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# 29 Prince of Wales Road, NW5 3LH

## Planning and Design & Access Statement

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# 1 INTRODUCTION

1.1 This statement is submitted in support of two separate applications for planning permission at 29 Prince of Wales Road.

1.2 Planning permission is sought for two separate development proposals:

Planning Application 1:

***‘Construction of a three storey side extension (and roof extension as approved under application 2013/1305/P)’***

Planning Application 2:

***‘Construction of a two storey rear extension’***

1.3 The existing dwelling at the application site is currently vacant and is the sole vacant property along a long row of Victorian semi-detached villas. The proposals represent an opportunity to significantly improve the appearance of the property and the wider terrace, which is currently vacant and in a poor state of repair.

1.4 This statement provides an introduction to the application site and the surrounding area as well as an analysis of the proposals against prevailing planning policies of Camden Council. The document is set out in the following sections:

*Section 2 describes the existing premises and surrounding area;*

*Section 3 highlights the relevant planning history of the site;*

*Section 4 provides a brief description of the proposed development;*

*Section 5 sets out the planning policy framework;*

*Section 6 analyses the main planning considerations; and*

*Section 7 draws our conclusions in respect of the overall proposals.*

1.5 The proposed development has been assessed against planning policy contained within Camden Council’s adopted Core Strategy and Development Policies

documents and guidance contained within Supplementary Planning Guidance and other material considerations.

## 2 SITE & SURROUNDINGS

- 2.1 The application site comprises a four storey semi-detached dwelling situated on the south side of Prince of Wales Road in the London Borough of Camden.
- 2.2 The application property is situated between Healey Street and Castlehaven Road, and is the sole vacant property in this stretch of Victorian semi-detached villas. The frontages of the street within this stretch have largely retained their original proportions, materials and detailing. They have brick frontages and openings with simple render detailing.



- 2.3 The frontage of No.29 has been poorly maintained by its previous owners and although some of its sash windows have been replaced, they are non-functional as a result of not being installed correctly.

- 2.4 The building has been vacant for a number of years and as a consequence, the interior is in a poor condition, suffering from dampness and general dilapidation.
- 2.5 To the rear of the property is an existing 20<sup>th</sup> century extension which projects 6 metres into the garden and is subservient to the main building. The existing rear extension benefits from 2 roof lights.
- 2.6 The site benefits from a high public transport accessibility level of 6a, and is located with close proximity to Kentish Town West overground and national rail station, and within walking distance to Kentish Town underground and national rail station. Prince of Wales Road is also served by several bus routes.
- 2.7 The area surrounding the property is predominantly residential in character with local convenience shops on the corner of Prince of Wales Road and Castlehaven Road.
- 2.8 The property is neither statutory or locally listed, nor is it located in a conservation area, although it is close to the southern boundary of Inkerman Conservation Area.
- 2.9 The area surrounding the applicant property is characterised by a range of side, rear and roof extensions which are considered relevant to this application.



- 2.10 Planning permission (CTP/G11/24/6/12283) was granted on 07/11/1971 for the *“conversion into 3 self-contained flats and one self-contained maisonette, including the erection of a 3 storey rear extension.”*
- 2.11 A further planning permission (CTP/G11/24/3/15443) was granted on 02/01/1973 at No.33 Prince of Wales Road for the *“conversion and extensions at side, rear and at roof level of 22 Prince of Wales Road, NW1 to provide four flats and the erection of a garage in the rear garden with the formation of a new means of vehicular access to Healey Street.”*



## 3 PLANNING HISTORY

- 3.1 A review of the Council's online planning history records reveals only one previous planning application record for the applicant property.

Reference no.	Description of development	Decision
2013/1305/P	Erection of a mansard roof extension to existing dwelling house (Class C3)	Granted (02.04.2013)





## 4 PROPOSALS

4.1 The proposed development represents a significant opportunity to enhance the setting of the existing property within the row of semi-detached Victorian villas. The proposals seek to create a high quality and spacious family dwelling.

4.2 Full planning permission is sought for the following development under two separate planning applications:

### **Application 1:**

- This application involves a three-storey side extension to the existing dwelling. The depth of the side extension will not exceed existing.
- On the first floor; a new en-suite will be created to accompany the first floor bedroom;
- At second floor level, the proposed side extension will incorporate a new study room and a repositioned staircase to allow creation of a new en-suite bathroom.
- The side extension at third floor level will extend into the extant planning permission (2013/1305/P) for a roof mansard extension, encompassing an en-suite and wet room. The extant planning permission is shown on plan.



