

ROLFE JUDD
/ PLANNING

**/ 7 Elsworthy Road,
London
– Side and Rear
Extensions**

PLANNING AND HERITAGE STATEMENT

23 April 2025

/ 7 Elsworthy Road – Side and Rear Extensions

7 Elsworthy Road, London, NW3 3DS

P09463
23 April 2025

On behalf of Miss Tania Bard

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01. INTRODUCTION

01.1 SUMMARY

01.1.1 This Planning and Heritage Statement has been prepared by Rolfe Judd Planning ('The Agent') on behalf of Miss Tania Bard ('the Applicant') to accompany a householder planning application to Camden Council ('the Council'), relating to a side and rear extension, replacement windows and associated external works at 7 Elsworthy Road, London, NW3 3DS ('the Site').

01.1.2 The development seeks to improve residential floorspace and the internal layout of the existing dwellinghouse along with associated external improvements.

01.1.3 For the purpose of this application the description of development is as follows:

Erection of a two storey infill side extension, single storey rear extension with terrace above, replacement of windows and associated external works.

01.1.4 The requisite application fee of £613.00 has been submitted via the Planning Portal.

01.2 PLANNING AND HERITAGE STATEMENT

01.2.1 The purpose of this statement is to examine the planning and heritage issues raised by the current development proposals for the application site. In particular, this statement identifies and describes the key opportunities presented by the proposed development in terms of improving residential amenity while avoiding harm to the conservation area and amenity of neighbouring properties.

01.2.2 The statement also provides a comprehensive analysis of the relevant planning policy framework at national, strategic and local levels. As such, our planning and heritage statement is structured as follows:

- Section 1: Introduction
- Section 2: The Application Site and Surrounding Area – sets the context the current proposal and provides a detailed description of the application site;
- Section 3: The Proposal – describes the proposed development;
- Section 4: Heritage Context – summarises the heritage context relevant to this site;
- Section 5: Policy Context – summarises the planning policy relevant to this proposal at national, strategic and local levels;
- Section 6: Planning Considerations – reviews the proposal in terms of the relevant policy context and other material considerations; and
- Section 7: Conclusion

01.3 SUPPORTING APPLICATION DOCUMENTS

01.3.1 This planning and heritage statement should be read in conjunction with the following additional documents, which accompany the application:

- / Application Form – prepared by Rolfe Judd Planning
- / CIL Form – prepared by Rolfe Judd Planning
- / Design & Access Statement – prepared by Studio Kyson
- / Architectural Plans – prepared by Studio Kyson
- / Arboricultural Appraisal Report, Tree Survey and Protection Plan – prepared by MWA

02. THE APPLICATION SITE AND SURROUNDING AREA

02.1 SITE DESCRIPTION & LOCATION

- 02.1.1** The application site measures approximately 500sqm and currently comprises a detached residential dwellinghouse accessed via Elsworthy Road which sits within the authoritative bounds of the London Borough of Camden.
- 02.1.2** The existing building is four storeys in use as C3 residential dwellinghouse. The building is a Victorian property and generally reflects the typical character of the surrounding Conservation Area.
- 02.1.3** Access to the site is via Elsworthy Road where a pedestrian entry gate and separate vehicular parking space is provided to the front of the building line.
- 02.1.4** The site has a large garden to the rear and a sunken patio which connects to the lower ground level of the dwelling. To the rear of the site is Primrose Hill with a large brick wall and landscaping separating the site from the park.
- 02.1.5** The site is not listed, however it is located in the Elsworthy Conservation Area and is nominated as a positive building. Nearby listed buildings include the Grade II listed Church (Church of St Mary the Virgin) at the corner of Elsworthy Road and Primrose Hill Road. On the opposite corner from Church of St Mary the Virgin is Elsworthy Court which is a locally listed building.
- 02.1.6** Chalk Farm tube station is located approximately 0.5 miles from the site. A number of bus services are also provided along the nearby Adelaide Road and Primrose Hill Road.

