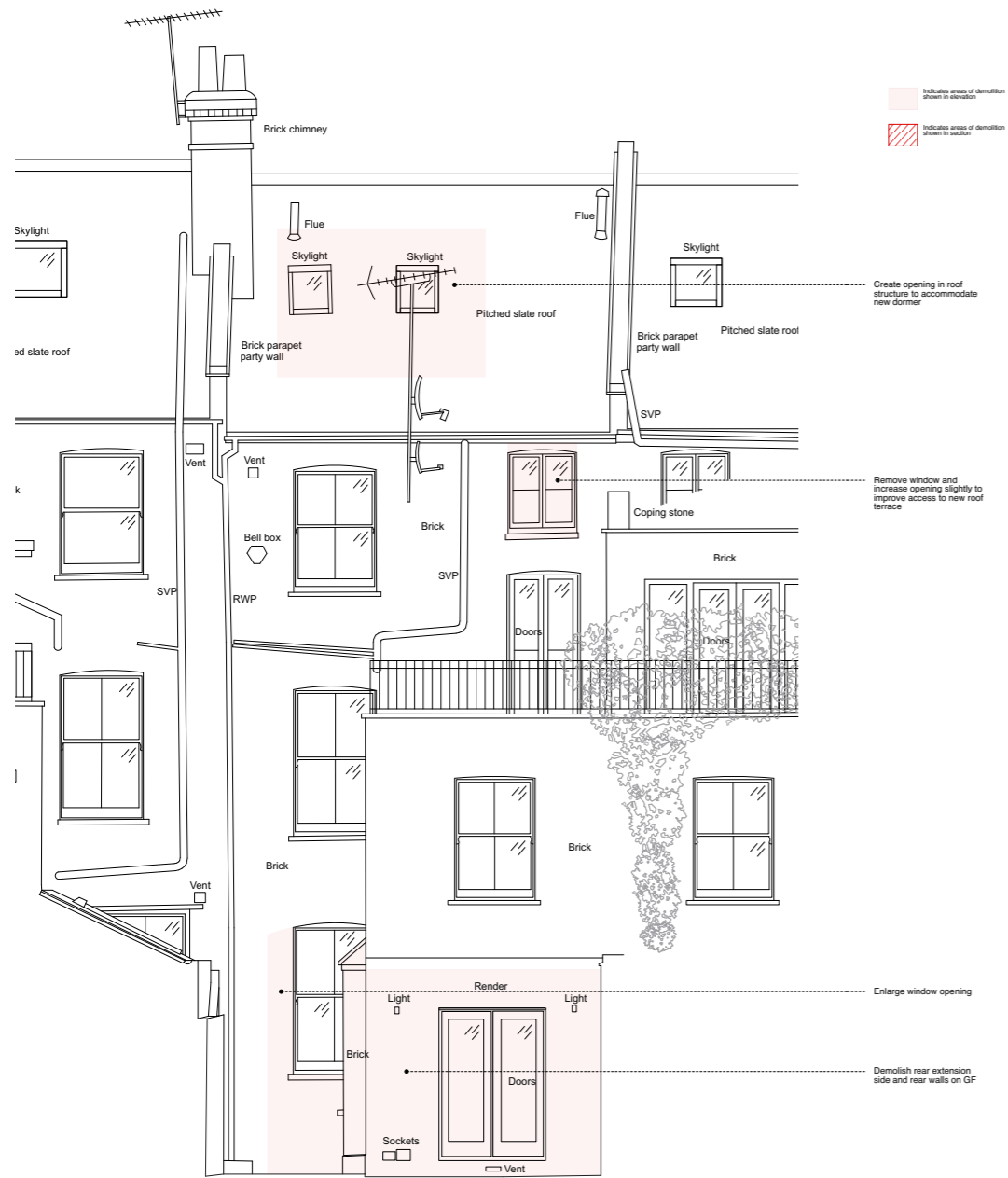
Existing Roof Plan



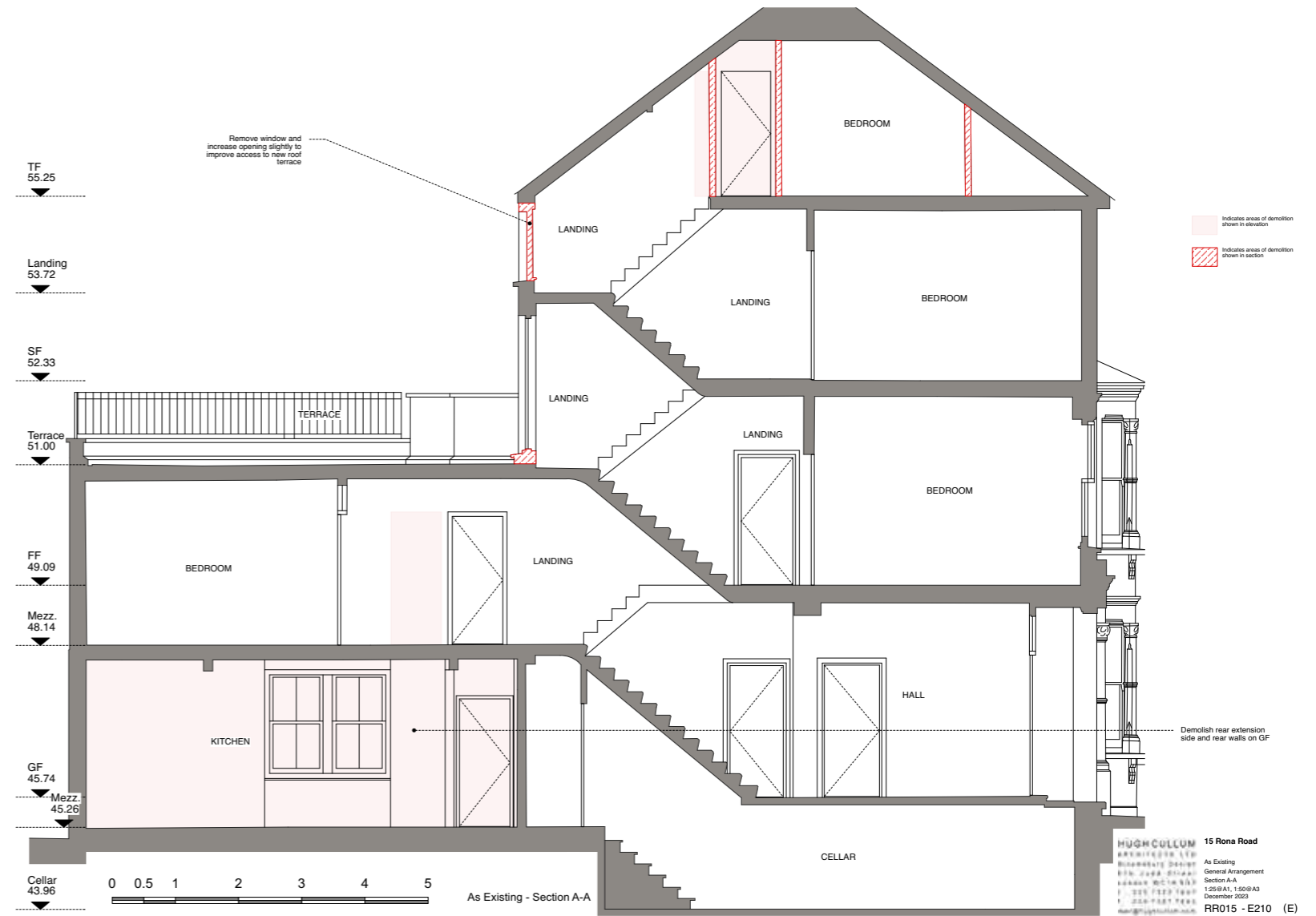
Existing Front Elevation

2 EXISTING SITE

2.3 EXISTING AND DEMOLITION DRAWINGS



Existing Rear Elevation



Existing Section A-A

2 EXISTING SITE

2.3 EXISTING AND DEMOLITION DRAWINGS



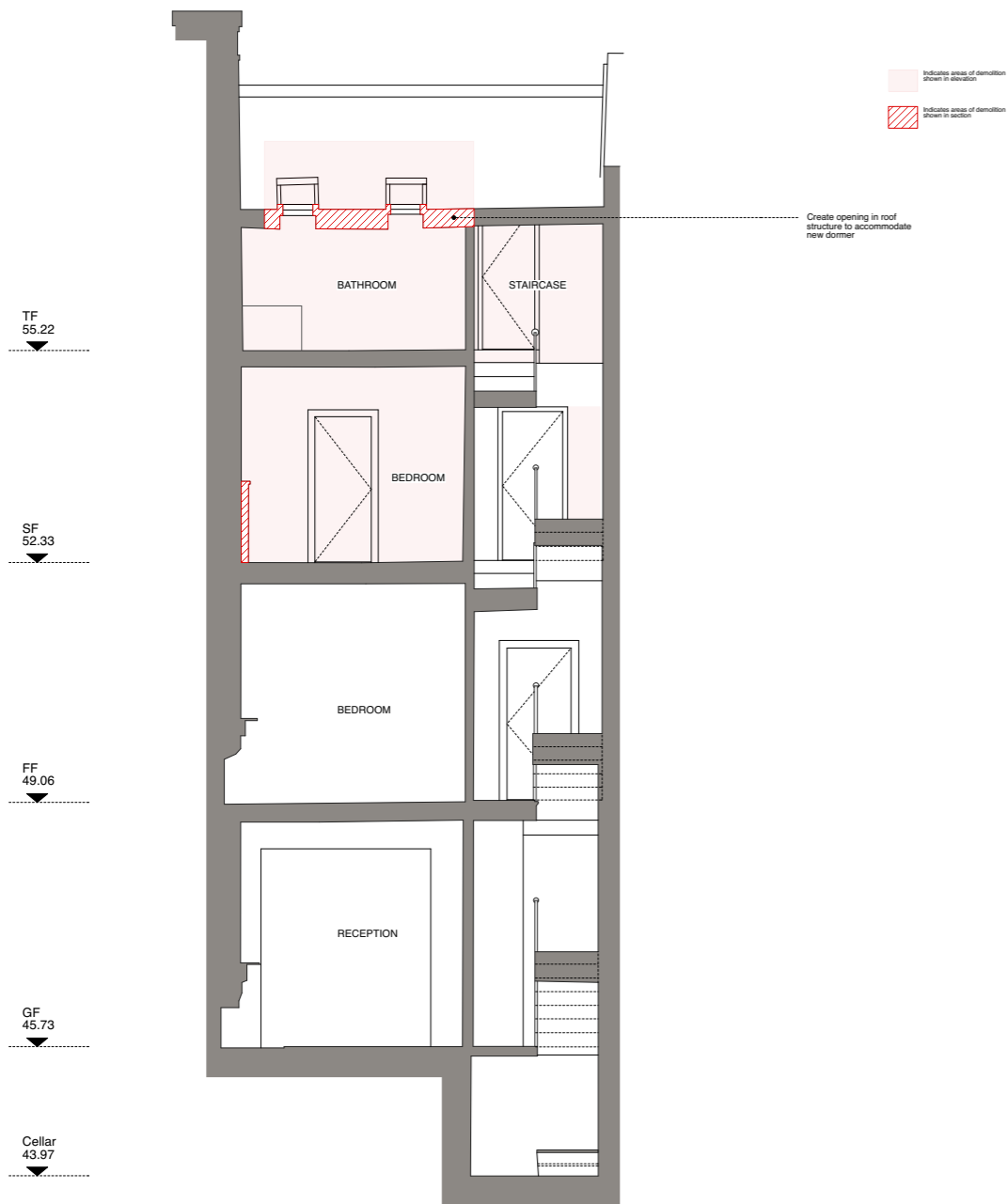
Existing Section B-B



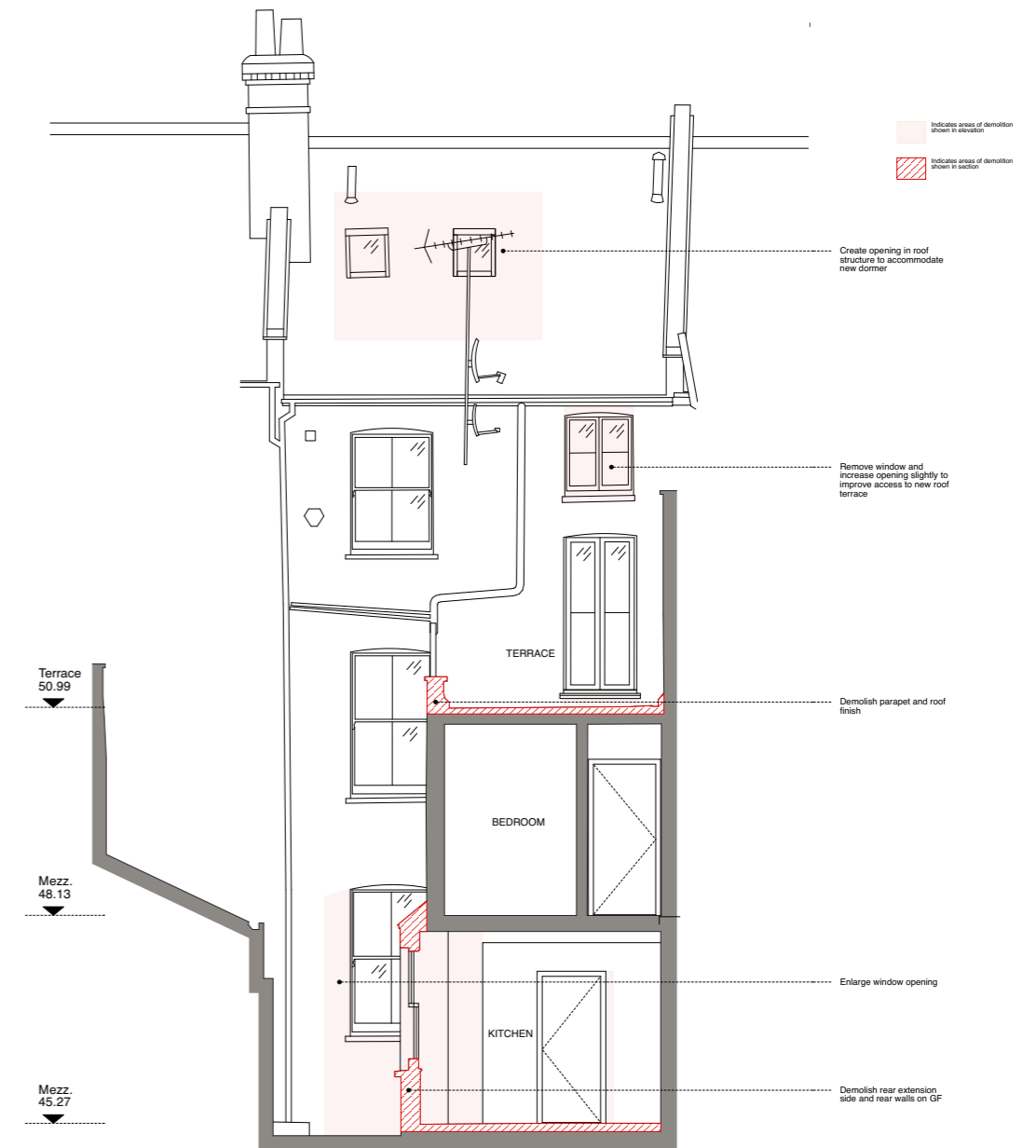
Existing Section C-C

2 EXISTING SITE

2.3 EXISTING AND DEMOLITION DRAWINGS



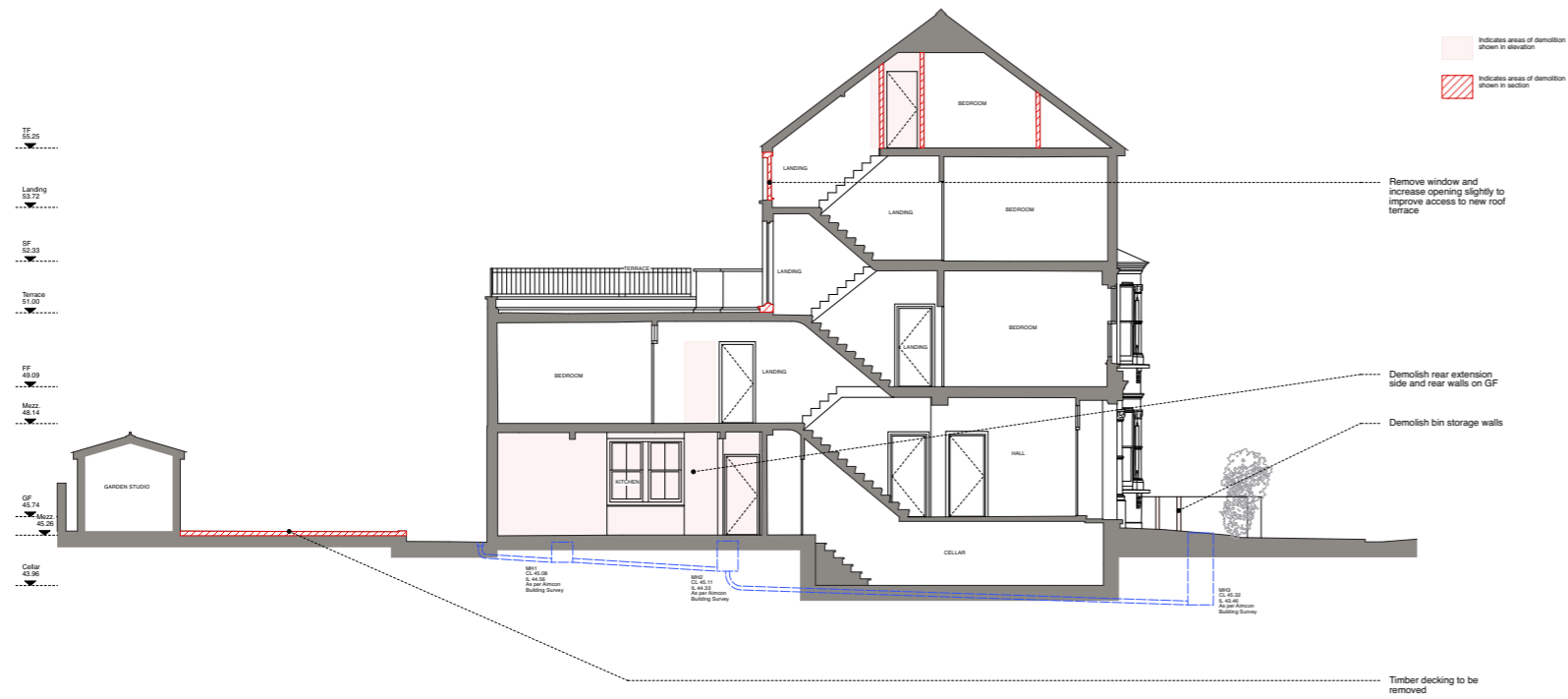
Existing Section D-D



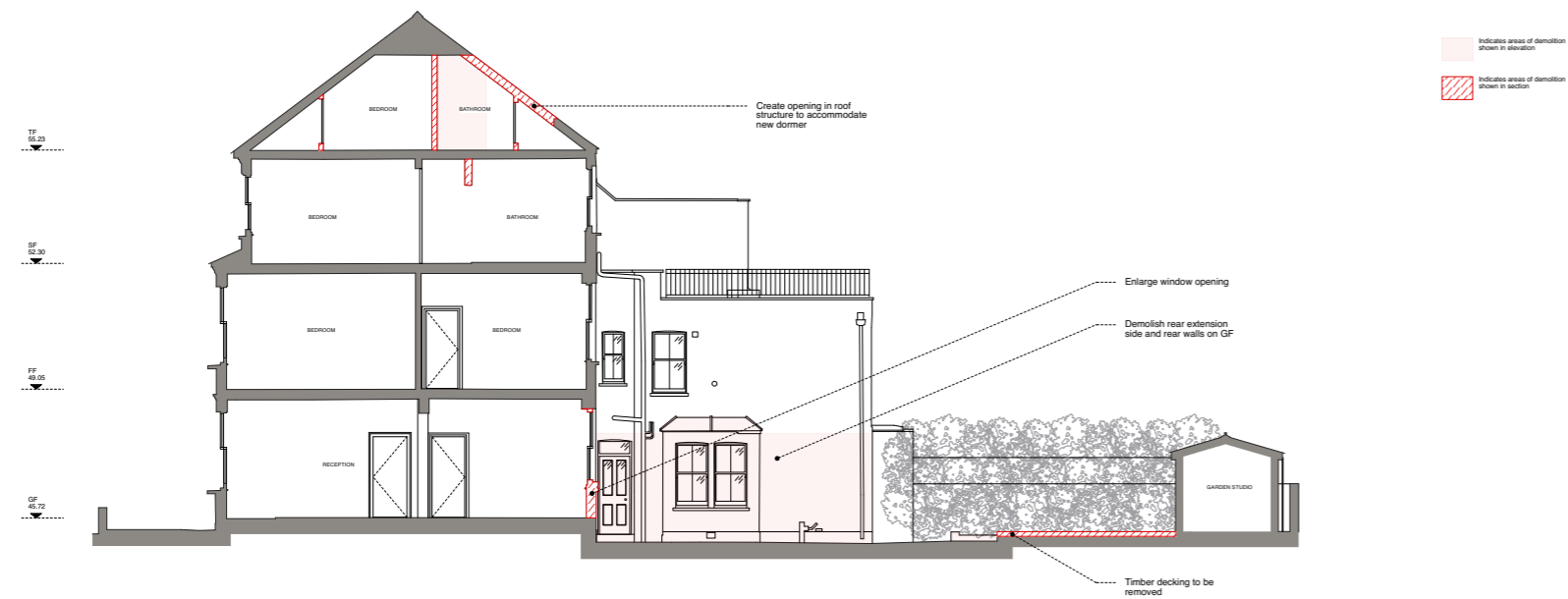
Existing Section E-E

2 EXISTING SITE

2.3 EXISTING AND DEMOLITION DRAWINGS



Existing Long Section A-A



Existing Long Section B-B

2 EXISTING SITE

2.4 EXTERNAL PHOTOGRAPHS



Front (East) elevation showing No. 13 and No. 17 on either side
Front elevation, viewed from front garden

Rear (West) elevation
Rear Terrace at 2/3 floor level above rear wing

Open space between rear wing and boundary wall
Rear open space between rear wing and boundary wall (neighbouring
infill extension at No.17 Rona Road on left-hand-side)

3 DESIGN PROPOSAL

3.1 BRIEF

Our clients, a young professional couple with a small child, have proposed changes to allow for a growing family. A few of the key objectives are:

- Optimization of the interior space by strategic reconfiguration of the internal layout with an emphasis on increasing the connection between the interior and the exterior and tailoring the various rooms' functionality to the needs of their family.
- Ground floor: Introduction of a side return infill extension to line up with the rear façade of the existing rear extension, to create a light and airy kitchen and dining space, that is connected to the rear living room of the main house. A new guest WC is also desired at this level.
- First floor: Repurposing of primary room in rear wing from a bedroom to a utility room that can also operate as a small private gym.
- Second floor: Reconfiguration of existing master suite to accommodate an improved dressing area and a more compact ensuite bathroom with a shower and built-in bath rather than a freestanding tub. Addition of new partial extension on top of rear wing terrace to accommodate new office/study space.
- Third Floor/Loft: Reconfiguration of interior layout to provide for bedroom and ensuite and new office space, incorporating the introduction of a new dormer window to the rear elevation and a new skylight to match the existing to the front.

The design intention for the proposed works is to be respectful of the character of the existing house, as well as the wider neighbourhood and conservation area, with any proposed alterations sitting comfortably within the established pattern of development. The approach seeks to achieve a sympathetic proposal which enhances the character of the original building and at the same time provides delightful spaces for contemporary family living.

3 DESIGN PROPOSAL

3.2 SCALE AND LAYOUT

Ground Floor

A modest side infill extension, in line with the rear facade of the existing extension, will form an enlarged kitchen and dining area which will fully open to the garden via two sets of double glazed and metal framed folding sliding doors. The inside and outside spaces will also be connected by continuous stone paving in the kitchen/dining area and the terrace. A glazed lean-to roof and an enlarged opening in the rear facade of the main house will contribute to creating a suite of interconnected and well-lit rooms that naturally lead from the front reception room all the way into the rear garden. By enlarging the rear extension it will now be possible to include a small guest WC on this floor as well.

The extract from the Delegated Report, shown below in italics, is supportive of the proposed extension, which remains unchanged in this application:

2.5. The proposed infill side extension would have a width of 1.9m and extend approximately 6.8m beyond the existing rear elevation. It would match the existing materials, incorporating new double-glazed, metal-framed folding sliding doors in line with the existing rear extension. The modest size of the rear extension, and its ground floor location against an existing extension at no.17, ensures it would not add significant bulk or massing and would remain subordinate to the host property while retaining a reasonably sized garden. The scale, design, and materials used are appropriate for the context, allowing the extension to be read as a

coherent modern addition that would not impact the wider streetscape. The proposed doors and windows are suitably scaled to appear subordinate and would not harm the host building or the surrounding streetscape. Therefore, it is considered that the proposed ground floor extension would not negatively impact the host building and would preserve the character and appearance of the local area.

The garden will be levelled to omit the existing step from paved to timber deck area. The timber decking will be removed and replaced by lawn. The existing garden shed will be kept in place. A small timber clad bin store will be installed in the front garden, and a low metal railing installed on top of the front boundary wall, similar to those already in place at nos. 2, 3, 23 and 25 Rona Road.

First Floor

There are no external or otherwise planning-relevant changes proposed on this floor.

Second Floor