### Application 2:

- This application incorporates a two storey rear extension, replacing the existing single storey rear extension.
- The proposed rear extension will be over two floors but will not exceed the existing rear building line.
- The proposed rear extension will cover approximately half the width of the plot.
- At ground floor level, the extension will create an expanded open plan living and dining room area, with sliding doors onto the garden;
- On first floor, the rear extension will create a large study room.
- The existing garden area will remain and the layout enhanced by the removal of the existing extension.



- 4.3 Both applications incorporate internal alterations linked to the creation of an enlarged single family dwelling.

## 5 PLANNING POLICY FRAMEWORK

- 5.1 The 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 In this case the development plan comprises the London Plan (July 2011) and the London Borough of Camden *Core Strategy* and the Camden *Development Policies* Document (both adopted November 2010). The London Plan is the strategic plan for London and therefore, contains policies of a more general nature.
- 5.3 Camden Council has prepared a range of Supplementary Planning Guidance (SPG) to supplement the policies contained within the Local Development Framework. Consideration has been given to the relevant parts of this adopted Camden Planning Guidance (CPG) where appropriate. The relevant CPG is considered to be as follows:
- CPG1 (Design)
  - CPG 2 (Housing)
  - CPG 6 (Amenity)
- 5.4 Relevant national planning guidance set out in the *National Planning Policy Framework (NPPF)* has also been taken into account. With regard to decision-taking, the NPPF advises that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible (paras. 186 and 187). The presumption in favour of sustainable development is the golden thread that runs through the NPPF.

## 6 PLANNING CONSIDERATIONS

- 6.1 The following section sets out the considerations of the proposed development in relation to planning policy and guidance under the following headings:

### *A) Design*

### *B) Residential Amenity*

### *A) Design*

- 6.2 Core Strategy CS14 states that the Council will require development of the highest standard of design that respects local context and character. Policy DP24 requires all developments, including alterations and extensions to existing buildings, to be of the highest standard of design. In addition, Camden Planning Guidance CPG1 on 'Design' sets out good practice principles for extensions and alterations. These should always take into account the character and design of the property and its surroundings

### **Side extension**

The proposed side extension seeks to respond to the above planning policy requirements for the following reasons:

- 6.3
- 1.The side extension will incorporate London stock masonry, white painted timber framed sash windows and grey slate to match the existing dwelling.
  - 2.The proposed side extension mirrors an existing side extension on the opposite side elevation of No.27 Prince of Wales Road in terms of height, siting, set back from the front elevation, fenestration and external appearance.
  3. The proposed development will therefore create a more harmonious, balance between the pair of dwellings and a consistent streetscape which is sympathetic to

the character and appearance of the surrounding area. No. 33 also has a side wing and a roof extension. The group of buildings on this side of the road beyond Healey Street exhibit the same full height side wing and roof extension. Therefore the proposal is wholly in character and respects local context.



The proposed side extension will result in increase symmetry between the two dwellings

4. The proposed side extension proposes three additional floors above an existing ground floor extension. The depth of the extension will not exceed the established rear building line of the property. The front elevation also adopts the same building line as the existing ground floor extension.

5. The property is not located within a conservation area or in close proximity to listed buildings and therefore no heritage assets will be impacted by the proposal.

6. With the building currently being in a dilapidated condition, it makes a negative contribution to the streetscene. The proposed development will result in an enhancement of the appearance and function of the property which is sympathetic to the streetscene and the host property.

7. The proposed side extension will significantly enhance the quality of the residential dwelling with improved living accommodation.

## Rear Extension

- 6.4 The proposed rear extension, although over two levels, will remain subservient to the dwelling. It is located to the rear and is not highly visible from the public realm. It will replace an existing rear extension with an extension over two floors but with a reduced depth thereby ensuring that the rear amenity space is not significantly reduced in size.
- 6.5 Camden Planning Guidance 1 requires rear extensions to meet a number of criteria, each of which have been considered.
- 6.6 The proposed rear extensions will appear as a subordinate and secondary addition to the main dwelling in terms of location, form, scale, proportions, dimensions and detailing due to them being not full width, stopping below the penultimate floor level and through appropriate choice of external materials.
- 6.7 The rear elevations of many of the properties fronting onto Prince of Wales Road are varied as the properties have been extended. The extensions vary in their height, scale and level of projection. The extensions include two storey rear extensions similar to the one being proposed in the current application. The rear elevation of the properties is limited in uniformity and the proposed rear extension will not appear out of context. Furthermore, properties along Healey Road and Grafton Crescent have been extended to the rear.
- 6.8 The proposed rear extension will respect and preserve the original design and proportions of the building, including its architectural period and style by incorporating white painted timber sash windows to match the existing dwelling and white painted timber framed sliding door.
- 6.9 As the below aerial image shows, the rear elevation of the terrace of properties on the southern side of Prince of Wales Road are characterised by a range of heights, scales and levels of projection. There is precedent of two and three storey rear extensions, as well as side and roof extensions.



