

PLANNING STATEMENT

**45 ELSWORTHY ROAD
LONDON
NW3 3BS**



February 2025

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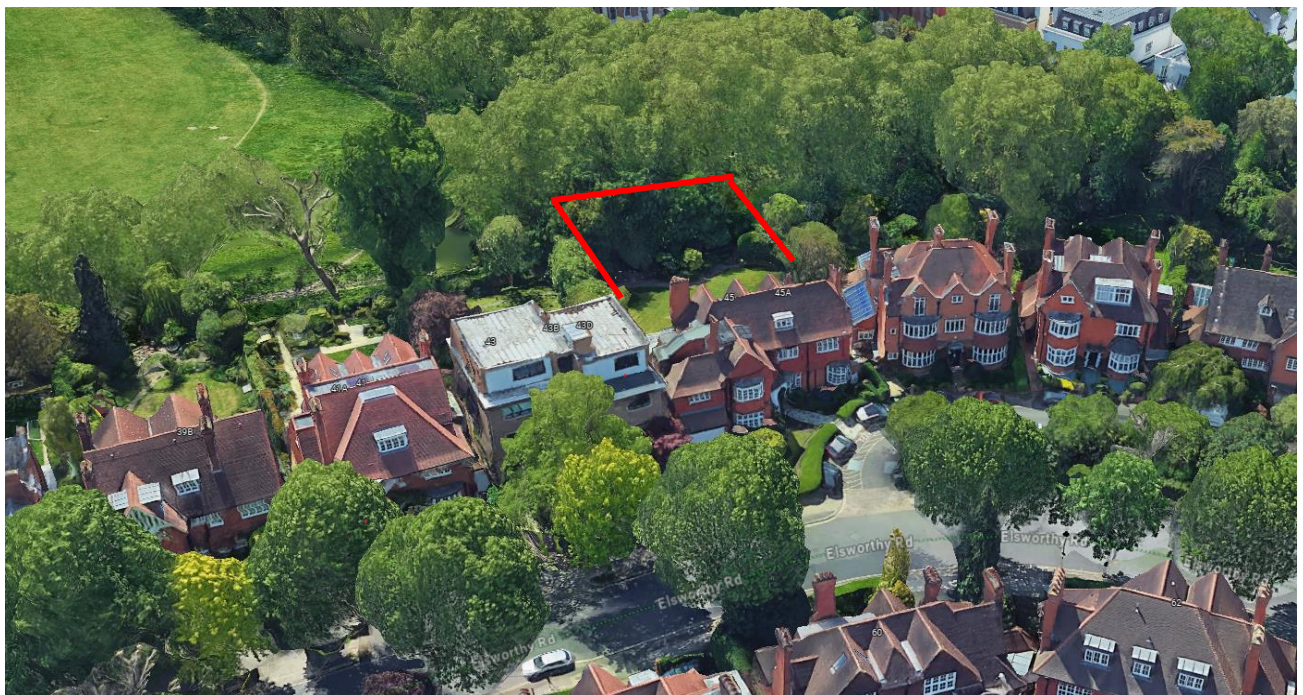
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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by SM Planning in support of an application for full planning permission for the proposed alterations and extensions to the existing property at No. 45 Elsworthy Road, London, NW3 3BS (the site).
- 1.2 This statement sets out the planning justification for the proposed development and assesses the proposal against national planning policy and the development plan. The document should be read in conjunction with all other supporting documentation.
- 1.3 The supporting documentation submitted with the application includes the following;
 - Set of existing and proposed plans
 - Design and Access Statement
 - Heritage Statement

2. SITE & SURROUNDING CONTEXT

- 2.1 In terms of context the site is located within the administrative area of the London Borough of Camden, a Borough in north-west London (partly within inner London) divided into 18 three-member wards. The site is located within the administrative ward of Primrose Hill.
- 2.2 The site lies just to the north of the boundary between the administrative area of the London Borough of Camden and the Westminster City Council. To the immediate south of the property is Primrose Hill.