It is proposed to build a small (just under 4m deep) extension to house a much-needed office. This extension will align with the one next door at no. 13, in depth, height and general appearance. Metal framed bi-fold doors will provide ample natural light without creating overlooking issues to the neighbouring properties.

The master bedroom and the ensuite bathroom in the main house will be slightly re-arranged - as all of these changes are internal only they are not relevant for planning.

As with the ground floor extension, the Delegated Report also supports the proposed second floor extension and the new roof terrace (please see the relevant excerpts below) - their design remains therefore unchanged:

2.6. The proposed second storey rear extension would have a width of 3.2m and project approximately 4m beyond the existing rear elevation. It would utilize materials consistent with the existing property, including a tiled roof, appropriately scaled windows, and cavity walls with facing brickwork to match the original structure, ensuring harmony with the character of the host property. Despite its second-storey location, the restrained footprint prevents it from being overly bulky and it also maintains a symmetrical relationship with the existing extension at No. 13 Rona Road. There is also a prevalence of second storey rear extensions in the surrounding area. Consequently, the two-storey rear extension is deemed acceptable in isolation.

3.3. The application building is located within a residential setting, and the proposal would not impact the neighbouring properties in regard to sunlight/daylight, sense of enclosure, and noise nuisance. The distance and orientation of the terrace in relation to neighbouring windows, and the fact there is an existing second floor terrace at the property, would mean that there would not be harmful overlooking.

The proposed infill extension will match the depth of the extension at No. 17, and the proposed second-storey extension will align with the depth of the extension at No. 13 therefore it is not expected to impact daylight access. As the terrace and proposed door window are located 20m away from No. 16 Estelle Road, and the second-storey extension is set back 2.6m from the adjoining boundary with No. 17 Rona Road, it is not expected to cause any harmful impact on the outlook. As such, the application would be acceptable in amenity terms.

3 DESIGN PROPOSAL

3.2 SCALE AND LAYOUT

Third Floor/Roof

The previous application proposed new front and rear dormers to allow for a more efficient use of this space, by creating a small office and guest bedroom to the front and an ensuite shower room to the rear.

It also proposed to make the roof of the new second floor extension easily accessible by fitting a new glazed timber framed door in the enlarged existing window opening and providing a metal balustrade to match the existing one on the first floor.

The two aspects of the previous application that are pointed out in the Delegated Report as reasons for the refusal are

(a) the height and bulk of the proposed front dormer and

(b) the design of the roof terrace access door (please see below the relevant excerpts in italics):

2.7. The proposal includes a terrace above the proposed two-storey rear extension and alterations to the existing rear-facing second-floor window, converting it into French doors to provide access to the amenity space. The proposed door would be an incongruous feature at this level and cut into the eaves undermining the integrity of the roof form. This would be out of keeping with the pattern of development on properties in the wider area which retain a consistent eaves line. As such, this alteration will be included in the reason for refusal.

2.8. The proposed front dormer extension would introduce additional height and bulk in a very prominent location, clearly visible from the street. Design guidance advises that roof alterations or additions are generally unacceptable where a building forms part of a terrace or group with an unimpaired roofline or where such changes would undermine the architectural style of the group. The dormer would appear overly dominant, incongruous, and unsympathetic to the host property. Although several examples of front roof dormers exist further down the street, these do not positively contribute to the character of the Mansfield Conservation Area and where they do benefit from planning consent, this was obtained under a now superseded design and conservation policy.

2.9. The dormer would bring about less than substantial harm to the conservation area owing to it being out of keeping with the general development pattern, its prominence and impact on the streetscene. In accordance with paragraph 215 of the NPPF, there are no demonstrable public benefits to outweigh this less than substantial harm, as the proposal is for extensions to a private residential dwelling.

These comments have been taken on board in developing the current proposal, and both the front dormer as well as the dormer housing the access door to the roof terrace have been omitted.

It is instead proposed to add a third moderately sized skylight to the front roof slope to improve natural lighting and ventilation to the third floor bedroom. This skylight will match the two

existing in scale and material and will be an unobtrusive addition to the streetscene and keep the unbroken roofline intact.

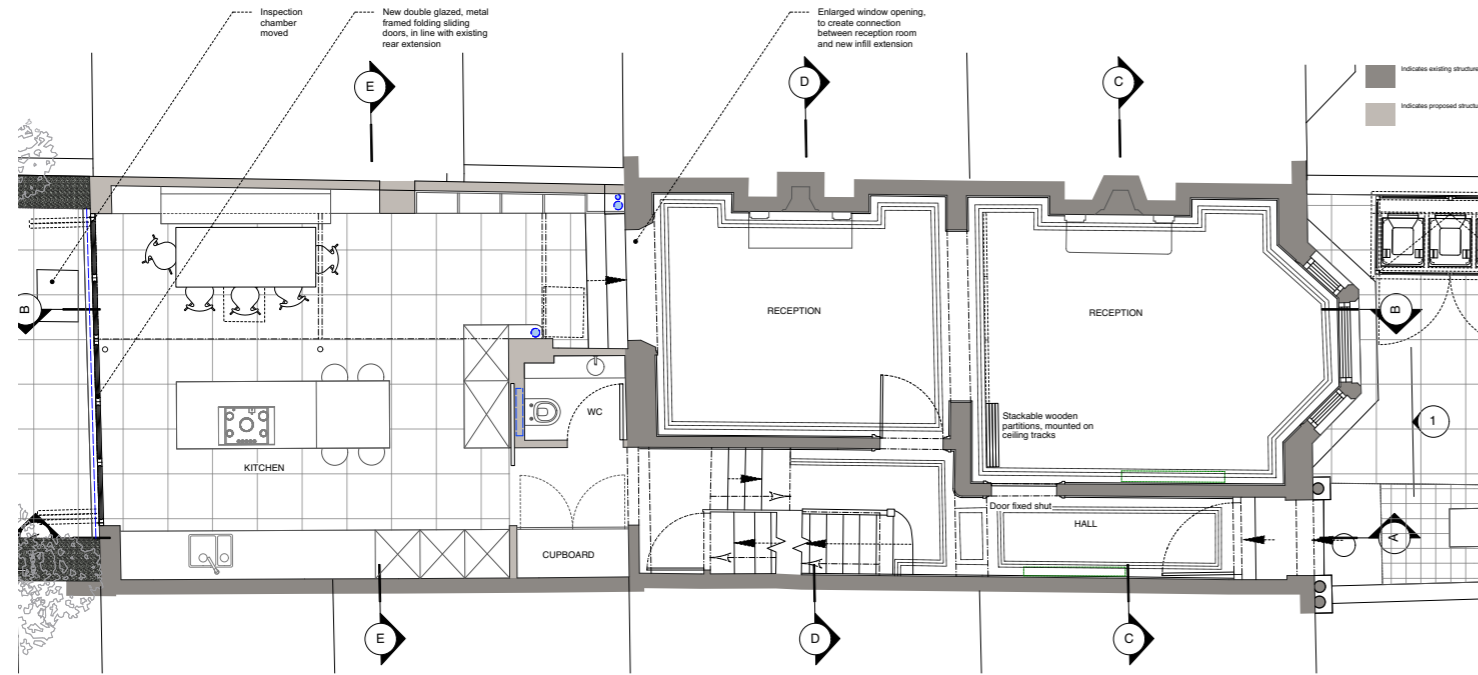
The proposed access to the new roof terrace is now much reduced in size and kept below the eaves line of the rear roof, an arrangement that mirrors no. 12 Estelle Road, which gained planning permission in 2004 (application reference 2004/3022/P).