02.2 SURROUNDING AREA

- 02.2.1** The surrounding area is predominantly residential in nature and characterised by three to four storey dwellings and flat buildings. The architectural variety of the area includes Italianate villas, Gothic Revival houses and Queen Anne-style homes. A number of buildings have retained original features including decorative brickwork, ornate porches and traditional sash windows.
- 02.2.2** Immediately to the north of the site, across Elsworthy Road, are three storey residential buildings. To the east of the site is St Paul's CE Primary School which includes a hardstand car parking area to the front of the site, one to two storey buildings (including a two storey building immediately adjacent to the boundary with 7 Elsworthy Road) and play areas in the west of the site. To the south of the site is Primrose Hill. To the west of the site is 9 Elsworthy Road which is a four storey residential building with a side extension that immediately adjoins the boundary with 7 Elsworthy Road.
- 02.2.3** The site sits in close proximity to Regent's Park Road which provides a number of shops and services.
- 02.2.4** The site is subject to the following designations:

/ Elsworthy Conservation Area

/ PTAL 2

02.3 RELEVANT PLANNING HISTORY

02.3.1 There is no relevant planning history available for the site, based on an online search.

02.4 THE PROPOSAL

02.4.1 The proposed development will provide:

- / Rear lower ground extension with roof terrace – a new single storey rear extension is proposed to create a family room at the rear lower ground level by extending a maximum of 3.8m from the rear façade. A new double glazed timber roof lantern is proposed to part of the rear extension. Above the extension will be a roof terrace raised in line with the ground floor level of the dwelling. The terrace will be accessible from the house and on to the rear garden and patio via a new external staircase adjacent to a new planter at the site boundary.
- / Side infill extension – a new two-storey side infill extension is proposed to the eastern elevation which will provide additional space for a kitchen pantry, storage and sitting area. This extension follows the footprint of the existing lower ground side extension, filling the courtyard space at that level. This extension aligns in height with the immediately adjacent building at St Paul's Primary School. The extension is proposed to be setback 1.5m from the front elevation to preserve the visual integrity of the original façade and remain subordinate to the existing building.
- / Window upgrades – existing windows with single glazing at the lower ground and ground floor are proposed to be replaced with new double-glazed units which are slimline, conservation-style units that will enhance thermal performance. The replacement windows will match the existing style.

02.4.2 Other associated external works are shown on the drawings for information only and seek to improve the presentation of the dwellinghouse. These works include cleaning and repointing of existing brickwork walls with mortar mix and joints to match existing, where required. New replacement stone steps are proposed to the front entrance along with new stone steps from the rear terrace to patio and garden below. The existing front door is proposed to be retained and refurbished and existing steel railings to the lower ground floor front windows to be removed. A new side entrance is proposed at the lower ground floor at the west elevation, with the existing doorway on this elevation to be infilled to match the existing wall. Two areas of shrubs at the rear of the site are proposed to be removed to facilitate the proposed works. It is noted that the revised lower ground floor terrace includes new planters to the rear.

02.4.3 The design and materiality of the proposed extensions match the host building using local stock brick in a Flemish bond with matching mortar joints (side extension) and white rendered finish with glazed sliding patio doors and plinth detail (rear extension). A traditional and ornate cast iron balustrade is proposed for the new roof terrace.

02.4.4 The proposed side and rear extensions are shown in the figure below.



Figure 1: Side and Rear Extension from DAS (Source: Kyson)

02.4.5 No change is proposed to existing access arrangements to the site or on-site car parking.

03. RELEVANT PLANNING POLICIES

03.1 GOVERNMENT GUIDANCE

03.1.1 The Government adopted a new National Planning Policy Framework (NPPF) (July 2018) with additional amendments published in 2019, 2021, 2023 and most recently December 2024, which replaces all previous iterations. The NPPF has a presumption in favour of sustainable development (Paragraph 11). It requires that, in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. This means that development which is sustainable and accords with the up-to-date plan should be approved without delay.