- 2.3 The site is located on the southern side of Elsworthy Road and is accessed via a small access road that curves off the main road, with a section of open space provided to the front.
- 2.4 The site is occupied by a two-storey detached dwelling (as shown above) with accommodation in the roof space, set in spacious grounds with parking areas to the front, an integral garage and a large, verdant garden to the rear.
- 2.5 The site is accessible by public transport and is within walking distance of multiple bus stops, multiple tube stations and overground rail lines. The site has a Public Transport Accessibility Level (PTAL) Rating of 2. The street and surrounding area are well served with footpaths provides an environment that it conducive to walking and cycling.
- 2.6 The site is located within Flood Risk Zone 1 as defined by the Environment Agency and therefore has a minimal risk or flooding.

Conservation Area

- 2.7 The site is located within the Elsworthy Conservation Area which covers the area from Primrose Hill in the south-east to Avenue Road in the west and forms the boundary between the City of Westminster and the London Borough of Camden. The area was developed between 1840 to 1912 with a large amount of speculative residential development of an affluent nature, this character, as a wealthy residential suburb, has remained to the present day.
- 2.8 The Elsworthy Road Conservation Area Appraisal and Management Strategy sets out the spatial qualities of the conservation area and states '*The area's spatial character derives from the spacious leafy streets and generously laid out plot sizes, complemented by areas of semi-private communal amenity space. Terraced development is predominantly of four storeys in the Conservation Area and two to three storeys where detached houses and semi-detached villas predominate. Buildings are setback from the street and the original boundary treatments of small walls, privet hedging, and wooden gates and gateposts were designed to increase the green, leafy environment of the quiet residential streets*'.
- 2.9 There are no statutorily protected buildings on the application site. There are no statutorily listed buildings on the street. The existing building at No. 45 Elsworthy Road is highlighted as making a positive contribution to the character and appearance of the Elsworthy Road Conservation Area.
- 2.10 The accompanying Heritage Statement provides significant detail with regards to the Conservation Area, an assessment of the site and the relationship between the proposal and this designated asset.
- 2.11 The surrounding area comprises similar development, large residential properties set within their own gardens and representing good examples of spacious leafy streets and generously laid out plot sizes. There have been numerous schemes to extend and improve the dwellings in the street, which are outlined in greater detail in the planning history section below. The resulting character of the area, and Elsworth Road in particular, is of a green, verdant environment and a quiet residential street.

3. PRE-APPLICATION ENGAGEMENT

- 3.1 The NPPF states that '*early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community*'.
- 3.2 The Applicant consulted with the local planning authority through the drafting of this application in order to inform, identify and, where appropriate, address any issues or concerns throughout the preapplication period through to the submission of the application.

- 3.3 This engagement has been managed through two pre-application submissions, including two on site meetings. Following the pre-application engagement, the scheme has been amended to address the issues raised within the LPA's pre-application responses, however there are areas of contention where a stronger case in support of the scheme has been made. A summary of the applicant's programme of pre-application engagement is provided below:

First Pre-Application Submission

- 3.4 The Applicant submitted a request for formal pre-application advice in December 2023 which sought advice on the principle of demolition of the existing rear extensions and their replacement with more sensitively designed additions, as well as the extension and alteration of the building to the rear, a basement extension and alterations to the front façade and roof.

- 3.5 A site meeting was undertaken on 23rd of January with a planner and conservation officer from Camden Council, where the existing building was viewed, and the proposals discussed. Following the site meeting, there has been subsequent email correspondence with the case officer, who has provided a range of comments on the merits of the scheme and the key aspects to those responses can be summarised as follows;

- Works to the frontage are largely acceptable, some concern in relation to the front lightwell and further justification (including assessment of local precedents) would need to be provided with any application.
- Works to the existing roof, comprising the removal of a number of un-sympathetic additions (catslide roof) is considered appropriate.
- The removal of the existing rear extensions at ground floor level is acceptable.
- The basement extension is likely to be considered acceptable, subject to meeting relevant basement policies.
- In terms of the proposed rear extension, the extension should not project further than the existing conservatories, massing should be modulated through setbacks to break up presentation, a contemporary style may be used however the elevation should also introduce solid elements and not be curtain glazed. Consideration will need to be given to any outrigger extension, with justification provided.
- With regards to the two-storey rear extension and associated roof extension, concern was raised in relation the bulk, design, massing and scale, as it was not considered subservient to the main dwelling. Further regard will need to be given to the additional bulk and massing, impact on views from Primrose Hill, and wider conservation area.
- No significant concerns raised in relation to neighbouring amenity, subject to ensuring privacy, outlook and daylight are all protected.
- Further information is required in relation to the car stacker and how it would present to the public realm when closed.
- Reference was made to CAA guidance, specifically policies 12.5-12.8.