The design of the proposed rear dormer has not been changed as the Delegated Report is supportive (please see below in italics):

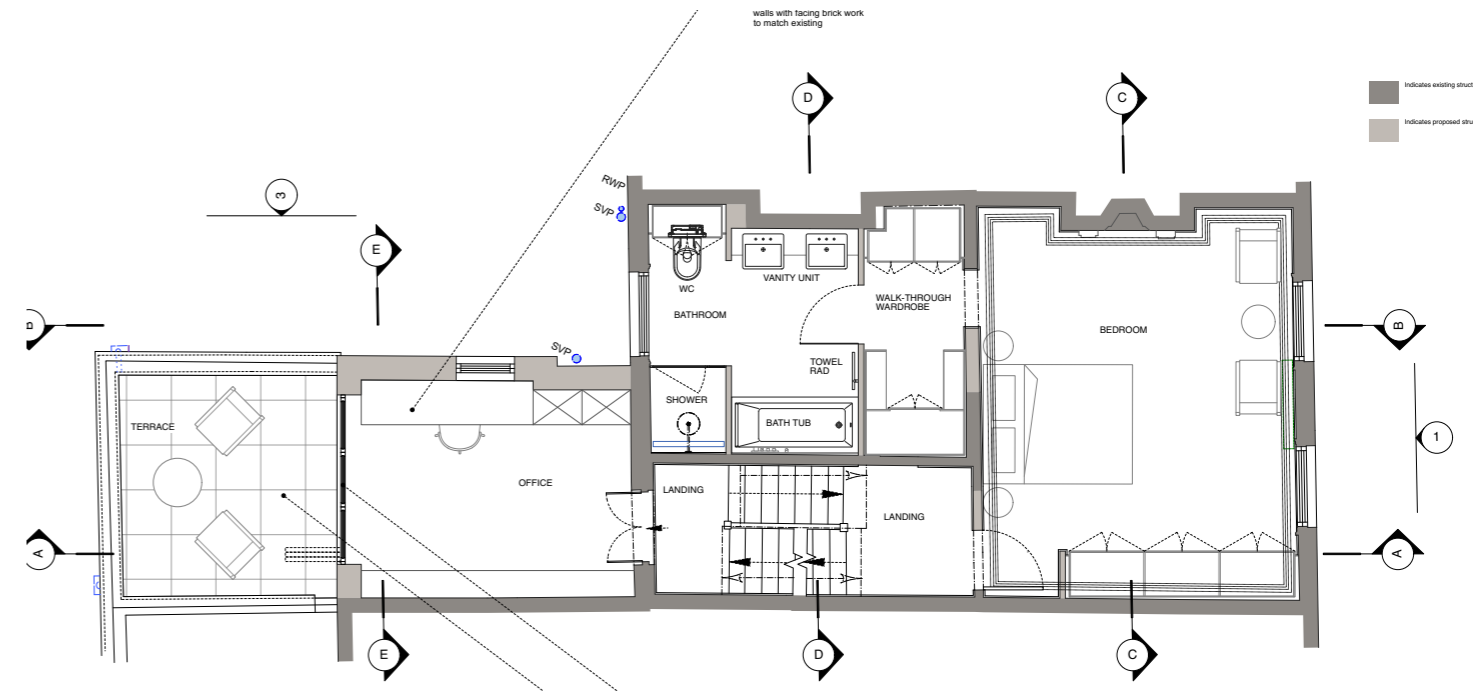
2.10. The rear dormer would appear as a subordinate projection that would maintain the integrity of the roof form. Its scale and appearance would be in-keeping with other examples along the terrace. Its material palette is appropriate. As such, this element of the proposal is acceptable.