03.1.2 In terms of national context, it is considered that the proposals are wholly supportive of the following relevant sections outlined in the NPPF:

- / Achieving sustainable development
- / Achieving well-designed places
- / Conserving and enhancing the historic environment

03.2 THE LONDON PLAN

03.2.1 The policies and guidance within the London Plan (March 2021) are consistent with national objectives in terms of the need to promote sustainable forms of development. The following policies of the London Plan are considered to be relevant to the determination of this planning application:

- / Policy D1 – London’s form, character and capacity for growth
- / Policy D4 – Delivering good design
- / Policy D6 – Housing quality and standards
- / Policy HC1 – Heritage conservation and growth
- / Policy G4 – Open Space

03.3 CAMDEN DEVELOPMENT PLAN

03.3.1 The proposals have been designed in line with, and have given due consideration to, the Local Development Plan for Camden. The Development Plan for the site consists of the following documents:

- / London Plan (2021)

/ Camden Local Plan (2017)

03.3.2 The following policies of the Camden Local Plan are considered relevant to the determination of this planning application:

/ Policy H3 – Protecting existing homes

/ Policy A1 – Managing the impact of development

/ Policy A2 – Open space

/ Policy A3 – Biodiversity

/ Policy D1 – Design

/ Policy D2 – Heritage

/ Policy CC1 – Climate change mitigation

03.3.3 The Council consulted on a draft new Local Plan from 17 January to 13 March 2024. These responses are currently being considered and an updated version of the Local Plan will be published for further consultation in Spring 2025. Where relevant, any updated or new draft policies have been considered in Section 5 of this Statement.

03.4 SUPPLEMENTARY PLANNING GUIDANCE/DOCUMENTS

03.4.1 In addition to the above policies, the following planning guidance documents are considered relevant to the determination of this application:

/ Greater London Authority (GLA) Housing supplementary planning guidance (SPG) (March 2016)

/ Home Improvements CGP (January 2021)

/ Elsworthy Conservation Area Appraisal and Management Strategy (2009)

/ Design CGP (January 2021)

/ Amenity CGP (January 2021)

04. HERITAGE CONTEXT

- 04.1.1** The site is within the Elsworthy Conservation Area which is located to the north and west of Primrose Hill. Key extracts from the Elsworthy Conservation Area Appraisal and Management Strategy (2009) are provided below on the spatial character and views within the Conservation Area.

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 predominately of four storeys in the Conservation Area and two to three storeys where detached houses and semidetached villas predominate. Buildings are set back 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.

The most notable views are to and from local landmarks seen from moving around the Conservation Area. The highest point in the vicinity is the summit of Primrose Hill, one of London's royal parks, which has spectacular panoramic views of the capital over Regent's Park to the south-west, and over the Elsworthy Conservation Area to the north and north-west. In the foreground, there are views of the backs of properties along Elsworthy Road and Avenue Road. An important part of the character of the Conservation Area derives from its relationship with the higher ground of Primrose Hill, which is appreciated in views into and out of the area.

- 04.1.2** The common building types in the Conservation Area are terraced townhouses, semi-detached villas and freestanding detached houses setback from the road. Prevalent building materials including yellow London stock brick and red brick as well as different combinations of variously coloured brick, stone, tile, stucco and timber. Specifically, the eastern part of Elsworthy Road and Elsworthy Terrace continue the use of contrasting brick treatments forming decorative lintels and string courses, while stucco decoration takes on Greek and Islamic forms.
- 04.1.3** The principal building of interest in sub-area 2, in which the site is located, is the grade II listed Church of St Mary the Virgin at the eastern end of Elsworthy Road, located at the junction with Primrose Hill Road. Designed in 1871-72 by Michael P Manning, it is built in a late Victorian eclectic style in red brick with freestone detailing.
- 04.1.4** The building at 7 Elsworthy Road is identified in the Conservation Area Appraisal and Management Strategy as a building that positively contributes to the character or appearance of the Conservation Area.
- 04.1.5** The Elsworthy Conservation Area Appraisal and Management Strategy states that alterations and extensions to existing buildings should be carefully considered. Extensions should be subsidiary to the existing building and not detract from its character by becoming over-dominant. Where alterations and extensions of a sympathetic scale are appropriate, attention to detail and an imitative, historicist approach are to be encouraged without allowing pastiches of historical features that may reflect current tastes, but are less appropriate to the style and detailing of the original building and which may detract from the overall integrity of the group.

