

Design and Planning Statement

46 Sarre Road, London NW2 3SL

Application: Application for household planning consent to install four new rooflights on the front roof slope, construct a single-story rear extension on the second floor, and extend the existing dormer to create an additional habitable room.



P-01 Aerial view (Google Earth)

1. Description and planning history:

- 1.1. The application site is a semi-detached dwelling house within a residential road. It is not a listed building or within the conservation area.
- 1.2. In 2017, a certificate of lawfulness was granted for the Installation of a rear dormer window and two roof lights to the front roof slope, under Section 192 of the Town and Country Planning Act 1990 as amended. Application Ref: 2017/2879/P.

This development was not carried out at that time.

- 1.3. Another application for a certificate of lawfulness was submitted in August 2024 Ref—2024/3713/P for this proposal. The application was declined as it did not fully comply with the Lawful Development criteria.
- 1.4. In October 2024, a Householder Planning Application was made for a similar proposal Application ref: 2024/4398/P. This application was declined based on its compliance with the interpretation of Policies D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. An appeal was made against this decision, but due to miscommunication with the Planning Inspectorate, the appeal was not processed.
- 1.5. This application is being made based on the original proposal with minor alterations and additional notes to address its compliance with the local planning policies.

2. The Proposal:

- 2.1. The new proposal is to extend the existing dormer to the previously approved line. Additionally, to raise the rear closet wing of the building to line up with the main roof's ridge, to create an additional room on the second floor which is needed to improve living quality of the application site.
- 2.2. In preparation for this proposal, all relevant policies have been carefully studied, and from the background planning history, it appears that the LPA's main concerns are justification of the following two policies:

a. Policy D1 of the Camden Local Plan 2017.

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

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;

Street Scene:

The proposal will not affect the front elevation other than the installation of new Velux windows, which exists on the neighbouring properties.

The proposed rear extension will not be visible from the main road.

Contextual Harmony and Existing Roof Variations

A survey of the immediate vicinity, including aerial photographs, demonstrates significant variation in the size, design, and configurations of roof extensions along Sarre Road.

The following picture (P-02) is an aerial view of properties at Nos. 32 to 50 Sarre Road feature diverse rear roof extensions, illustrating a lack of uniformity across the terrace.



P-02 Existing rear roof extensions – 32 – 50 Sarre Road

b. Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015.

POLICY 2: DESIGN & CHARACTER

All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.

This shall be achieved by:

- i. Development which positively interfaces with the street and streetscape in which it is located.*
 - ii. Development which maintains the positive contributions to character of existing buildings and structures.*
 - iii. Development which is human in scale, in order to maintain and create a positive relationship between buildings and street level activity.*
 - iv. Development which has regard to the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.*
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The adjoining semi-detached property has a roof terrace with metal balustrading in front of their rear dormer (P-03). This is one of the factors affecting the diversity of rear elevations compared to a modest increase to the proposed roof height.

The remaining buildings at the rear do not have a consistent uniformity to be used as a design criteria in terms of volume, shape, and human scale. A side view from the application site (P-04) can be used as a piece of reliable evidence.

2.3. A similar exercise has been conducted in the neighbouring properties at No 36, 52, and 58 Sarre Road.



P-03 Existing roof terrace in the adjoining semi-detached building.



P-04 Side view from the application site.

Conclusion:

This proposal is a sustainable development designed to comply with relevant local and national planning policies. It has no impact on the street scene, while it has a positive contribution to the living quality of its residents.

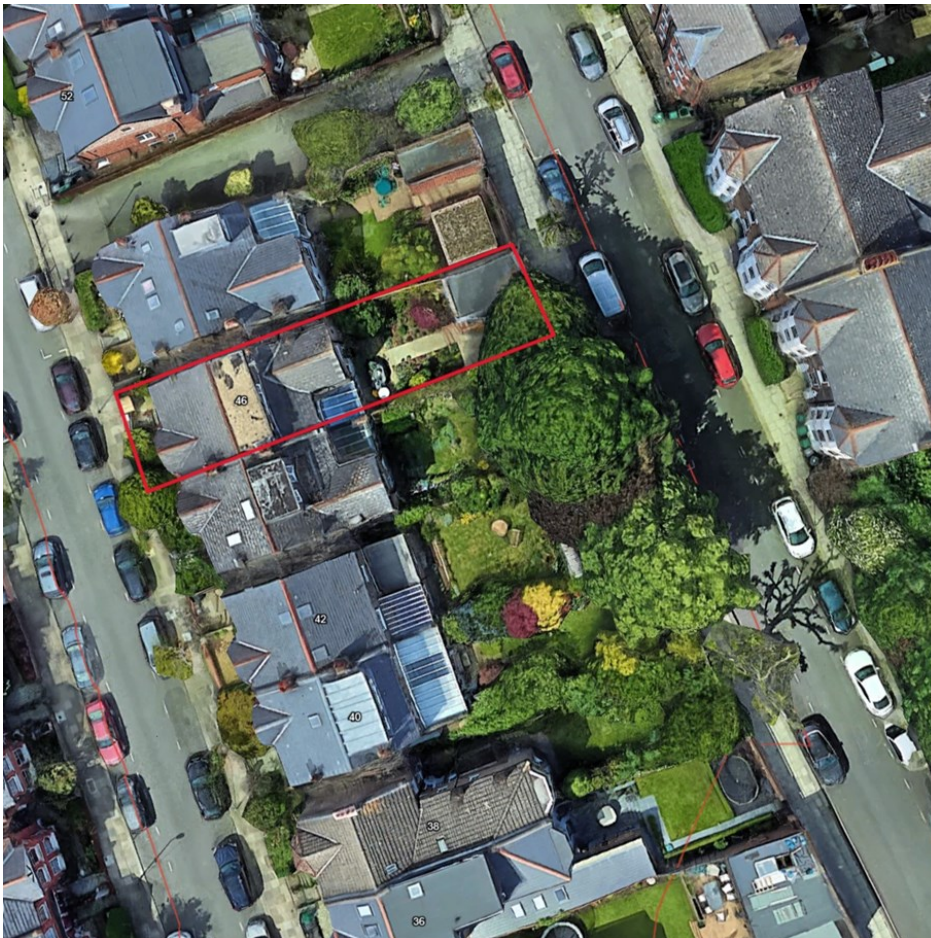
Ardeco Lt.

3rd April 2025

References:

This proposal is made mindful of the following:

- National Planning Policy Framework and National Planning Practice Guidance
- The new London Plan - adopted on the 2nd March 2021 and supersedes the previous Plan.
- Draft Camden Local Plan 2024 Policies
 - Policy DS1: Delivering Healthy and Sustainable Development
 - Policy H1 – Maximising Housing Supply
 - Policy H3 - Protecting existing homes
 - Policy D1 – Achieving Design ExcellencePolicy
 - Policy D3 - Design of Housing
 - Policy D4 – Extensions and Alterations
- Residential Design Guidance SPD (adopted October 2016)
- Sustainable Design and Construction SPD (adopted October 2016)



P-05 Aerial view (Google Earth)