3 DESIGN PROPOSAL

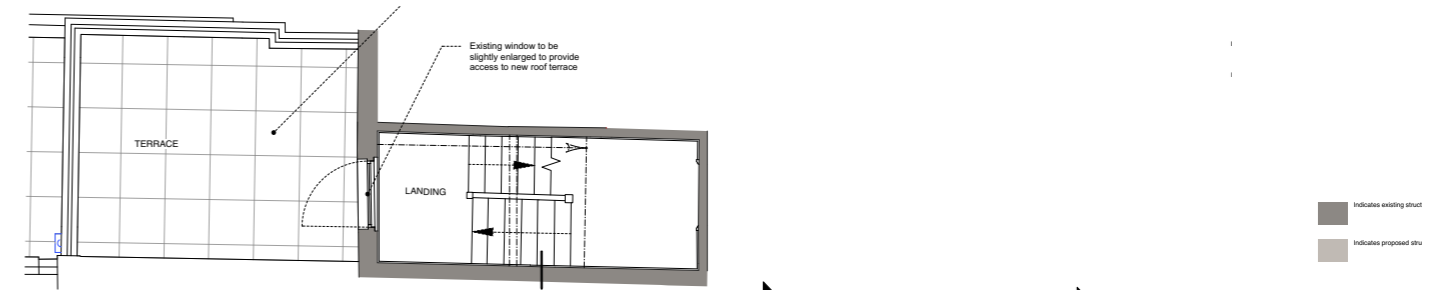
3.2 SCALE AND LAYOUT



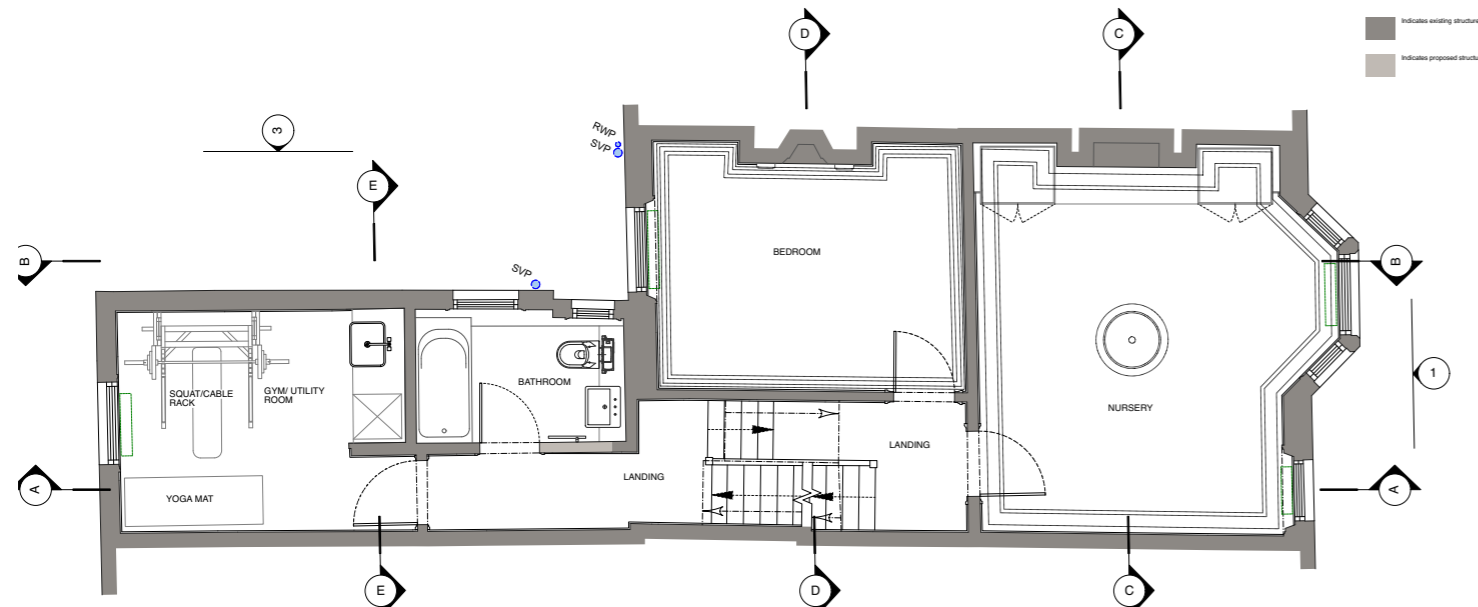
Proposed Ground Floor Plan



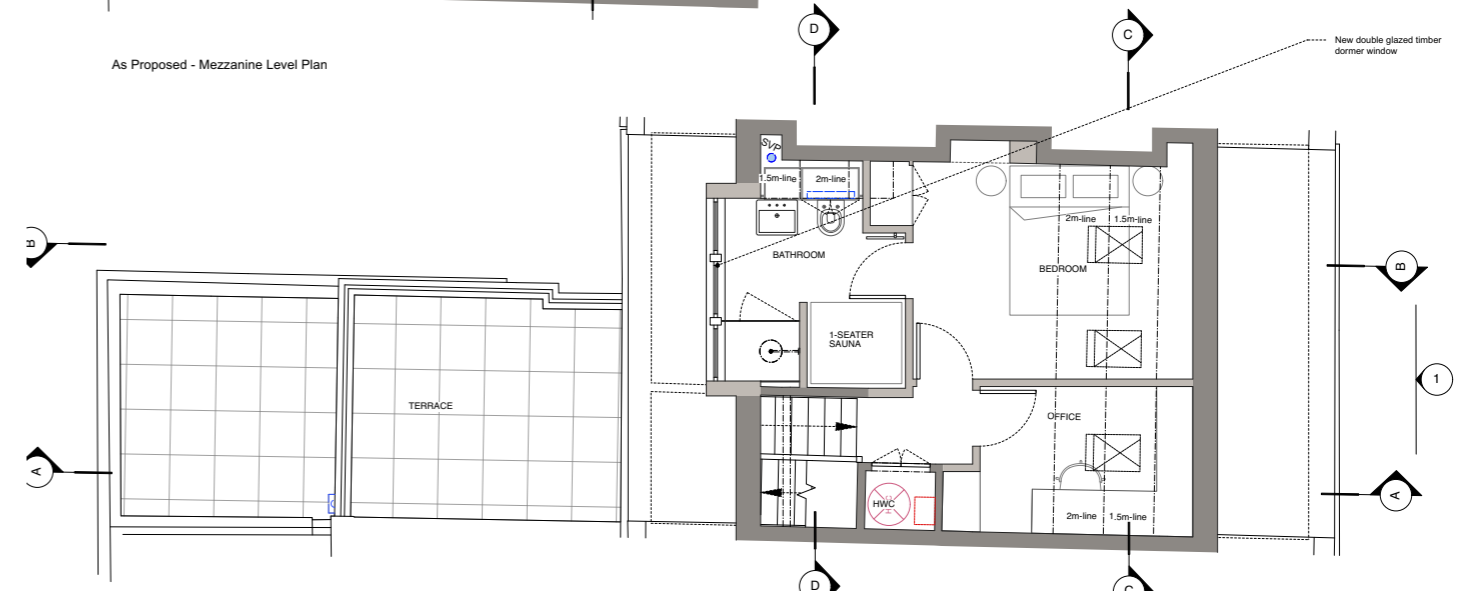
Proposed Second Floor Plan



As Proposed - Mezzanine Level Plan



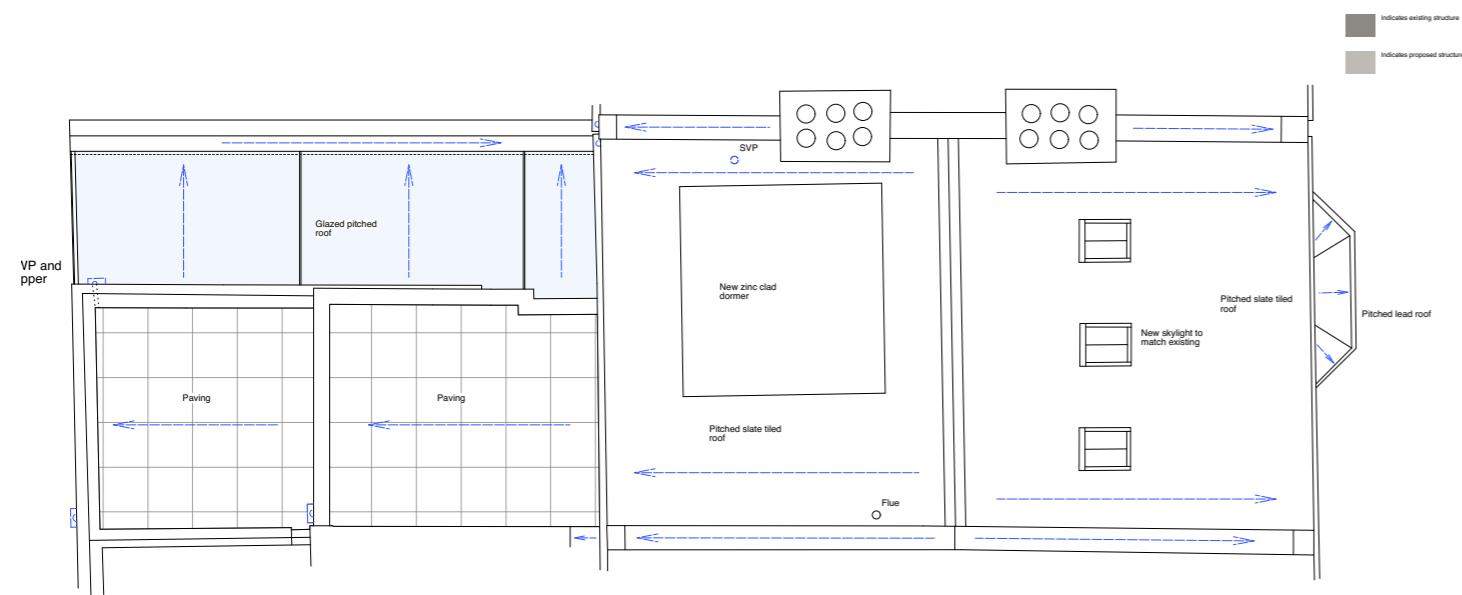
Proposed First Floor Plan



Proposed Third Floor Plan

3 DESIGN STRATEGY

3.2 SCALE AND LAYOUT



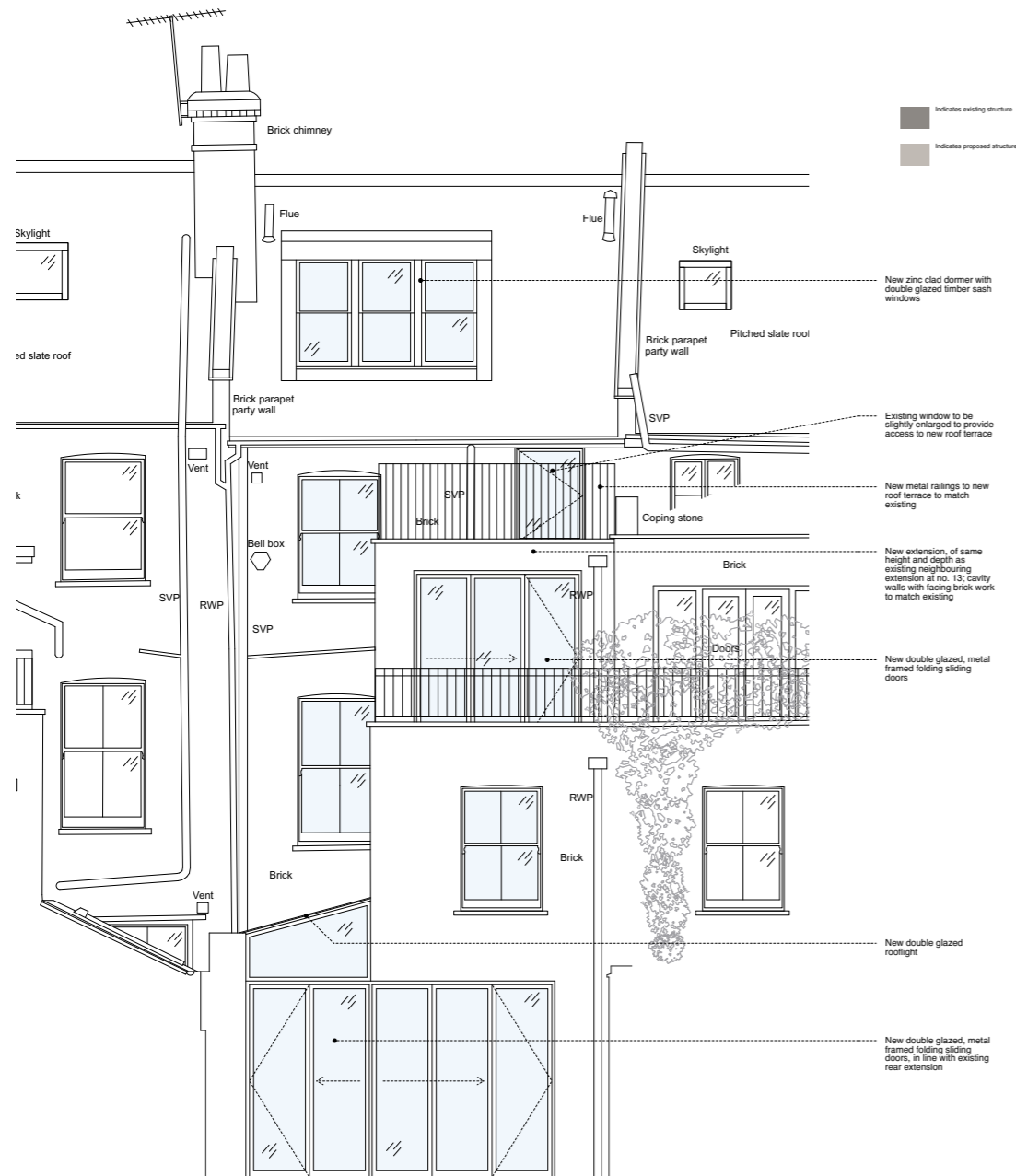
Proposed Roof Plan



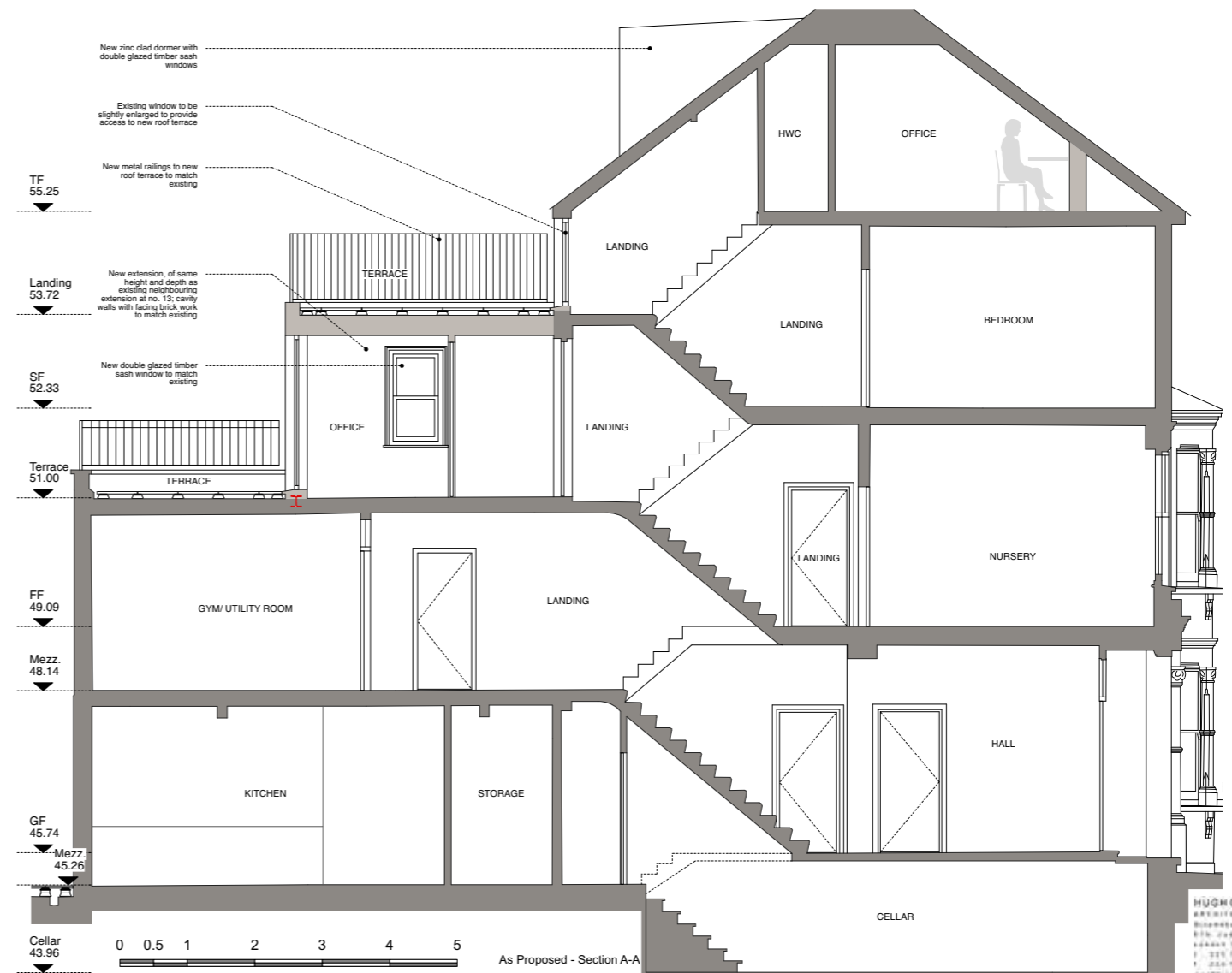
Proposed Front Elevation

3 DESIGN STRATEGY

3.2 SCALE AND LAYOUT



Proposed Rear Elevation

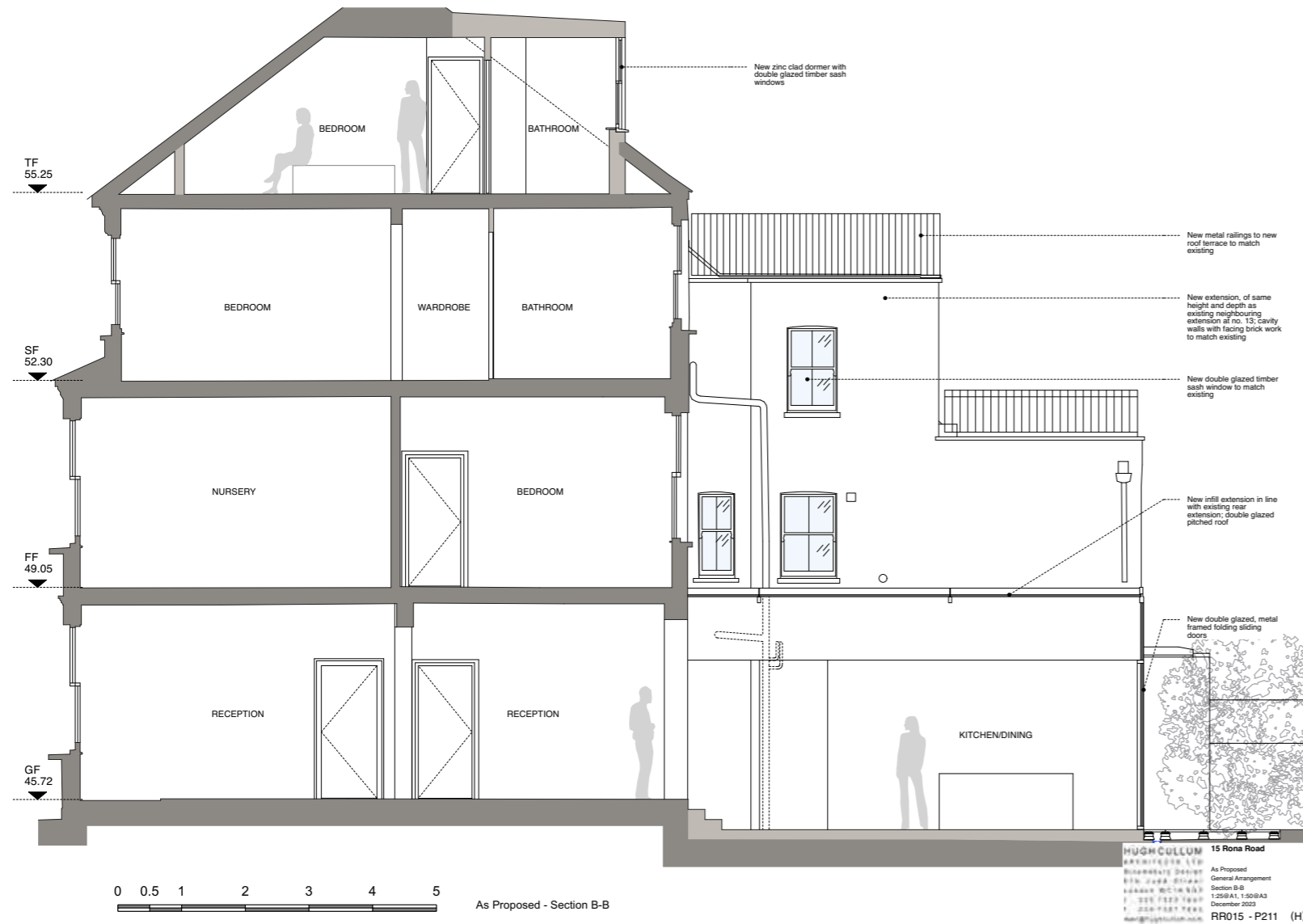


Proposed Section A-A

HUGH CULLUM ARCHITECTS LTD
 15 Rona Road
 As Proposed
 General Arrangement
 Section A-A
 1:250@A1, 1:500@A2
 December 2023
 RR015 - P210 (G)