05. PLANNING CONSIDERATIONS

05.1 PLANNING CONSIDERATIONS

05.1.1 This section assesses the key planning considerations relating to the proposals, taking in planning policy as well as material considerations.

05.1.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) states the following:

'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

05.1.3 In considering the merits of the proposed development, this Planning and Heritage Statement will address the following key considerations of particular relevance:

- / Design and Heritage
- / Amenity
- / Sustainability
- / Trees and Biodiversity

05.2 DESIGN AND HERITAGE

05.2.1 Policy D1 of the Local Plan seeks to secure high quality design in development. This includes requiring that development:

- / respects local context and character
- / preserves or enhances the historic environment
- / is sustainable in design and construction
- / comprises details and materials that are of a high quality and complement the local character
- / for housing, provides a high standard of accommodation

05.2.2 The Council's Home Improvements CGP (January 2021) provides information on how to adapt and improve a home. In relation to extensions, key guidance includes for an extension to be subordinate to the building being extended (side extension must be setback from main elevation), use sympathetic materials, respect and

preserve existing architectural features and have a height, depth and width that respects the existing common pattern and rhythm of extensions at neighbouring sites.

05.2.3 The draft Local Plan includes a new Policy D4 relating to extensions and alterations to houses and flats. The policy states that applications for extensions and alterations will be supported where:

i. The proposed extension is subordinate to the building being extended or altered, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;

ii. The proposed extension is designed and constructed to respect and complement the main building and wider townscape, using materials and detailing that are appropriate to the host building in accordance with Policy D1 (Design Excellence); and

iii. The proposed extension is to be designed to respect the residential amenity of adjacent properties in accordance with Policy A1 (Amenity).

05.2.4 Policy A5 of the Local Plan relates to basement development. Although a new lower ground floor extension is proposed at the rear, this is extending into an already excavated garden.

05.2.5 Policy D2 of the Local Plan states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. Within conservation areas development is required to preserve, or where possible, enhance the character or appearance of the area.

05.2.6 As noted previously, the Elsworth Conservation Area Appraisal and Management Strategy states that alterations and extensions to existing buildings should be carefully considered. Extensions should be subsidiary to the existing building and not detract from its character by becoming over-dominant. Where alterations and extensions of a sympathetic scale are appropriate, attention to detail and an imitative, historicist approach are to be encouraged without allowing pastiches of historical features that may reflect current tastes, but are less appropriate to the style and detailing of the original building and which may detract from the overall integrity of the group.

05.2.7 The side infill extension follows the footprint of the existing lower ground side extension, filling the courtyard space at that level. This extension aligns in height with the immediately adjacent building at St Paul's Primary School. The extension is proposed to be setback 1.5m from the front elevation to preserve the visual integrity of the original façade and remain subordinate to the existing building. It is not considered that any significant views or gaps would be lost or compromised as a result of the side extension.

05.2.8 The new single storey rear extension is proposed to extend a maximum of 3.8m from the rear façade. A new double glazed timber roof lantern is proposed to part of the rear extension as well as a roof terrace raised in line with the ground floor level of the dwelling. As the rear extension is only located at the lower ground level it will not be discernible from Primrose Hill to the rear.

- 05.2.9** The design and materiality of the proposed extensions match the host building using local stock brick in a Flemish bond with matching mortar joints (side extension) and white rendered finish with glazed sliding patio doors and plinth detail (rear extension). A traditional and ornate cast iron balustrade is proposed for the new roof terrace. These colours and materials have been carefully selected to respect and preserve existing architectural features and enhance the character or appearance of the area.
- 05.2.10** Existing windows with single glazing at the lower ground and ground floor are proposed to be replaced with new double-glazed units which are slimline, conservation-style units and will enhance thermal performance. Other associated external works shown on the drawings include cleaning and repointing of existing brickwork walls, replacement stone steps to the front entrance, existing front door to be retained and refurbished and existing steel railings to the lower ground floor front windows to be removed. Similar to the extensions, each of these external changes respect and preserve the existing architectural features and will assist in improving the overall presentation of the building.
- 05.2.11** The proposed development is therefore consistent with relevant design and heritage policies.