- 3.6 During the pre-application discussions careful consideration was given to the Council's concerns and comments, which has resulted in a positive partnership with the LPA contributing to the design evolution of the scheme. It provided the opportunity to feedback and inform the proposal's development, as well as directly influence the design of the proposals.

Second Pre-Application Submission

- 3.7 A subsequent submission was reduced in scope so as to specifically refer to the rear extension of the building, across the ground, first and second floors. The proposal can be described as relocating of the rear elevation of the building, rewards, with the rear façade re-constructed to the same design and detailing, albeit 3m rearwards.
- 3.8 The Council have raised concerns with bulk, design, scale and massing of the proposal, with comments around subservience and impact on the conservation area.
- 3.9 The Council remain of the view that the proposal will have a detrimental impact on views out of Primrose Hill.
- 3.10 Concerns were raised in relation proposed windows and openings at second floor level that may impact on the privacy of the residents of No. 43.
- 3.11 This application seeks to address concerns raised by the Council, particularly around the neighbouring amenity, however elements of the proposal remain, namely the proposed rear extensions, which it is not felt the Council considered in full, particularly with respect to the retention of the existing rear façade, in the same style, design and articulations, albeit re-sited 3m to the rear. Furthermore, whilst the Council consider that the scheme will have a harmful impact on the adjacent Primrose Hill, the supplied Verified Views along with surrounding developments, demonstrate that the scheme will not have a harmful impact on the Primrose Hill. These elements are discussed in more detail below.

4. PLANNING HISTORY

The Site:

- 4.1 In October 2024, a full planning application for a basement extension was submitted to the Council, this is pending decision. (Council reference: 2024/4331/P)
- 4.2 In October 2024, a Certificate of Lawfulness (Proposed) was granted for a single storey rear extension to the dwelling. (Council reference: 2024/4391/P).
- 4.3 In January 2024, a Certificate of Lawfulness (Proposed) was granted for the amalgamation of the existing two self-contained flats into one single dwelling house. (Council reference: 2023/4971/P)

- 4.4 In March 1959, planning permission was granted for the conversion of the dwelling house into self-contained maisonette on the ground and first floors and a self-contained flat on the second floor (Council reference: J8/4/18/24236).

The Surrounding Area:

4.5 **47 Elsworthy Road**

2025/0235/P – Certificate of Lawfulness for demolition of existing shed outbuilding in rear garden and replacement with larger outbuilding, pending determination.

2024/3147/P – Replacement of existing conservatory and addition of single roof light to loft space. Approved.

20242/1754/P – Replacement of glazed mono-pitch roof, new window to basement lightwell, increased opening to first floor terrace, replacement tile hanging to front bays and replacement balustrades and external access stairs to rear of property. Approved.

4.6 **41 Elsworthy Road**

2010/5687/P – Erection of a part two storey, part single storey side extension (south east elevation); a first and second floor side extension (north west elevation); a single storey rear extension; excavations to enlarge the basement to provide additional habitable accommodation and swimming pool and associated plant enclosures; the erection of a roof extension to provide a third storey; Removal of rear 1st floor conservatory to create a roof terrace and various elevational changes, all as an alteration to the existing single family dwelling house. Approved.

4.7 **37 Elsworthy Road**

2014/6791/P - Demolition of existing single storey rear extension and construction of a single storey conservatory at rear ground floor level in connection with existing house. Approved

2011/4055/P Amendments to planning permission 2010/2459/P for the erection of a basement extension to the rear and alterations to existing entrance lobby roof to dwelling, namely enlargement of existing basement and replacement of existing rear extension with conservatory.

4.8 **35 Elsworthy Road**

2022/1085/P Variation to condition 3 (approved plans) of planning permission 2014/5463/P for conversion from two flats into a single dwelling house, excavation under footprint of house and rear garden with side and rear lightwells, erection of 2 storey curved bay to rear to replace existing 1 storey angled bay and demolition of side namely to remove 2 lightwells and associated grilles, relocate rear garden stair access, amend the size and depth of basement, changes to the flank wall fenestration, amendments to rear dormers and central windows, omission of roof lights. Approved.