Existing side and rear extension at No.33 Prince of Wales Road



Applicant Property

Existing three storey rear extension at No.25 Prince of Wales Road

## **B) Residential Amenity**

- 6.10 Standards for all matters relating to residential amenity are protected by the requirements of Development Policy DP26 to only grant permission for developments that do not cause harm to amenity. This is applicable to both the occupiers of the development and residents of neighbouring properties.

### *Daylight/Sunlight*

#### **Side extension**

- 6.11 It is not considered that the proposed side extension will have an adverse impact on sunlight/daylight due to its modest scale and because it will not extend beyond the front or rear building lines.



6.12 All proposed habitable rooms are expected to receive good levels of sunlight and daylight.

6.13 The proposed side extension does not contain any windows in the side elevation to the neighbour at No. 31. These windows are all dummy windows. Infilling this gap will have no impact on windows on the front and rear elevation.

#### **Rear extension**

6.14 The proposed two storey rear extension does not contain any windows at ground floor level due to the adjacent extension. At first floor level, the proposed extension does not project that far and therefore its modest depth is unlikely to cause any unacceptable loss of light to the first floor window of the neighbouring property.

#### *Privacy*

#### **Side Extension**

6.15 The proposed side extension is set back behind the main front building line and will not exceed the front or rear building line of the main part of the property. Windows to the front serve either non-habitable rooms (staircase) or rooms which will have obscure glazing. There is no prospect of overlooking either to the front or rear.

6.16 Separation distances and the orientation of neighbouring properties to the rear minimise any prospect of overlooking.

#### **Rear Extension**

6.17 The proposed rear extension will not cause a loss of amenity to adjacent properties with regard to, privacy/overlooking. This is because there are no directly facing habitable rooms in the properties that adjoin the site to the rear and the proposal will be more than 18 metres to the nearest windows. Both immediately adjoining properties are orientated at right angles or diagonally to the application property thereby removing any prospect for direct views between habitable windows. The

depth of the rear garden is sufficient to ensure that adequate space exists between neighbouring gardens to avoid any negative impact on residential amenity.

- 6.18 The proposals do not contain any windows that will directly overlook neighbouring properties. There are no windows in the flank elevation of the proposed first floor level extension.

#### *Outlook*

- 6.19 The proposed first floor window in the proposed rear extension is set in from the side boundary and will maintain an outlook over the garden and to the east. It will not create an overbearing sense of enclosure. The proposed side extension will have not impact on outlook due to its siting and due to it not extending any further forward of the front or rear building lines.
- 6.20 On this basis, the application accords with *Development Policy* DP26 with reference to protecting residential amenity.

## 7 CONCLUSIONS

- 7.1 The proposed development proposes a three storey side extension contained within Application 1 and a two storey rear extension within Application 2.
- 7.2 Currently, the property is vacant and in a poor state of repair, thus having a detrimental impact on the appearance of the streetscape. The proposed development will therefore significantly enhance and improve the quality of residential accommodation, creating a spacious and high quality family-sized residential dwelling, and the visual appearance and contribution of the building to the streetscene.
- 7.3 Both the proposed side and rear extensions have been sensitively designed to respect the character of the surrounding area, incorporating use of sympathetic masonry, window framing and roofing to match the existing dwelling. The proposed side extension will match the existing side extension at No.27 Prince of Wales Road, thereby creating a more consistent building line along the street. The proposed rear extension is set further back than the existing rear extension and whilst it is a floor higher, will appear subservient to the setting of the existing dwelling, thus complying with CPG1.
- 7.4 The proposal has been designed sensitively to ensure no adverse impact in terms of loss of outlook or loss of privacy and associated daylight/sunlight impact.
- 7.5 The proposal complies with the London Plan, Camden's Core Strategy, Development Policies Document, the NPPF and CPG.