05.3 AMENITY

- 05.3.1** Under Policy A1 of the Local Plan factors to consider when managing the impact of development include visual privacy, outlook, sunlight, daylight and overshadowing and noise and vibration levels. The Council will seek to protect the quality of life of occupiers and neighbours and will grant permission for development unless this causes unacceptable harm to amenity.
- 05.3.2** The Home Improvements CGP also requires extensions to respect and duly consider the amenity of adjacent occupiers.
- 05.3.3** All rooms within the dwelling are generously sized, therefore meeting the housing quality and design standards in the London Plan. The proposal will allow for improved internal spaces and layouts, therefore enhancing internal amenity for future residents. The proposed south facing roof terrace at the rear will also improve outdoor amenity space for residents.
- 05.3.4** The proposal relates to a single dwellinghouse and is not expected to result in any unreasonable noise impacts as a result of the proposed works.
- 05.3.5** The side infill extension aligns in height with the immediately adjacent building at St Paul's Primary School. Where the extension projects beyond the adjacent building, no windows are proposed to ensure any overlooking of the adjoining site is minimised.
- 05.3.6** The proposed rear extension is located at the lower ground level and will not result in any overlooking of adjoining properties. The proposed roof terrace above the rear extension has been designed to minimise overlooking of the adjoining properties as follows:

- / The terrace is setback from the boundary with No. 9 by the new rooflight to ensure privacy is maintained to the adjacent property.
- / To the west, the immediate view from the terrace is screened by a tall hedge on top of the boundary wall which is being retained.

05.3.7 These conditions create sufficient privacy and prevent overlooking of the neighbouring sites from the roof terrace. The accompanying Design and Access Statement prepared by Studio Kyson includes the following plans and photos which illustrate how privacy has been addressed.