4.9 **31 Elsworthy Road**

2024/3908/P – Erection of a single storey rear extension, formation of basement with a pool, a front lightwell, a side lightwell and basement rooflights in ground at rear;

infilling of windows and formation of a door in side elevation; a rear planter; the replacement of front garage door with windows and the installation of five roof lights at roof level. Approved.

2021/1527/P – New basement extension to include pool and rear lightwell, alteration and retention of balconies at second floor rear, alterations to window openings to side elevation, new garage doors and changes to the rear elevation, all to dwelling. Approved.

- 4.10 **2 Wadham Gardens** (2023/0544/P) – Erection of single storey rear extension, replacement of garage with new side/rear extension, rear roof infill extension with portico window, creation of a car lift to the basement at the front, new portico entrance, removal of roof lantern and three new roof lights proposed, hard and soft landscaping to the front and rear and new bin store. Approved.
- 4.11 **42 Elsworthy Road** (2019/0149/P) – Erection of a two-storey side extension following demolition of existing structure, basement excavation, alterations to existing eastern side extension and new steps into the rear garden and front side access; alterations to fenestration, front boundary wall, landscaping and provision of cycle storage. Approved.
- 4.12 **40 Elsworthy Road** (2016/6979/P) – Loft conversion including the erection of a rear dormer and side dormer with rear roof terrace, plus installation of one roof light to the front roof slope. Approved.
- 4.13 **70 Elsworthy Road** (2015/4684/P) - Erection of a two storey, 7-bedroom dwellinghouse with basement and accommodation in the roof space, following demolition of the main dwellinghouse, extension of new basement under existing mews dwelling, alterations to fenestration and rear elevation of mews dwelling, associated landscaping works. Approved.
- 4.14 **56 Elsworthy Road** (2013/5073/P) - Excavation of basement with side lightwell and rear rooflights, erection of two-storey rear extension (following demolition of single storey extension), removal of existing side extension, alterations to roof and fenestration all in connection with change of use from three flats to two flats. Approved.

5. THE PROPOSED DEVELOPMENT

- 5.1 Planning permission is sought for the alterations and extensions of the dwelling house, comprising the first and second floor rear extension of the dwelling, with alterations to the roof.
- 5.2 The proposals have continued to evolve, taking into account concerns raised by the Council, with a view to ensuring that the renovation and upgrade of this architecturally pleasing building can occur sensitively whilst providing a modern living space appropriate to the size and location of the building.

- 5.3 Overall, the alterations and extensions will allow for a sympathetic increase in floor area whilst preserving and improving the appearance of the dwelling and its historical interest.
- 5.4 For full details on the proposed development please refer to the Design and Access Statement that supports the application.

6. PLANNING POLICY CONTEXT

- 6.1 This Section provides an overview of national and local planning policy relevant to the determination of the planning and listed building consent applications, as well as any other relevant national or local planning guidance.

LEGISLATION

Planning and Compulsory Purchase Act 2004

- 6.2 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.3 Section 66 states 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses'.
- 6.4 Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2024)

- 6.5 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are

relevant to the consideration of this application; Section 12 (achieving well designed places) and Section 16 (conserving and enhancing the historic environment).

- 6.6 Section 12 refers to well-designed places. Paragraph 135(a) states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development whilst paragraph 130(b) states that developments should be *visually attractive as a result of good architecture, layout and appropriate and effective landscaping*. Further, paragraph 130(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, **while not preventing or discouraging appropriate innovation or change**.
- 6.7 Paragraph 137 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
- 6.8 Section 16 refers to the historic environment and requires the decision maker to consider whether the proposal sustains and enhances the significance of heritage assets (in this case the conservation area) and where proposals preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (paragraph 218).

LOCAL PLANNING POLICY

- 6.9 For the purposes of this application, the adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Local Plan (2017), the Camden Planning Guidance Documents and the Elsworth Conservation Area Appraisal and Management Strategy (2009).

London Plan 2021

- 6.10 The London Plan is the spatial development strategy for London, that sets out London wide policies for development and growth. Of relevance to this scheme are:
- Policy D4: Delivering Good Design
 - Policy HC1: Heritage conservation and growth

Camden Local Plan 2017

- 6.11 The Camden Local Plan sets out the Council's planning policies used for the determination of planning applications for development in the borough and provides the overarching local policy framework for delivering sustainable development and covers the period from 2016-2031.