3 DESIGN STRATEGY

3.2 SCALE AND LAYOUT



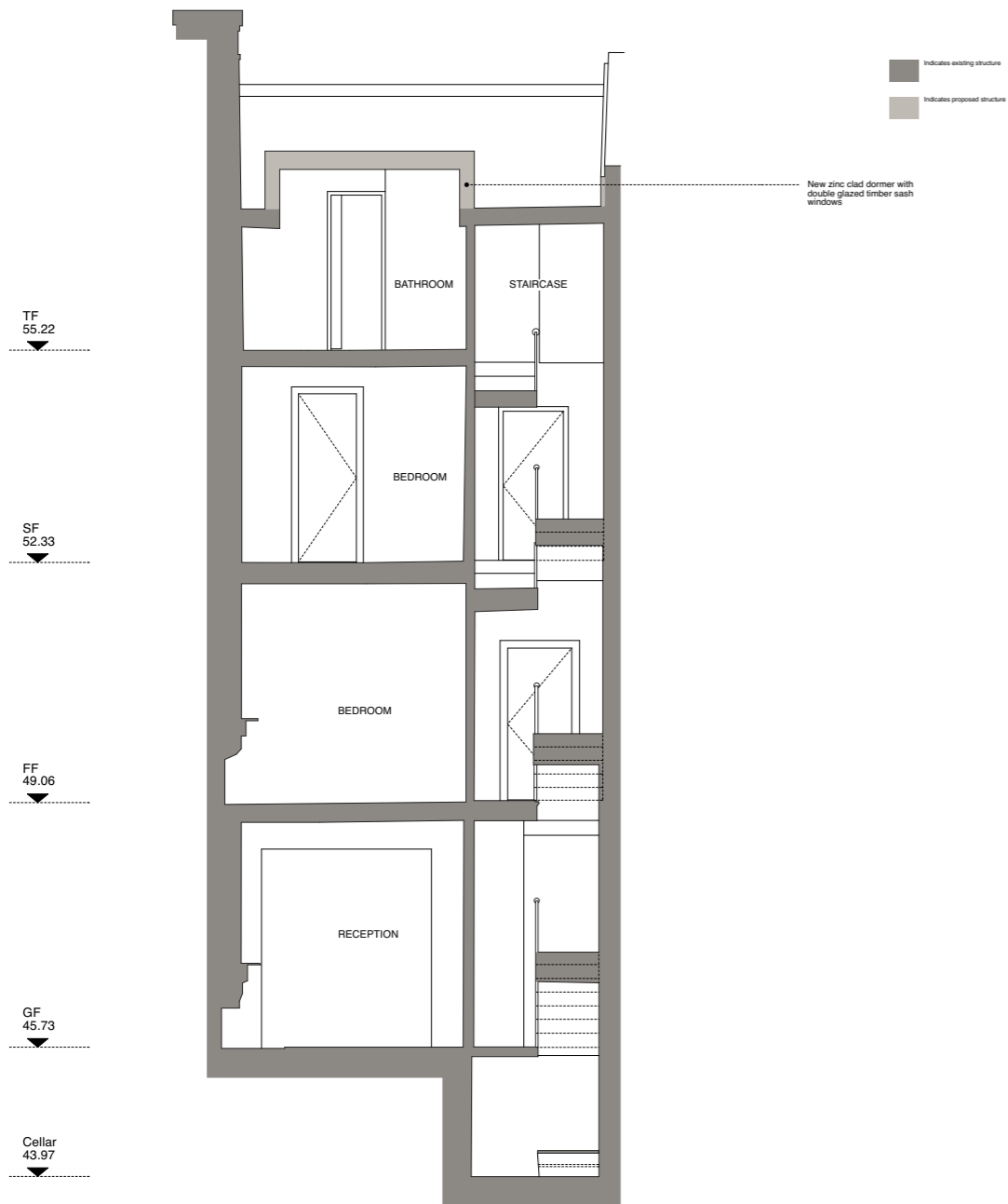
Proposed Section B-B



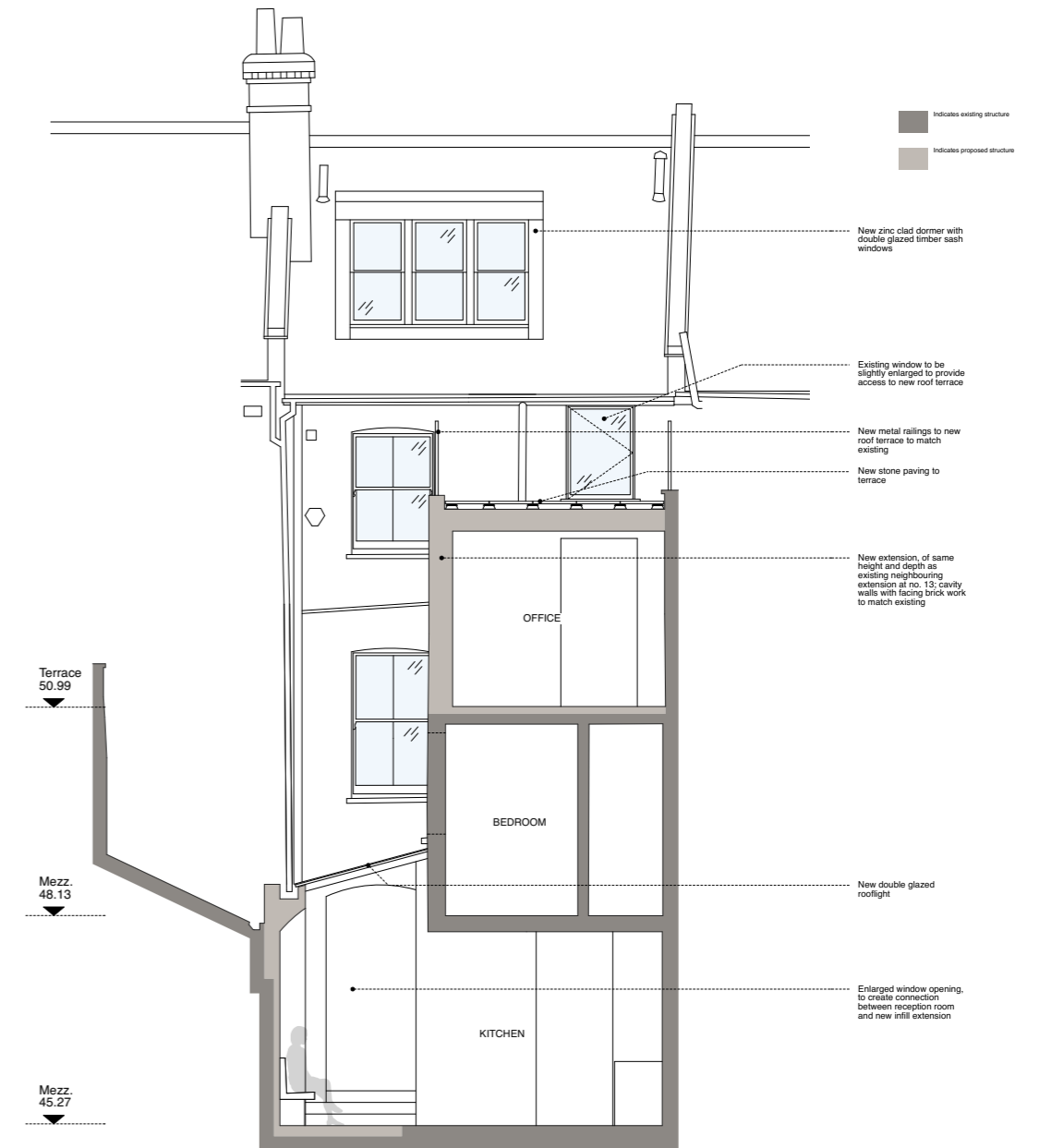
Proposed Section C-C

3 DESIGN STRATEGY

3.2 SCALE AND LAYOUT



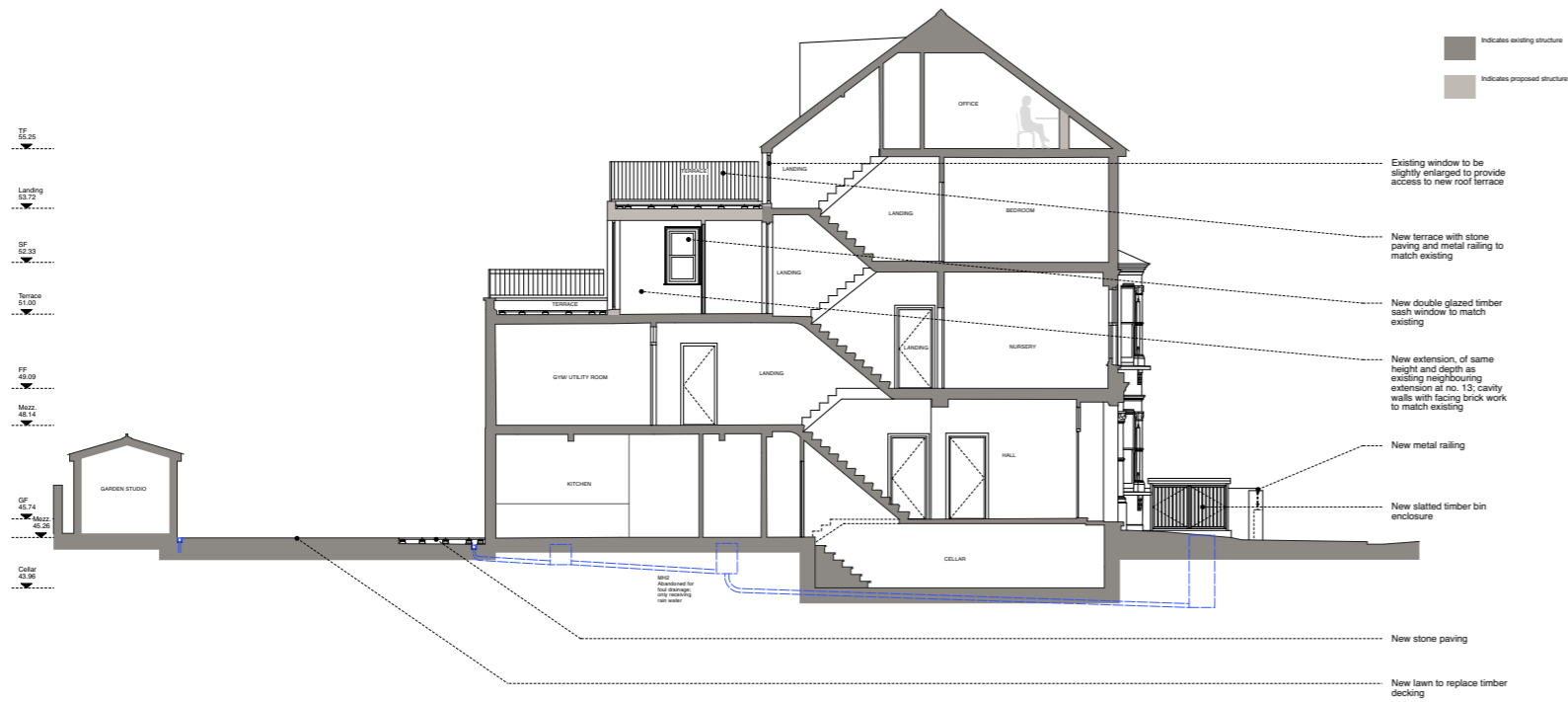
Proposed Section D-D



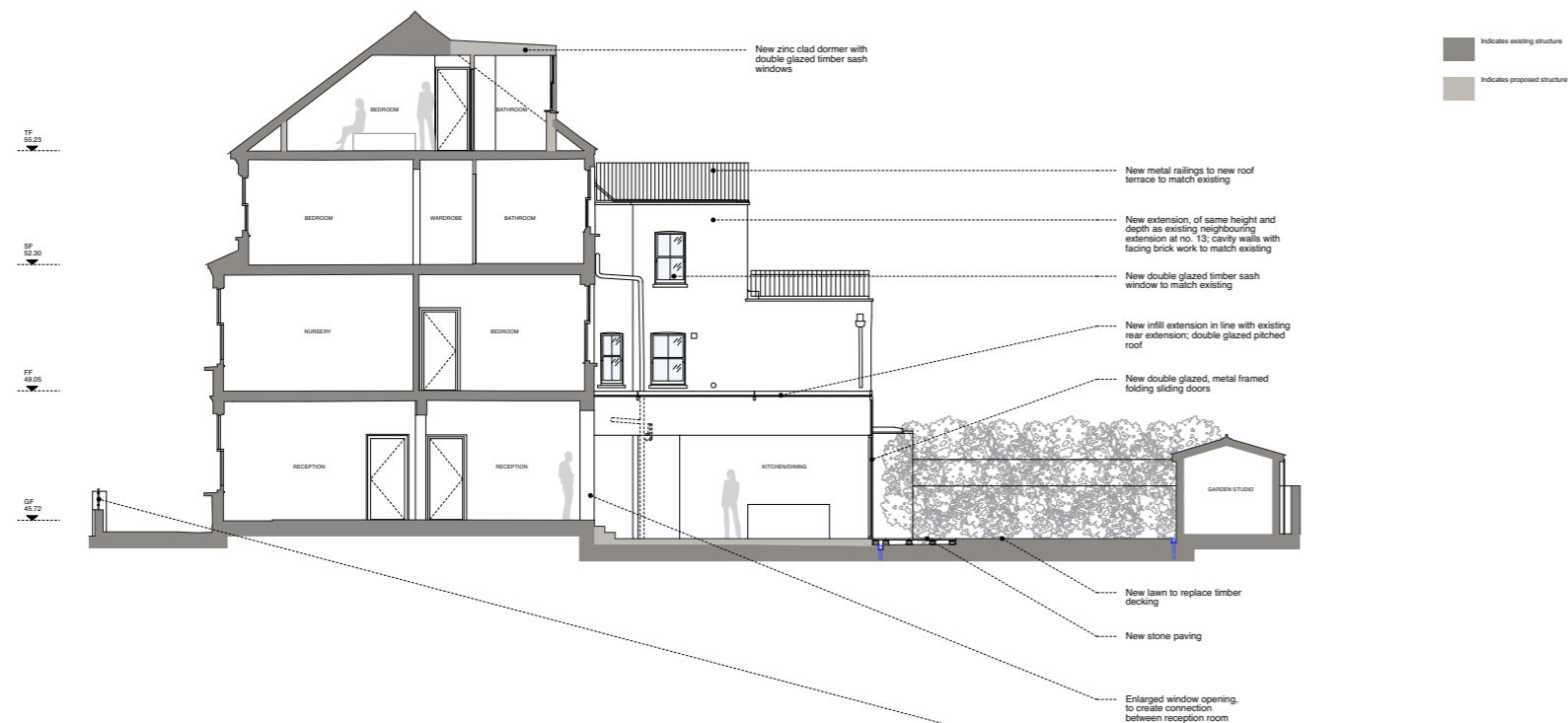
Proposed Section E-E

3 DESIGN STRATEGY

3.2 SCALE AND LAYOUT



Proposed Long Section A-A



Proposed Long Section B-B

3 DESIGN STRATEGY

3.3 MATERIALITY AND COMPOSITION

The proposed infill extension to the rear of the ground floor is to be glazed with minimal metal framing, ensuring the original structure remains legible and the rear back wall of the main building retains architectural primacy. A slender masonry return to the rear elevation will be composed of London stock brick to match existing and the large opening formed to provide access between the kitchen and the rear garden will be occupied by slender metal-framed sliding bi-fold glazed doors.

The proposed partial addition to the top of the rear wing is to be finished in London stock brick to match existing, tying in with the prevailing brickwork finish seen elsewhere along the terrace amongst similar additions, most notably the immediately adjacent extension at the same level at No.13 Rona Road, which it will abut. Metal-framed glazed bi-fold doors will open to the terrace in a similar fashion to the existing neighbouring extension at No.13.

The new dormer window proposed at the rear of the third floor loft level will present a simple, traditionally detailed zinc clad dormer structure in keeping with the overarching proportions and composition of their host elevations. This dormer will follow the examples set elsewhere in the terrace - e.g. No's 10, 12, 19, 25, 27 & 29 - where comparable dormers have been added successfully.

All other exterior elements and features will remain as existing, though rainwater goods, down pipes and other vents/flues will also be rationalised as part of the proposed works.

3 DESIGN STRATEGY

3.4 PRECEDENTS AND PLANNING HISTORY

The planning history of a number of properties in Rona Road was researched and those that have had similar changes to those proposed at 15 Rona Road, namely a ground floor rear infill extension, second floor rear extension and new roof dormers, have been listed below.

Included are also properties for which no planning history could be found, but which show roof dormers and/or ground floor infill extensions nonetheless.

1 Rona Road (PL/8401291)

“Works of alteration including the formation of a rear balcony to an upper maisonette, as shown on two un-numbered drawings”

Permission granted November 1984

2 Rona Road (2021/1925/P)

“Erection of single storey side/rear ‘infill’ extension, formation of roof terrace and green roof on flat roof of two storey rear extension. Enlargement of rear dormer extension and installation of rooflights on front roof slope.”

Permission granted October 2021

9 Rona Road (2017/3772/P)

“External alterations including replacement and enlargement of existing front and rear dormer windows and second floor rear extension to existing flat (Class C3).”

Permission granted November 2017

10 Rona Road (2004/4658/P)

“Installation of front and rear dormers to provide additional accommodation within the roof space”

Permission granted March 2005 and:

10 Rona Road (8700175)

“Change of use including works of conversion to form three self-contained flats including the erection of a single storey kitchen extension at ground floor level and a bathroom extension at second floor level as shown on drawing no. TC/01/A”

Permission granted April 1984

11 Rona Road (CTP/E10/2/1/1415)

“The erection of a ground floor extension to the existing two-storey rear addition to provide a bathroom at 11 Rona Road, Camden”

Permission granted January 1966

12 Rona Road (PL/8702875/R1)

“Change of use and works of conversion to form two flats and one maisonette including the erection of front and rear dormer windows and a rear extension at ground floor level”

Permission granted February 1988

13 Rona Road (PL/9100894)

“Erection of a single storey conservatory at the rear and the retention of a rear extension at second floor level”

Permission granted October 1991

17 Rona Road (2009/3696/P)

“Erection of a single storey rear extension to ground floor flat (Class C3)”

Permission granted October 2009

18 Rona Road (CTP/E10/3/B/19468)

“Erection of a second floor kitchen extension and the construction of an enlarged attic dormer window”

Permission granted 1974

19 Rona Road (2016/5825/P)

“Erection of a rear dormer window and installation of three rooflights to front elevation”

Permission granted December 2016

27 Rona Road (2010/2147/P)

“Erection of ground floor rear and side extensions, enlarged front and rear roof dormers and associated alterations to single family dwelling house”

Permission granted June 2010

29 Rona Road (P9601913R1)

“Installation of a dormer at rear roof level”

Permission granted August 1996

31 Rona Road (2006/5106/P)

“Installation of a dormer window to rear of single family dwelling house”

Permission granted January 2007

3 DESIGN STRATEGY

3.4 PRECEDENTS AND PLANNING HISTORY

Following properties in Rona Road with no traceable planning history for this particular item have got ground floor side infill extensions:

No. 6, no. 17, no. 23 and no. 31

Following properties in Rona Road with no traceable planning history for this particular item have got dormer windows:

No. 6 (rear dormer), no. 8 (rear dormer), no. 11 (rear dormer), no. 13 (rear dormer), no. 23 (rear dormer) and no. 25 (front and rear dormers).

4 CONCLUSION

4.1 CONCLUSION

For the reasons set out in this report we believe that this proposal should be recommended for approval by the Local Authority.

The appended Delegated Report that accompanied the refusal letter of the previous application is supportive of most elements of the proposal but objects to two elements of the roof development: The front dormer and the design of the roof terrace access door.

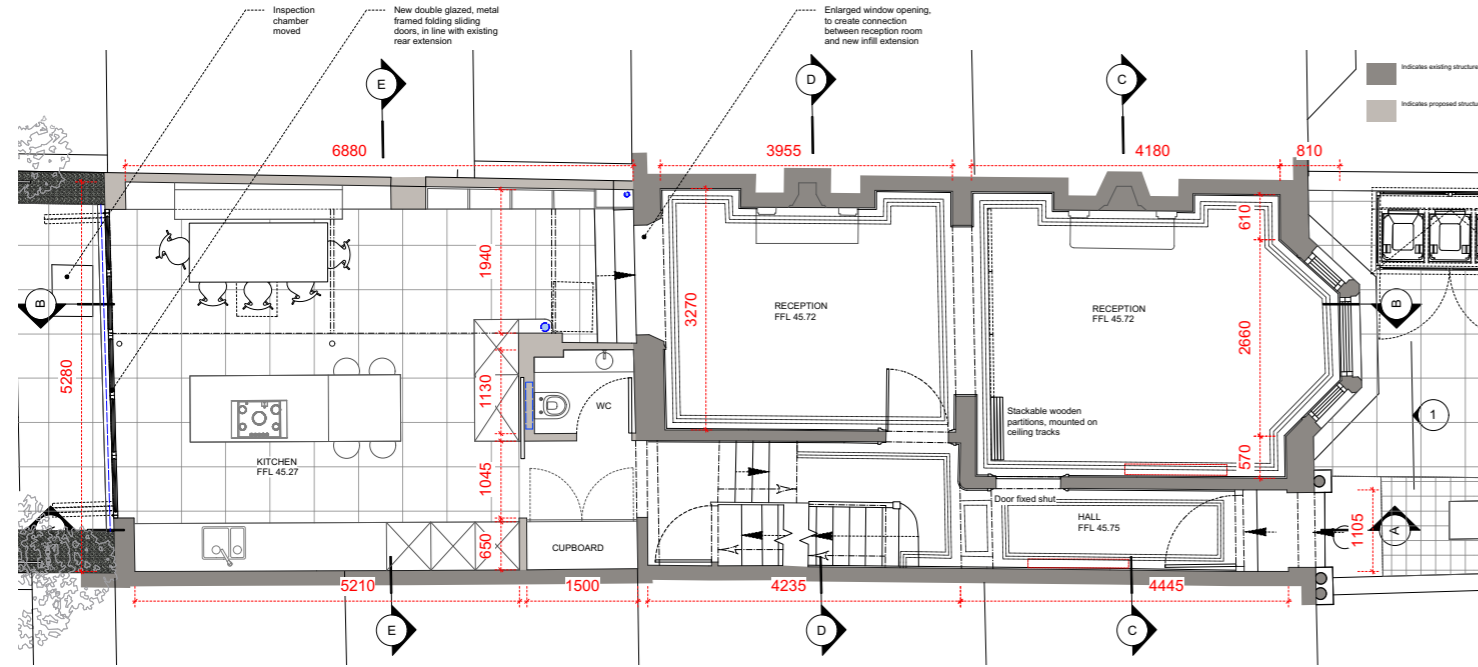
This revised application retains the elements that are deemed acceptable in this report and addresses the two reasons of refusal in full.