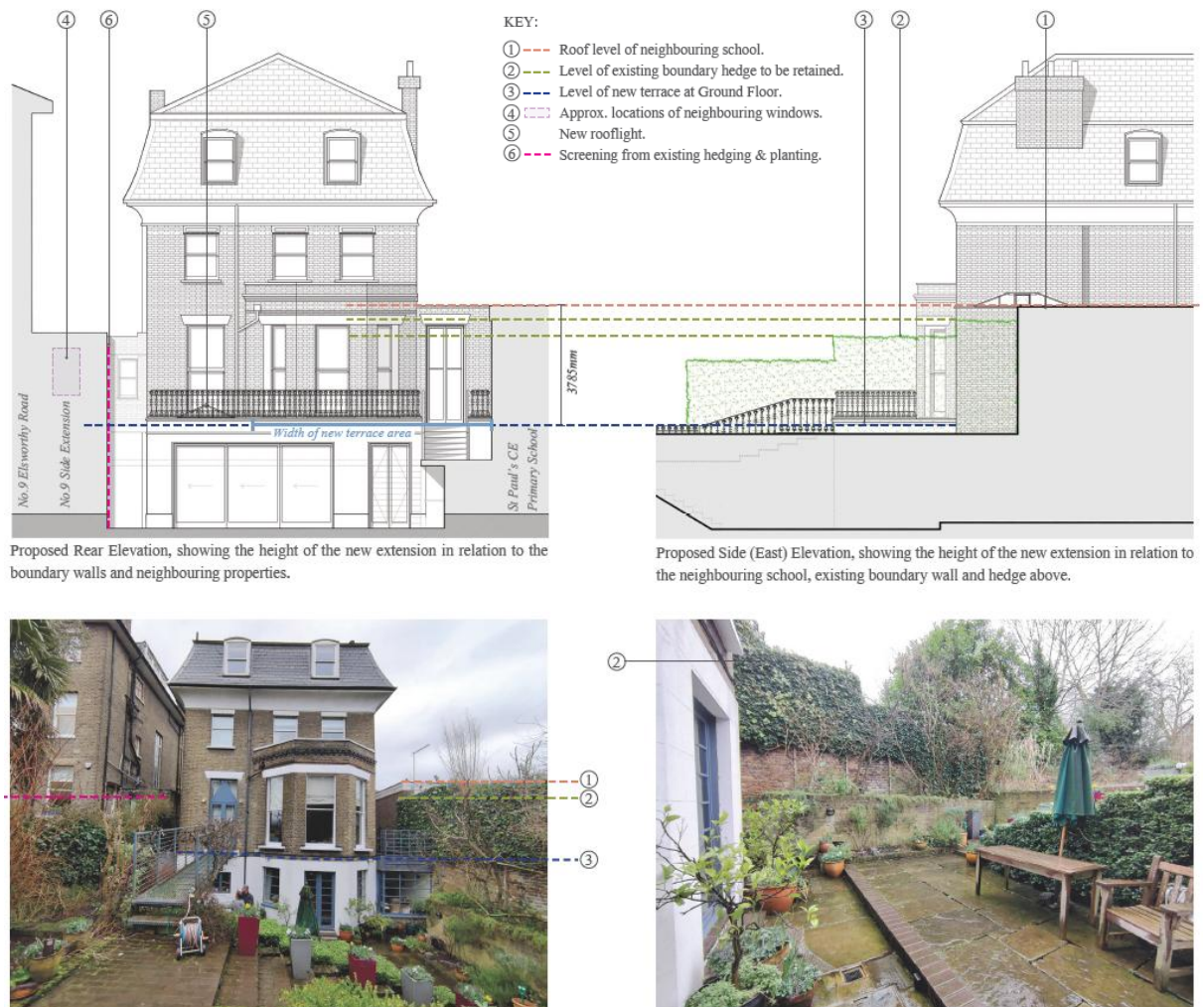


Figure 2: Privacy Plans and Photos (Source: Studio Kyson)

- 05.3.8** It is noted that the surrounding area is characterised by a range of existing rear terraces including rear ground level terraces at 9, 11 and 13 Elsworthly.
- 05.3.9** The proposal has been designed to enhance amenity for future occupiers of the site while also protecting the amenity of adjoining properties therefore meeting relevant policy.

05.4 SUSTAINABILITY

- 05.4.1** Policy CC1 of the Local Plan states that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. This includes supporting and encouraging sensitive energy efficiency improvements to existing buildings.
- 05.4.2** Existing windows with single glazing at the lower ground and ground floor are proposed to be replaced with new double-glazed units which are slimline, conservation-style units and will enhance thermal performance consistent with Local Plan Policy CC1.

05.5 TREES AND OPEN SPACE

- 05.5.1** The adjacent Primrose Hill is designated as Open Space and therefore consideration has been given to Local Plan Policy A2. This policy seeks to protect the Council's open spaces including resisting development which would be detrimental to the setting of designated open space.
- 05.5.2** Policy A3 of the Local Plan protects and seeks to secure additional trees and vegetation. This policy resists the loss of trees and vegetation of significant amenity, historic, cultural or ecological value.
- 05.5.3** The rear of the site is visible from Primrose Hill and as such the proposed extension and external changes at the rear have been carefully designed to match the host building and be sympathetic to the character of the surrounding area. This will ensure there is no detrimental impact on the setting of the designated open space. Rather, the proposed changes seek to enhance the appearance of the site, including from the rear elevation.
- 05.5.4** Two areas of shrubs at the rear of the site are proposed to be removed to facilitate the proposed works. It is noted that the revised lower ground floor terrace includes new planting to the rear to enhance landscaping in this area.
- 05.5.5** The accompanying documents prepared by MWA Arboricultural detail how existing trees on site will be protected during the construction period consistent with relevant policy.

06. CONCLUSION

- 06.1.1** The proposal will deliver an extended and enhanced dwelling on the site that is sensitively designed to respect and improve the host building. The extensions have been carefully designed to maintain the amenity of the neighbouring properties including by minimising opportunities for overlooking.
- 06.1.2** The extensions and associated external changes to the dwelling respect and enhance the architectural character of the host building while being in keeping with the conservation area.
- 06.1.3** The proposed development is deemed appropriate in its adherence to national, regional and local policy, and has been carefully designed as to ensure sensitivity to the surrounding area. We consider the proposal meets the overall requirements of the development plan and the planning application should be supported.

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