- 6.12 Policy A1 aims to manage the impact of development in terms of residential amenity, transport impact and general community impacts. This covers a wide range of matters including visual privacy and outlook; sunlight, daylight and overshadowing; noise and vibration levels, odour impact, contaminated land etc.
- 6.13 Policy D1 seeks to ensure high quality design in all development and requires development to respect local character and the historic environment amongst a number of other criteria.
- 6.15 Policy D2 refers to heritage and states that the Council will preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas.
- 6.16 Camden Planning Guidance (CPG) provides advice and information on how the Council will apply planning policies. The documents are largely linked to policies in the Local Plan and the following are relevant to the consideration of this application:
- Amenity CPG
 - Design CPG
 - Home Improvements CPG
- 6.17 Elsworth Conservation Area Appraisal and Management Strategy (2009) defines the special interest of the conservation area and management strategies to ensure it can be protected and enhanced.

7. PLANNING ASSESSMENT

- 7.1 Planning Law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 This section assesses the proposed development against the development plan, together with any other relevant material considerations. The key considerations in assessing the proposed development are as follows:
- Principle of development
 - Impact on the character and appearance of the area
 - Impact on significance of heritage assets
 - Residential amenity
 - Metropolitan Open Space
 - Trees and Landscaping

7.3 PRINCIPLE OF DEVELOPMENT

- 7.3.1 The lawful residential use of the site has been confirmed and accepted.
- 7.3.2 The application site, Elsworthy Road and the wider conservation area is characterised as a well-established residential neighbourhood, with large, detached dwelling houses, with several examples of significant extensions or are currently undergoing development.
- 7.3.3 The proposal represents residential extensions to a detached dwelling house and as such, it is considered that the principle is supported.

7.4 IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

- 7.4.1 Camden Local Plan (CLP) Policy D1 requires development to be of the highest architectural and urban design quality and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Good Design). Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).
- 7.4.2 CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth).
- 7.4.3 Camden's Home Improvement SPG sets out guidance and details in terms of good practice and basic principles for residential extensions.
- 7.4.4 The proposed development relates only to the first and second floors and roofline, to the rear elevation of the building. The ground floor and basement are subject to separate applications, and as such are not discussed in this application.
- 7.4.5 The proposed rear façade is proposed to be moved rearward by 2.63m at first and second floors, with a crown roof established to allow for the existing roof line to be carried rearward. All architectural features associated with the rear façade, including bay windows, chimneys and general materiality have been replicated as existing.
- 7.4.6 The replication of the existing rear elevation, albeit 2.6m further rearward, will ensure that the dwelling remains of a similar character and appearance, which will preserve the architectural merit of the building, without impacting on the wider conservation area or neighbouring amenities.
- 7.4.7 The additional floor space will enable the internal living areas to be upgraded, in keeping with the scale and character of a dwelling house of this size in this location and more suitable to modern living standards.

- 7.4.8 Careful consideration has been given to the overall scale and massing, and the proposal has been designed to sit within the context of its surroundings. Whilst the depth of the dwelling will increase, it will still sit comfortably within the plot and in the context with the two adjacent buildings, and significant detail on the design strategy behind this is set out in the accompanying Design and Access Statement. The resulting building lines of the dwelling (once extended) will sit comfortably within the built form of both adjacent plots and result in a scale and massing that is entirely consistent with the existing built form within Elsworthy Road and the wider conservation area.
- 7.4.9 The dwelling will follow the typography of the site and relate well to the surroundings dwellings in Elsworthy Road and the adjacent Primrose Hill.
- 7.4.10 Overall, the design of the rear extension has been carefully considered in the context of the Council's Home Improvement SPG, which sets out that where architectural merit exists, it should be preserved by ensuring that the extension respects and preserves the original design and proportions of the building, respecting and preserving existing architectural features such as chimneys and bays, be carefully scaled in terms of height, width and depth and allow for the retention of a reasonably sized garden. It is considered that the extensions to the rear of the dwelling will provide an attractive, well-proportioned, high-quality addition to the original building that will preserve its architectural merit and be in keeping with the character and appearance of the street and wider conservation area
- 7.4.11 The Council have raised concerns in relation to subordination, however whilst the scale and massing of the rear extension will follow the existing height and width of the original dwelling, the size of the dwelling, combined with the size of the extensions, setbacks from side boundaries and size of the plot allow for the rear extension to sit comfortably within the site, but also, and most importantly, are in context with the scale and massing of the original building so as to allow the positive architectural features of the dwelling to be retained and replicated.
- 7.4.12 In terms of scale, the rearward projection of 2.6m represents less than a 25% increase in building depth (even less if the existing ground floor footprint is considered) which when combined with the setback from the side boundaries, ensures that the rear extensions will remain of a scale and massing that are appropriate to the host building and setting.
- 7.4.13 In terms of bulk and height, the proposed roof line will follow on at the same height as the original building, and whilst a stepdown is sometimes considered appropriate, in this instance, given the importance of the existing roof line, its unusual construction and the existing architectural features, it was felt that the retention and replication of the roof line was more important from a design and conservation perspective than ensuring that a stepdown was achieved. Given the topography of the site and the layout of the dwelling, any stepdown at roof level would remain largely invisible from any public vantage point and would therefore be a matter of semantics, rather than achieving a high-quality design or having the appropriate regard to the existing architectural features. In addition, the retention and relocation of the existing chimney feature would also be at odds with an extension that steps down, altering the