We therefore have grounds to believe that the proposed ground floor and second floor extensions and the added dormer window to the house at 15 Rona Road will be a sensitive and appropriate contributor to the existing building and conservation area, in keeping with similar additions visible in the immediate neighbourhood.

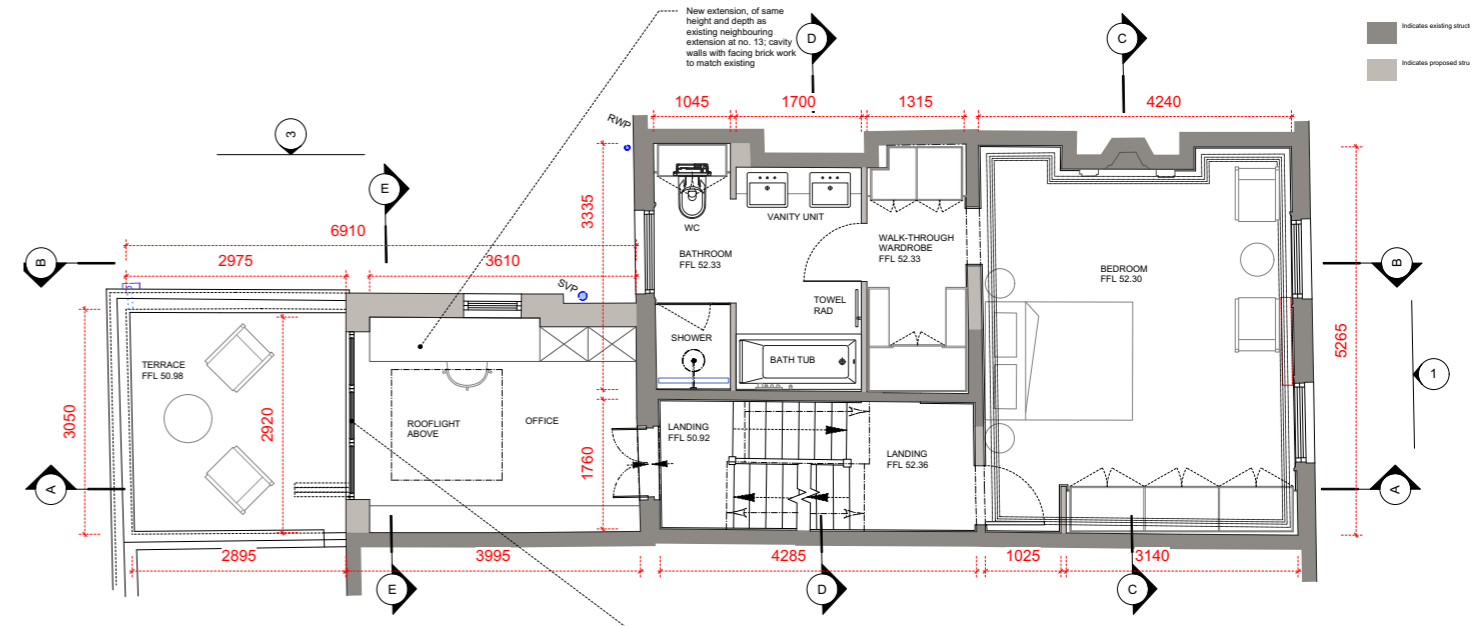
APPENDIX

5 PREVIOUS APPLICATION (2024/4835/P)

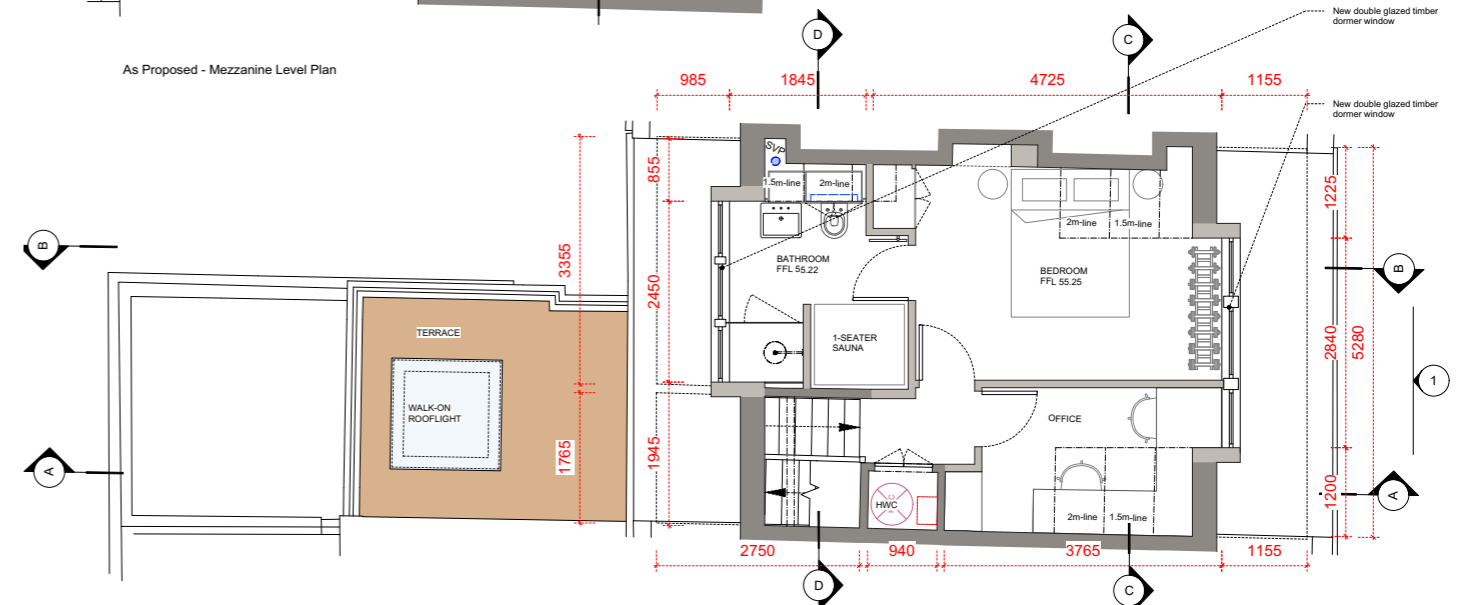
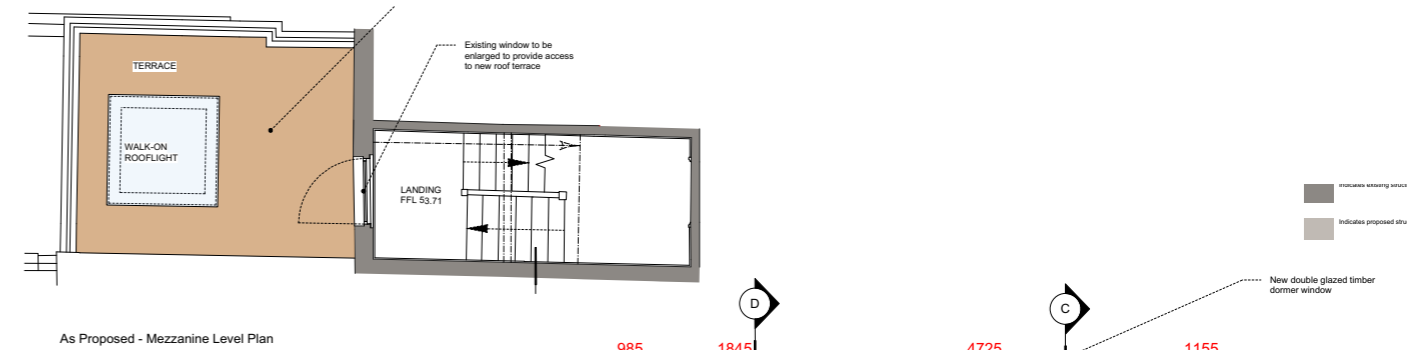
5.2 SCALE AND LAYOUT



