

APPEAL STATEMENT

**2024/1988/P - London Borough of Camden
156 Royal College Street, London, NW1 0TA**

**Proposal:
Erection of single storey rear extension at first floor level**

Appeal by: Mr P. Koumourou

11 January 2025

Introduction

This appeal has been submitted following the council's refusal of the submitted planning application (2024/1988/P). The application was refused on the below ground:

The proposed development, by virtue of its cumulative bulk and massing, and materiality, would result in an incongruous form of development which would overwhelm the rear elevation and fail to maintain a subordinate relationship with the host property, causing harm to the character and appearance of the host property and conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

The proposed development was therefore refused on design grounds only.

The below statement proved a discussion of the Applicant's case.

Applicant's Case

The reason for refusal focuses on two main policies of the Camden Local Plan: Policy D1 and Policy D2.

Policy D1 seeks to ensure that only high-quality design is approved. It states that design should:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*

- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

Policy D2 sets out the council's overarching strategy for the preservation of heritage assets within the borough, including conservation areas. The application site falls within the Broadway Conservation Area. There are no other heritage allocations at the site. The most relevant wording of this policy states:

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

The application site shares a boundary with number 156 and 158 Royal College Road.

The main character of the conservation area is derived predominately from the main elevations of the properties, including their fenestrations, brickwork and shopfront. At the rear, the conservation area is less consistent in character. Overgrown and makes little contribution to the historic and authentic character of the conversation area.

The proposed extension at first floor would be of a modest size at 2.7 metres and would be clad in zine. The choice of zine was inspired by similar extensions approved by Camden Council within conversation areas, which suggested that the council may be more comfortable with this material. The extension would sit behind the property at 158 Royal College Road and therefore, would not be visible at that boundary. The Applicant would argue that it follows the stepped approach of the rear bulk of 158. Due to its size the proposed extension is considered compact and non-imposing on the overall landscape of the conservation area. Given the materiality, it is also not considered that it would detract or attract undue attention from the side street of Baynes Street.



The council's main reason for refusal is centered on the resulting impact on views from Baynes Street. However, this elevation already has been impacted by scaffolding at number 154 Royal College Road that has been in place since 2016. Almost 10 years. Current views from this angle already show a stepped boundary from the purpose-built flats at no 158-164. The proposed extension would site within the existing scale of this property and would respect the stepped design. Therefore, when viewed from this angle the proposed extension would not seem overbearing or represent an overdevelopment of the site. It would also not result in cumulative harm. It would merely replicate the stepped approach currently visible.

The council has highlighted that the proposed extension would lead to the reduction in size of the green roof, however the provision of a green roof is not a policy requirement. Therefore, it's reduction should not be classed as a reason for refusal.

While the character of conservation areas is derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses, the proposed extension is unlikely to create any significant disruption or cause any significant harm to the character of that part of the conservation area owing to modest scale of the extension and the sensitive materiality of its finished materials. Therefore, the proposed extension would preserve the character of the conservation area.