proportions and massing in a way that would be detrimental to the character and appearance of the building.

- 7.4.14 In terms of width, whilst the proposal would follow the dimensions of the existing rear façade, it is noted that the rear of the building is narrower than the front façade, and along with the chimney placement, will ensure that in terms of width, the proposal steps in from the side boundaries and side flank walls (particularly in relation to the eastern elevation) allowing for space to remain around the building, and a sense of the scale of the original building to be retained.
- 7.4.15 Whilst it is our view that the proposal does remain subservient to the host building, if the Council do not take this view, it is worth setting out that whilst subordination of extensions is often considered appropriate, it is not always the case, particularly on buildings where existing architectural merit would be detrimentally affected. This is also supported by the NPPF which states in paragraph 130(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, **while not preventing or discouraging appropriate innovation or change**. The proposal to extend the dwelling house should be assessed on its merits and not solely on what has previously felt acceptable on other sites.
- 7.4.16 The reconstruction of the rear elevation (albeit 2.6m rearward) is considered to result in residential extensions that preserve and enhance the character and appearance of the original dwelling and the wider conservation area, and can be facilitated on site without any impact on neighbouring amenity (discussed further below), the setting and character of the building and plot, the appearance of the street scene and wider conservation area, including the adjacent Primrose Hill (also discussed further below).
- 7.4.17 In terms of the existing garden space, the extensions are modest in terms of their footprint and encroachment into the rear garden, and as result, the verdant, landscaped and undeveloped character of the rear garden will be preserved.
- 7.4.18 In summary, the proposed rear extension represents a high-quality design which is sympathetic to the character and appearance of the existing building and the wider Conservation Area. It is considered that the proposed works will enhance the quality of the host dwelling and integrate harmoniously with neighbouring development and wider streetscape. The proposed development is therefore considered to accord with the principles of the development plan and national planning policy guidance. For full details of the design and townscape impact please refer to the supporting Design & Access Statement and Heritage Statement.

7.5 IMPACT ON SIGNIFICANCE OF HERITAGE ASSETS

- 7.5.1 Section 16 of the NPPF refers to conserving and enhancing the historic environment and requires a consideration to whether the proposal sustains and enhances the significance of the heritage asset, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset.