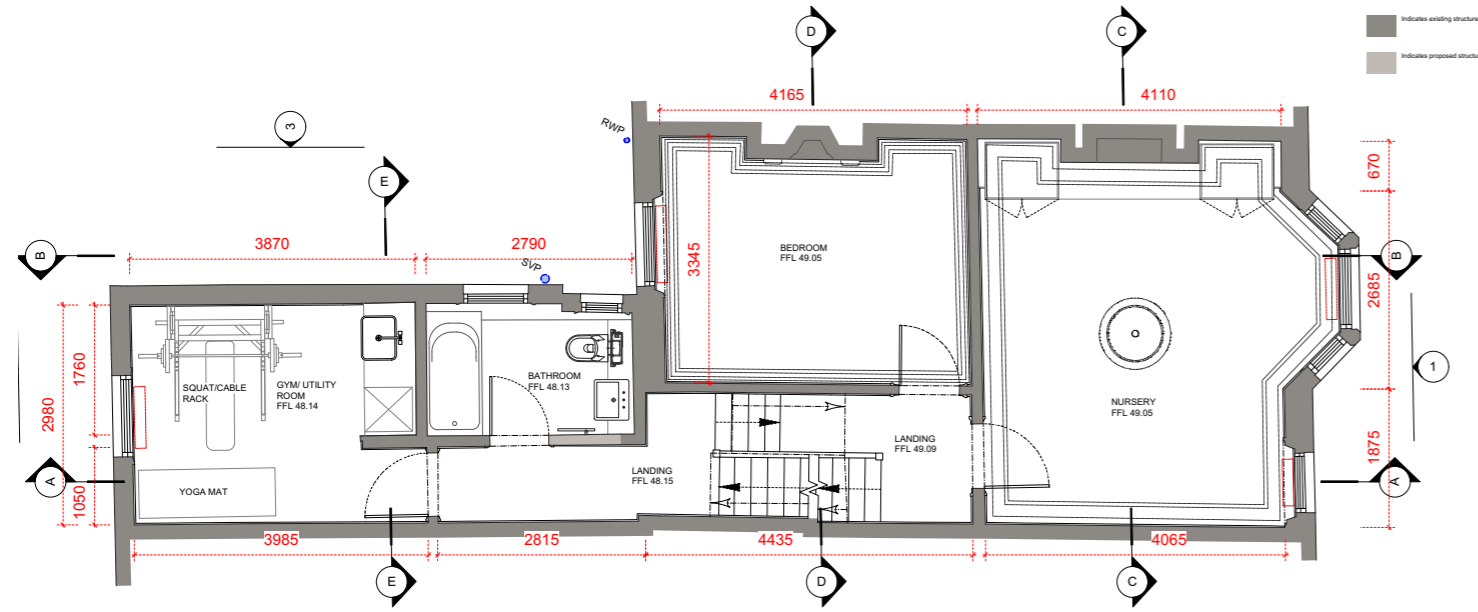
Proposed Ground Floor Plan



Proposed Second Floor Plan



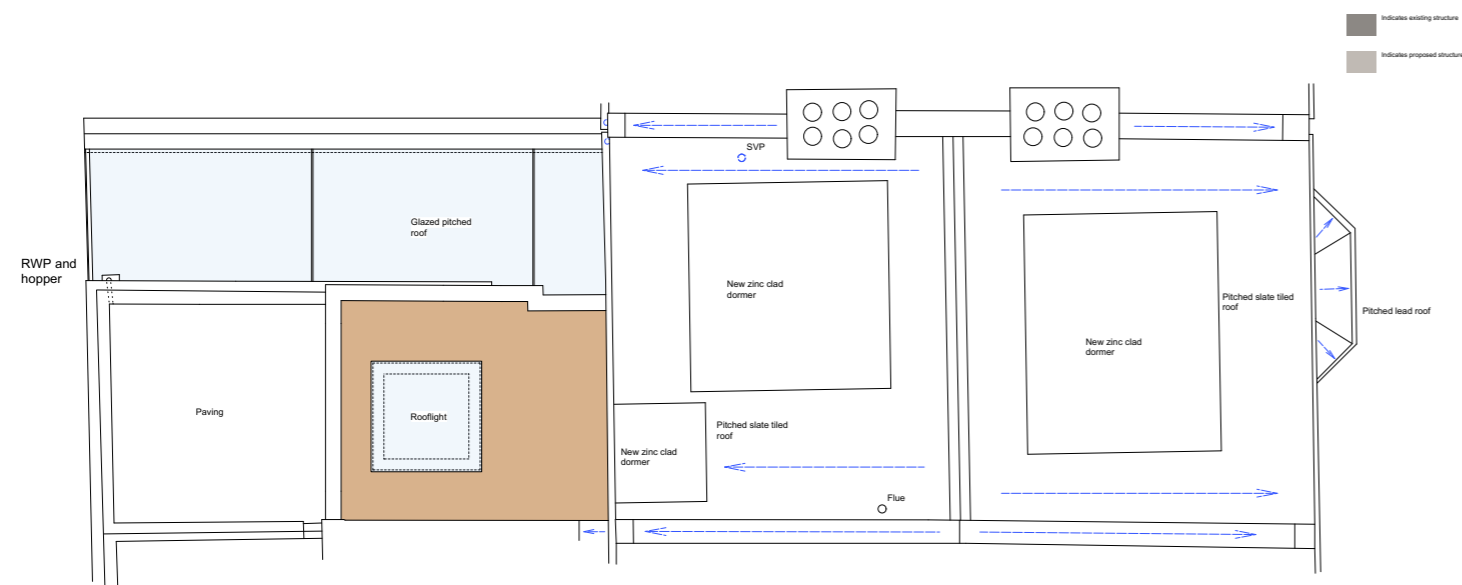
Proposed Third Floor Plan



Proposed First Floor Plan

5 PREVIOUS APPLICATION (2024/4835/P)

5.2 SCALE AND LAYOUT



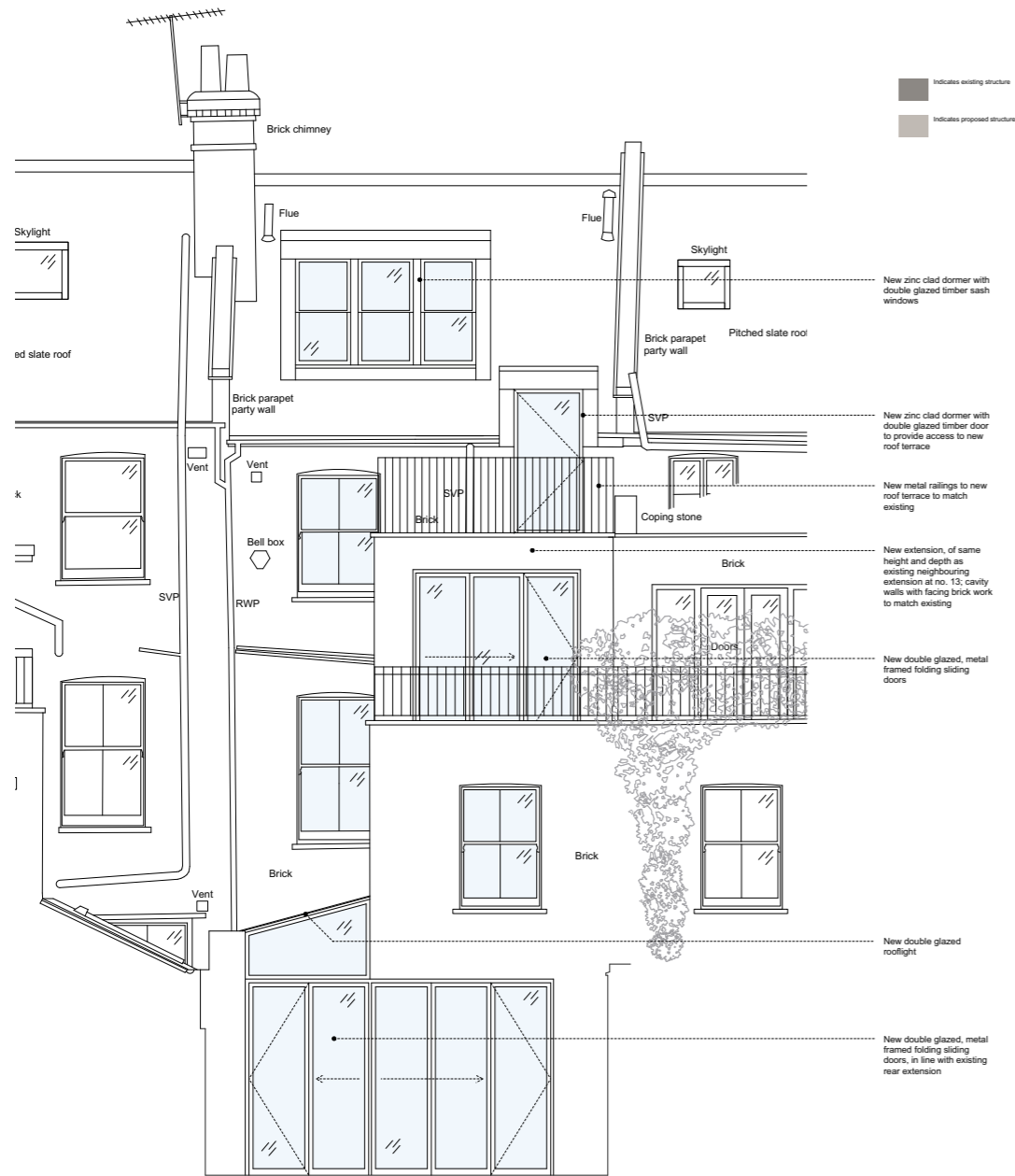
Proposed Roof Plan



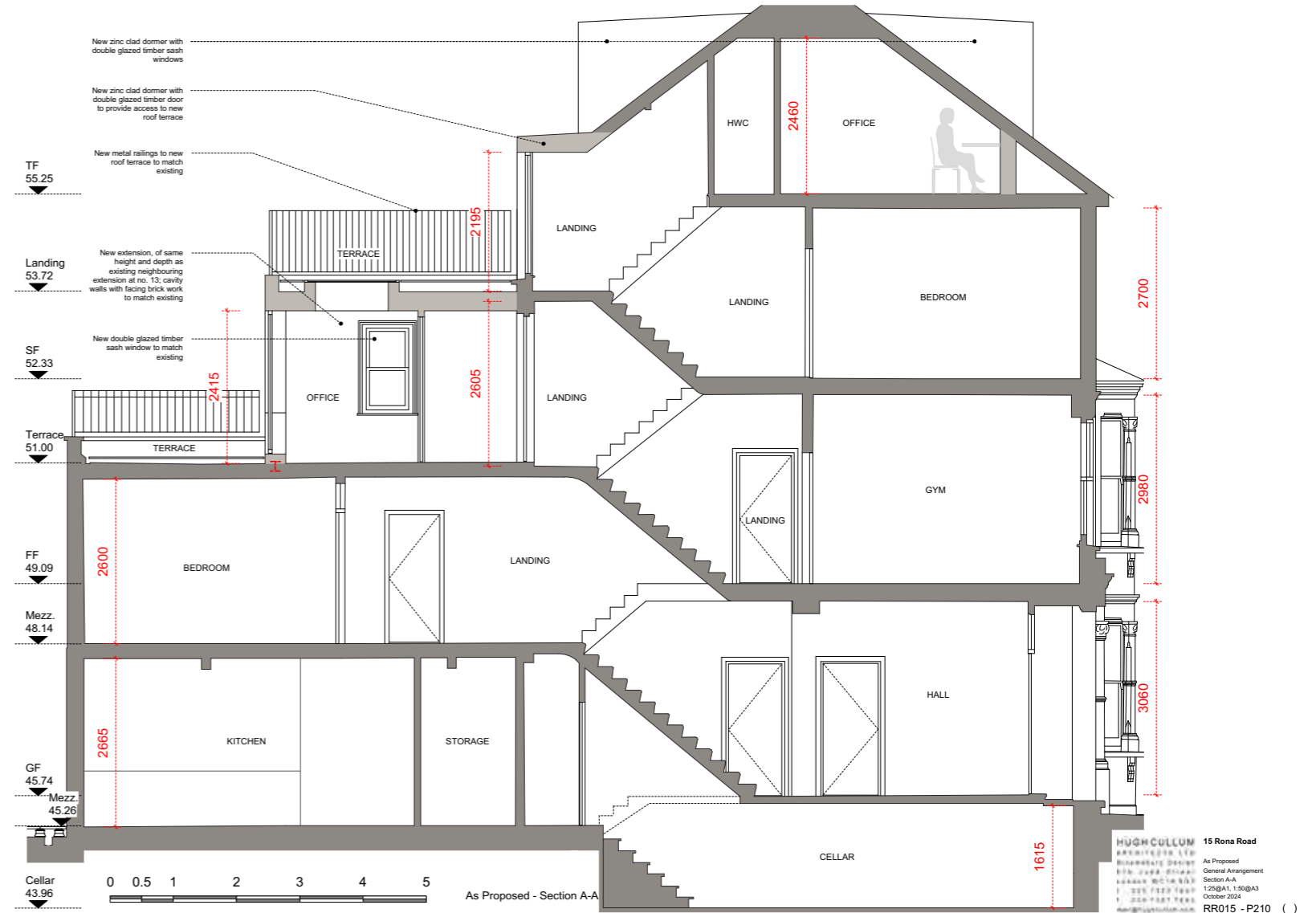
Proposed Front Elevation

5 PREVIOUS APPLICATION (2024/4835/P)

5.2 SCALE AND LAYOUT



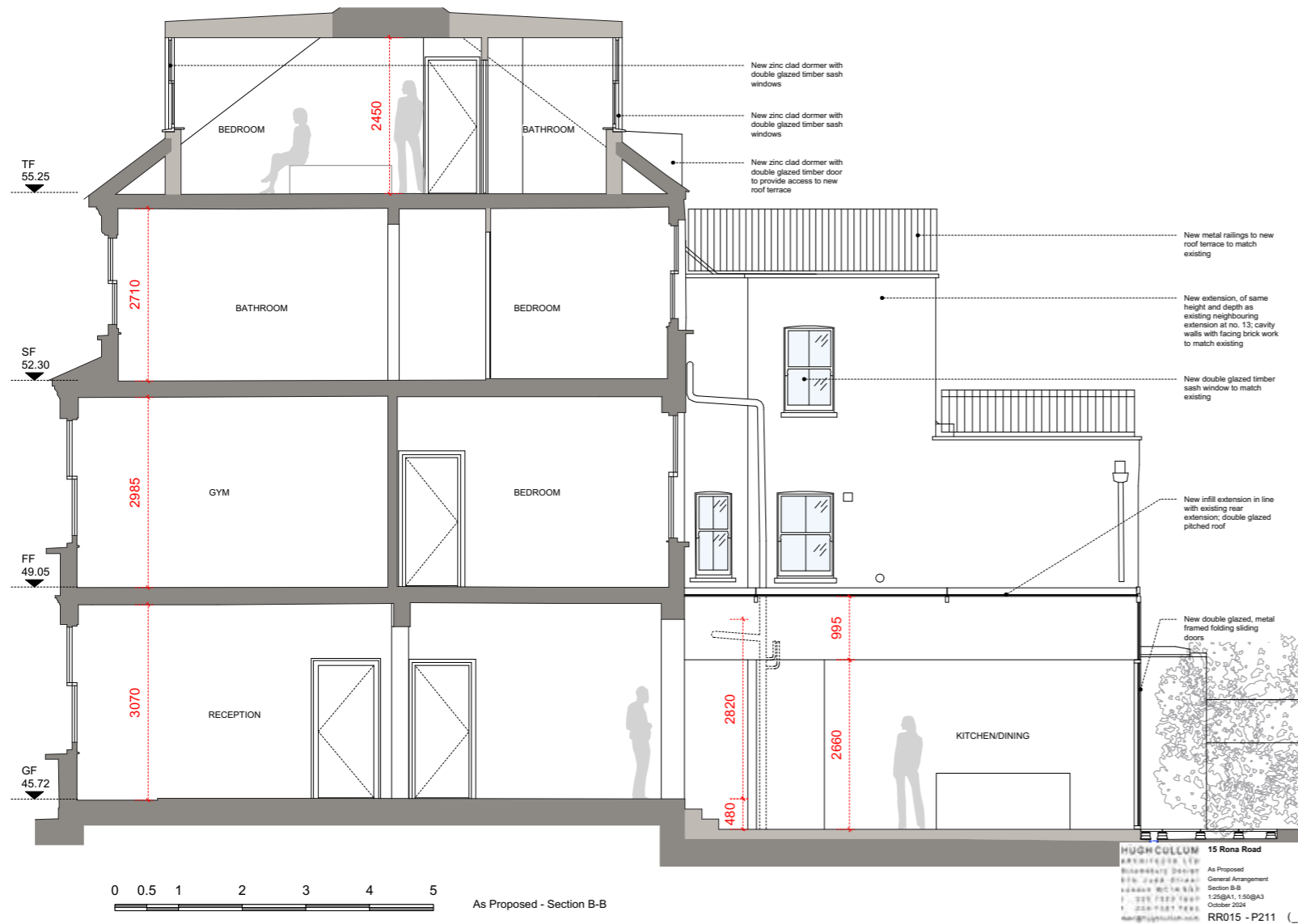
Proposed Rear Elevation



Proposed Section A-A

5 PREVIOUS APPLICATION (2024/4835/P)

5.2 SCALE AND LAYOUT



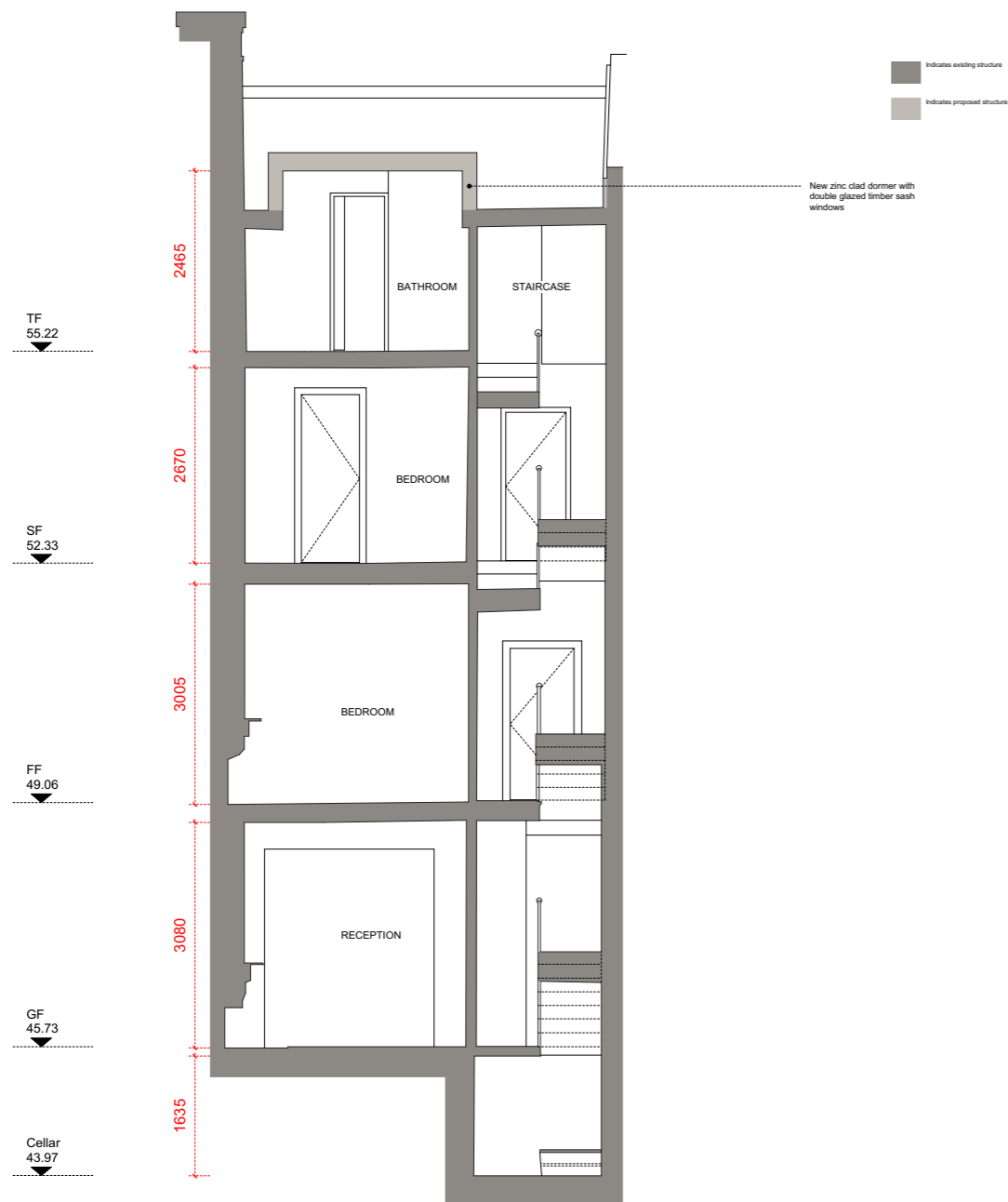
Proposed Section B-B



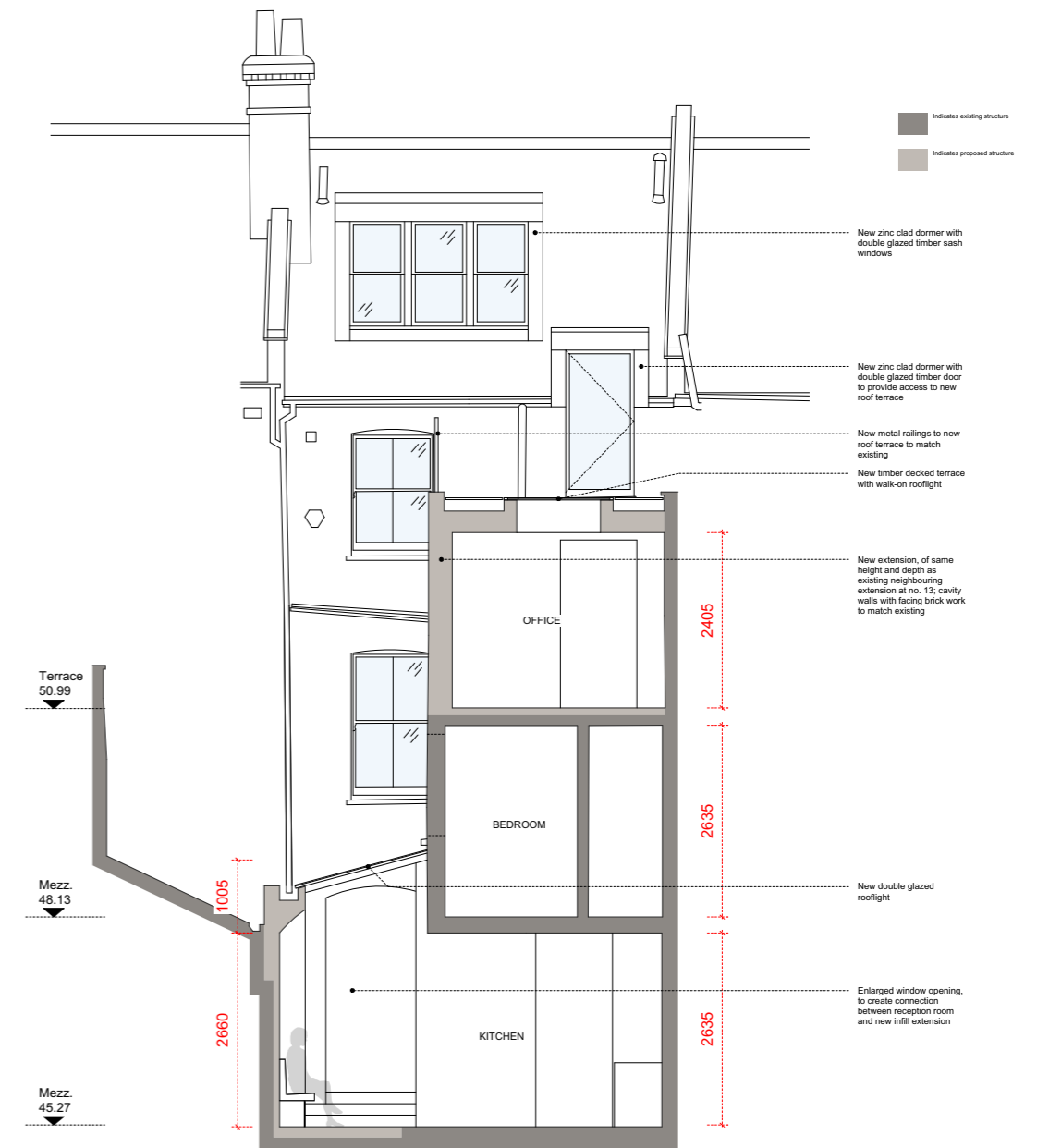
Proposed Section C-C

5 PREVIOUS APPLICATION (2024/4835/P)

5.2 SCALE AND LAYOUT



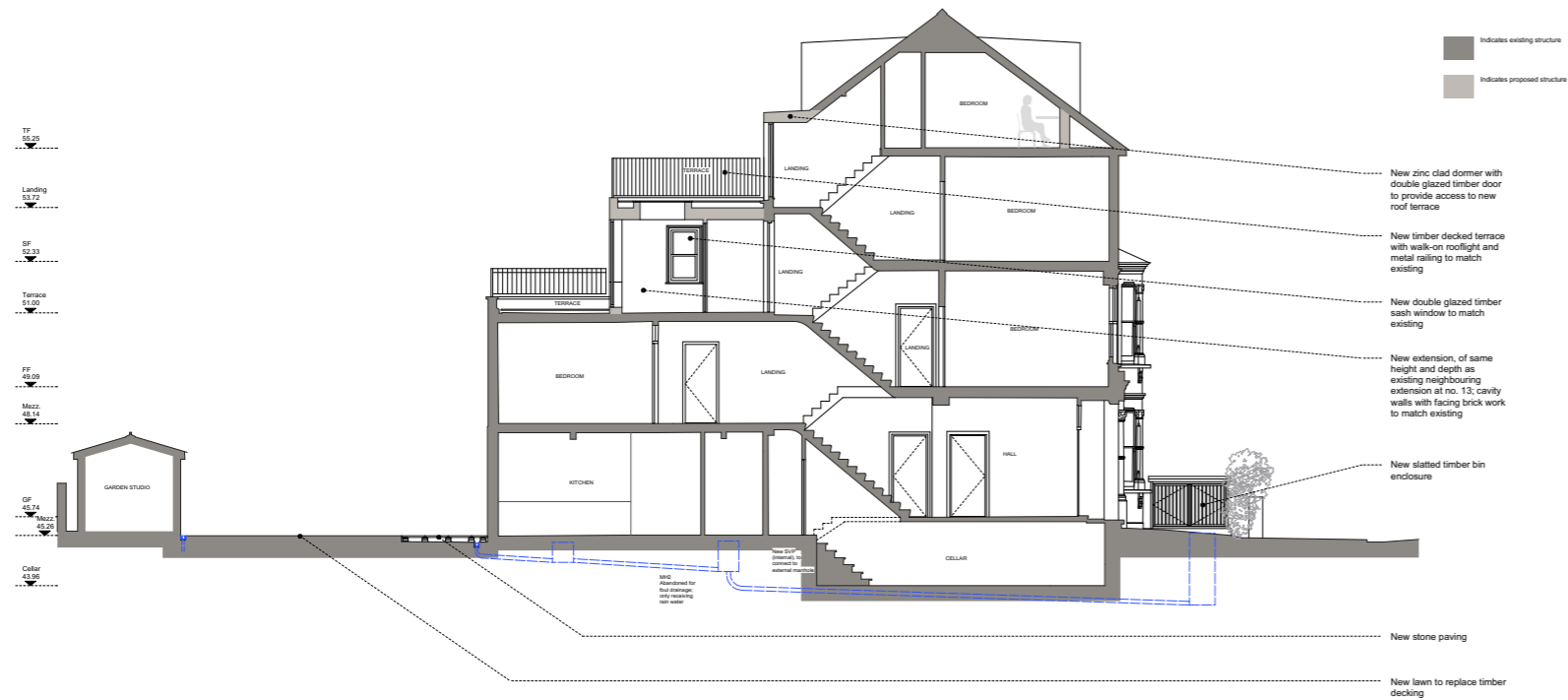
Proposed Section D-D



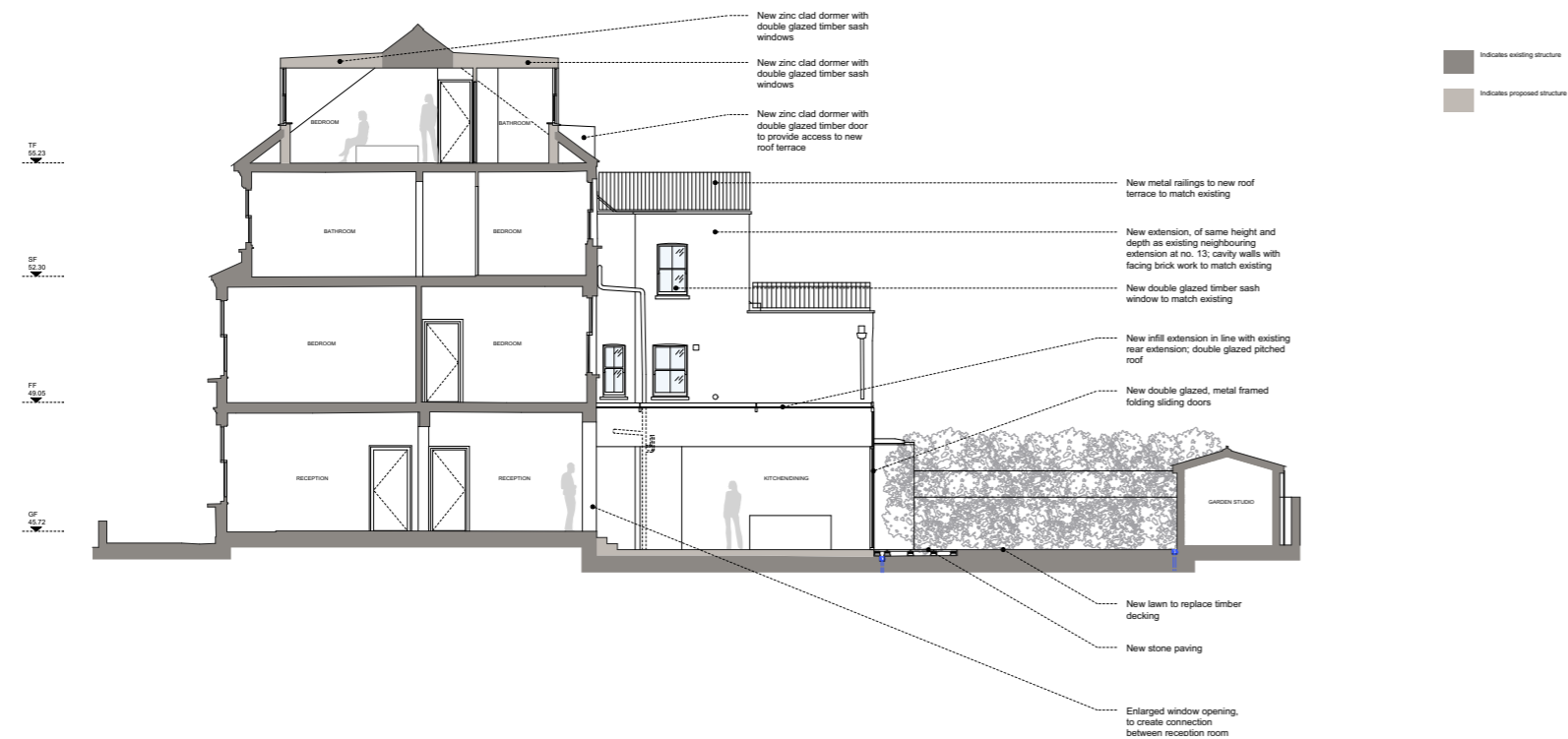
Proposed Section E-E

5 PREVIOUS APPLICATION (2024/4835/P)

5.2 SCALE AND LAYOUT



Proposed Long Section A-A



Proposed Long Section B-B

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5.3 DELEGATED REPORT

Delegated Report		Analysis sheet	Expiry Date:	30/12/2024		
		N/A / attached	Consultation Expiry Date:	08/12/2024		
Officer			Application Number(s)			
Henry Yeung			2024/4835/P			
Application Address			Drawing Numbers			
15 Rona Road London Camden NW3 2HY			Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Erection of ground floor side infill extension and second floor rear extension with roof terrace above and associated access door; new dormer windows to front and rear roof slope.						
Recommendation(s):		Refused				
Application Type:		Householder Application				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	00	No. of objections	00
Summary of consultation responses:		No comments were received				
Mansfield CAAC		No comments were received				

5 PREVIOUS APPLICATION (2024/4835/P)

5.3 DELEGATED REPORT

Site Description
This application is a householder planning application for No. 15 Rona Road. The host property is a two-storey, end-of-terrace, single-family dwellinghouse with a two-storey outrigger and a roof terrace. The property is located within the Mansfield Conservation Area. It is not a listed building but is identified as a positive contributor to the conservation area.
Relevant History
No relevant planning history
Relevant policies
National Planning Policy Framework (2024) The London Plan (2021) Camden Local Plan (2017) <ul style="list-style-type: none">• A1 Managing the impact of development• A3 Biodiversity• D1 Design• D2 Heritage Camden Planning Guidance (2021) <ul style="list-style-type: none">• CPG Amenity• CPG Design• CPG Home Improvements Mansfield Conservation Area Appraisal and Management Strategy (2008) Draft Camden Local Plan <p>The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).</p>

Assessment
1. Proposal 1.1. The proposal is for erection of ground floor side infill extension; second floor rear extension with roof terrace above and associated access door; new dormer windows to front and rear roof slope. 1.2. Key planning issues are as follows: <ul style="list-style-type: none">• Design & Heritage• Neighbouring Amenity
2. Design & Heritage 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within a conservation area that fails to preserve or enhance the character and appearance of that conservation area. 2.2. NPPF (2024) states at para 215 that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use 2.3. The Home Improvements CPG states that roof extensions should take into consideration: the existing roof form and any previous extensions to it; the roof visibility and prominence in relation to gardens, street scene and wider area, considering land topography; the pattern of development of neighbouring buildings to include historic extensions and new types of development; other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development. 2.4. The application lies within Mansfield Conservation Area, which has particular guidance in relation to rear extensions and roof extensions and states that: <i>'Development proposals will be expected to preserve or enhance the character or appearance of the Mansfield Conservation Area. This also applies to developments which are outside the conservation area but would affect its setting or views into or out of the area.'</i> Within the Mansfield Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.' <i>'The conservation area retains its clearly visible historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted. Alterations and extension to the front roof pitch can be particularly damaging to the appearance of the conservation area, especially in the residential sub area. Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition. A number of streets include many buildings whose roof space has already been converted for habitable accommodation resulting in the installation of rooflights and front dormer windows. In</i>

5 PREVIOUS APPLICATION (2024/4835/P)

5.3 DELEGATED REPORT

these streets roof alterations and extensions can still harm the character and appearance of the conservation area and each proposal will be considered on its own merits.'

- 2.5. The proposed infill side extension would have a width of 1.9m and extend approximately 6.8mm beyond the existing rear elevation. It would match the existing materials, incorporating new double-glazed, metal-framed folding sliding doors in line with the existing rear extension. The modest size of the rear extension, and its ground floor location against an existing extension at no.17, ensures it would not add significant bulk or massing and would remain subordinate to the host property while retaining a reasonably sized garden. The scale, design, and materials used are appropriate for the context, allowing the extension to be read as a coherent modern addition that would not impact the wider streetscape. The proposed doors and windows are suitably scaled to appear subordinate and would not harm the host building or the surrounding streetscape. Therefore, it is considered that the proposed ground floor extension would not negatively impact the host building and would preserve the character and appearance of the local area.