- 7.5.2 Policy D2 of the Camden Local Plan requires that the Council will preserve heritage assets and their settings, which includes conservation areas. In particular the Council will require that developments preserve or enhance the character and appearance of the area, resist total or substantial demolition and ensure that trees and green spaces are preserved.
- 7.5.3 In this instance, the heritage asset is the Elsworthy Conservation Area, within which development is guided by the Elsworthy Conservation Area Appraisal and Management Strategy (2009). The strategy defines the special interest of the conservation area and management strategies to ensure it can be protected and enhanced. Of particular importance to this scheme are sections 12.5 -12.8.
- 7.5.4 The supporting Heritage Statement considers the heritage assets. The architectural and artistic interest of the original building has been considered, both in terms of how the building was originally and also in terms of how the building will present once the consented scheme is built out. Full details of the proposal against the significance of the Heritage assets are set out in the Heritage Statement.
- 7.5.5 The Elsworthy Conservation Area Appraisal and Management Strategy (CAA) outlines that one of the current issues within in conservation area is the detrimental impact that alterations and extensions, either cumulatively or individually, can have on the character and appearance of the area. Examples within the area include extensions that negatively affect the scale, symmetry, or relative dominance of parts of existing buildings. As such, new developments within the conservation area should show special consideration to the elevational treatment, scale, bulk, and massing of buildings, and, where possible, respect the traditional forms and rooflines of the conservation area. Future additions and development must take care not to break away or detract from the traditional alignment and elevation of the existing building typology and form. In this case, the rearward projection of 2.6m, whilst retaining and preserving the existing detailing form and roofline of the building, is considered to be the most appropriate way of extending the building so as to allow for the traditional alignment and elevation of the building's typology and form to be retained.
- 7.5.6 The CAA also outlines that the conservation area retains many diverse 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 not be acceptable. Of particular interest are original tiles, dormer windows, parapets, finials, chimneystacks, pots, and expressed party walls. In this instance the replication and replacement of all of the existing features on the rear elevation, including the reuse of materials, is considered crucial to ensuring that the extension will remain subservient to the host building and not detract from the character by becoming over-dominant.
- 7.5.7 The irregularity of the building footprint and roofscape are typical of the Arts & Crafts architectural style and forms part of the picturesque compositional value of the Willett development, where the rhythm and visibility of rooflines and silhouettes contribute to the significant and unique character the Elsworthy Conservation Area. The proposed

rearward extension has been designed to replicate and mirror the existing rear elevation to ensure these positive features are retained and protected on site.

- 7.5.8 The proposed rear extension to the dwelling constitutes a high-quality design that contributes positively to both the historic and evolving character of Elsworthy Road and the wider conservation area.
- 7.5.9 It is therefore considered that the proposed rear extension will not harm the special interest of the conservation area and indeed it will sustain its character and the appearance overall. The development would therefore comply with relevant national and local heritage related planning policy. For full details please refer to the supporting Heritage Statement.

7.6 RESIDENTIAL AMENITY

- 7.6.1 CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further guidance is provided in CPG Amenity which sets specific standards of development with regard to amenity.
- 7.6.2 By virtue of their size, scale and relationship to neighbouring properties, the proposed rearward extension will not have an adverse impact on neighbouring amenity through an overbearing impact or loss of daylight and/or sunlight.
- 7.6.3 To the northeast of the site is No. 43, a large block of flats built c1950's, with a mansard extension permitted in the 1960's. The layout of the two properties is such that the building faces out over Primrose Hill but angled away from the subject site. The proposed rear extension will remain stepped off the shared boundary with the existing roof level terrace to be removed, reducing any potential for overlooking or disturbance. A new window is proposed in the side elevation at second floor level; however, this remains setback behind the rear wall of No. 43 and will be obscure glazed (it is a bathroom window) and as such no increase in overlooking would result.
- 7.6.4 To the southwest of the site is No. 47, a large, detached dwelling which underwent significant extension in the 1990's. The result is a large amount of massing and bulk along the shared boundary with the application site, with minimal openings. The proposed rear extension would remain stepped in from the boundary and set back far enough behind the existing rear wall of No. 47 that it would have no impact on existing windows or overlooking.
- 7.6.5 By virtue of the size, scale and massing of the proposal, the rear extension is not considered to have an adverse impact on neighbours through a sense of overbearingness, enclosure, loss of privacy or loss of sunlight and daylight, and as such the scheme is considered compliant with CLP Policy A1.

7.7 METROPOLITAN OPEN SPACE

- 7.7.1 CLP Policy A2 and the Camden Public Open Space CPD (2021) refer to the protection and enhancement of existing designated open spaces. It is noted that the rear of the site backs directly onto Primrose Hill, a designated Metropolitan Open Space. Policy A3 (c) states that the Council will resist development which would be detrimental to the setting of designated open spaces.
- 7.7.2 Views of the rear elevations and gardens along Elsworthy Road are highlighted as a Noteworthy View and Vista in the CAA. Policy D1 at paragraph 7.29 specifies that locally important views that contribute to the interest and character of the Borough, including views from large public parks and open spaces and views into Conservation Areas, should be protected.
- 7.7.3 The application is accompanied by wireframe Verified Views (within the Design and Access Statement) that clearly shows the relationship between the rear extension and the park. The Views show that the proposed rear extension would have little, if any, material impact on the public realm or views from the public realm.
- 7.7.4 The rear boundary is currently bordered by a significant amount of landscaping, screening the property from direct views, and creating a sylvan character that enhances the subject site but also improves the character and appearance of Primrose Hill. It is the intention to leave this boundary, and the existing landscaping, intact, much of which is located within the park boundary in any event.
- 7.7.5 Even if the Council was of the view that the proposal could be seen from within the park, it is also worth noting that any views of the proposal would read as a residential dwelling house (which due to the proposed design would appear the same as the existing dwelling), and would only be seen in the context of existing residential development on the site and taking into account the existing development adjacent to the application site, results in a view of residential dwellings that frame the park. The proposal would not draw the eye from within the park and would not appear out of context with the surrounding residential development that lines the edges of the park.
- 7.7.6 It is worth noting that there are several existing extensions to the rear of dwellings along this stretch of the boundary of the park, including No. 41, that represent large additions to the dwellings, for the full height of the original building, that are no more dominant than the adjacent dwellings. This is due to the fact that the proposals, despite being extensions to existing dwellings, still read as residential dwellings once constructed, and have no more impact on views out of the park than the existing built form.
- 7.7.7 It is also noted that from the top of Primrose Hill, views across the London skyline are possible, with high rise buildings, landmarks and new developments evident from all directions. The proposed rear extension to a dwelling house, set within this context, has limited, if any, impact on the views from within the park.

- 7.7.8 The proposed rear extension is set well back from the rear boundary and whilst views of the proposal are not expected to be possible (due to existing vegetation), any oblique views of the proposal from Primrose Hill will be seen in the context of the existing built form of the original dwelling and the surrounding buildings. The proposal is therefore not expected to have any impact on the setting of the designated open space.

7.8 TREES AND LANDSCAPING

- 7.8.1 In general terms, soft landscaping, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas. In site specific terms, soft landscaping is an integral part of the application site and wider surroundings. As a result, there are various policies, both locally and nationally, that aim to protect and/or encourage the provision of landscaping/trees.
- 7.8.2 CLP Policy A3 states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. It further requires trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development. This is echoed in the guidance contained in the Trees CPG.
- 7.8.3 The quality of the proposed development and the extent of planting proposals ensure that the development would not only preserve but enhance the garden space and the wider heritage asset of the conservation area. Appropriate Arboricultural conditions to secure tree protection can be attached to any permission granted where necessary. For full details, please refer to the supporting Design & Access Statement.

8. SUMMARY & CONCLUSION

- 8.1 The proposed rear extension to the dwelling constitutes high-quality design that reflects the positive components of original building and that found in the wider locality. The proposal will enhance the appearance of the site, conform to the established character of Elsworthy Road and preserve the contribution the site makes to the special interest of the Elsworthy Conservation Area.
- 8.2 The proposed rear extension by virtue of design, scale and massing has a sensitive visual impact on the character and appearance of the property and the wider conservation area. The proposal is to the rear of the dwelling, whereby they will remain screened from wider public views, whilst the design detailing and materials have been proposed to be in keeping with the architectural detailing of the existing property. The impact of the proposed works when viewed from the street scene and therefore the most prominent views within the Conservation Area will largely remain unchanged. Views from the rear and Primrose Hill are obscured, through vegetation and distance, and are always seen in the context of the adjacent built form and the existing dwelling itself, meaning that the proposals will not appear incongruous or dominant and instead sit well within the site and existing site boundaries.
- 8.3 Accordingly, the development provides a well-designed scheme which responds positively to its surrounding townscape and neighbouring development, whilst make an effective use of this site.
- 8.4 The proposal seeks to retain the mature landscaping within the site, maintaining its verdant character. The proposed basement would not have any adverse impacts on neighbouring properties.
- 8.5 In summary, the proposed development complies with the relevant adopted policies of the London Plan, Camden's Local Plan and the relevant supplementary planning documents.
- 8.6 This Planning Statement should be read alongside the other supporting documentation and drawings which have been submitted as part of the Full Planning Application.