- 2.6. The proposed second storey rear extension would have a width of 3.2m and project approximately 4m beyond the existing rear elevation. It would utilize materials consistent with the existing property, including a tiled roof, appropriately scaled windows, and cavity walls with facing brickwork to match the original structure, ensuring harmony with the character of the host property. Despite its second-storey location, the restrained footprint prevents it from being overly bulky and it also maintains a symmetrical relationship with the existing extension at No. 13 Rona Road. There is also a prevalence of second storey rear extensions in the surrounding area. Consequently, the two-storey rear extension is deemed acceptable in isolation.
- 2.7. The proposal includes a terrace above the proposed two-storey rear extension and alterations to the existing rear-facing second-floor window, converting it into French doors to provide access to the amenity space. The proposed door would be an incongruous feature at this level and cut into the eaves undermining the integrity of the roof form. This would be out of keeping with the pattern of development on properties in the wider area which retain a consistent eaves line. As such, this alteration will be included in the reason for refusal.
- 2.8. The proposed front dormer extension would introduce additional height and bulk in a very prominent location, clearly visible from the street. Design guidance advises that roof alterations or additions are generally unacceptable where a building forms part of a terrace or group with an unimpaired roofline or where such changes would undermine the architectural style of the group. The dormer would appear overly dominant, incongruous, and unsympathetic to the host property. Although several examples of front roof dormers exist further down the street, these do not positively contribute to the character of the Mansfield Conservation Area and where they do benefit from planning consent, this was obtained under a now superseded design and conservation policy.
- 2.9. The dormer would bring about less than substantial harm to the conservation area owing to it being out of keeping with the general development pattern, its prominence and impact on the streetscene. In accordance with paragraph 215 of the NPPF, there are no demonstrable public benefits to outweigh this less than substantial harm, as the proposal is for extensions to a private residential dwelling.
- 2.10. The rear dormer would appear as a subordinate projection that would maintain the integrity of the roof form. Its scale and appearance would be in-keeping with other examples along the terrace. Its material palette is appropriate. As such, this element of the proposal is acceptable.
- 2.11. Considerable importance and weight have been attached to the desirability of preserving or enhancing the character or appearance of the conservation area under Section 72 of the Listed Buildings and Conservation Areas Act 1990, as amended by the Enterprise

and Regulatory Reform Act (ERR) 2013.

3. Amenity

- 3.1. Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan is supported by CPG (Amenity).
- 3.2. Paragraph 7.17 of the Local Plan 2017 states "The way an area is designed and managed can have a significant impact on people's quality of life, health and wellbeing and planning has a key role in promoting good physical and mental health by creating spaces and buildings which allow and encourage healthy lifestyles".
- 3.3. The application building is located within a residential setting, and the proposal would not impact the neighbouring properties in regard to sunlight/daylight, sense of enclosure, and noise nuisance. The distance and orientation of the terrace in relation to neighbouring windows, and the fact there is an existing second floor terrace at the property, would mean that there would not be harmful overlooking. The proposed infill extension will match the depth of the extension at No. 17, and the proposed second-storey extension will align with the depth of the extension at No. 13 therefore it is not expected to impact daylight access. As the terrace and proposed door window are located 20m away from No. 16 Estelle Road, and the second-storey extension is set back 2.6m from the adjoining boundary with No. 17 Rona Road, it is not expected to cause any harmful impact on the outlook. As such, the application would be acceptable in amenity terms.

4. Recommendation

 Refuse Planning Permission for the following reasons:

The proposed development at roof level, including the front dormer and rear terrace access door, would cause harm to the character and appearance of the host building and the Mansfield Conservation Area due to its inappropriate location, prominence, bulk and detailed design contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies D4 (Delivering good design) and HC1 (Heritage conservation and growth) of the London Plan 2021.

Drawings in this document are not to be scaled from. Drawings and images are illustrative only. For scaled drawings refer to a separate set of existing and proposed drawings as detailed on the Drawing Issue Sheet submitted alongside with this document.

This design, access and planning statement for this planning application was compiled by Hugh Cullum Architects LTD for the property at: 15 Rona Road, London NW3 2HY

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