

# PLANNING STATEMENT

## 1.0 - Application site

58 West End Lane, London, NW6 2NE

## 2.0 - Works

Extension works comprising:

- a. Part single part two storey rear extension to accommodate 2no studio flats*
- b. Loft conversion with 2no rear dormers to accommodate 1no 2 bed flat*
- c. Demolition and rebuild (reposition) of laundry room outbuilding*

## 3.0 - Background of immediate area

The immediate area surrounding the application site comprises predominately of large residential dwellings, of which most have been subdivided into flats.

West End Lane is a busy road providing very accessible transport links and a wealth of amenities that appear to be comfortably supporting the residential element of the area.

The application site is located within a conservation area. We note that this plays an important role in preserving the appearance of the buildings from the public highway, and that the buildings along the road (including the application site) have a degree of architectural interest.

Despite the 'conservation' status of the immediate area, we note that a considerable amount of development has taken place surrounding the application site. We also note that large extensions appear to have been built to the properties backing on to the application site in Woodchurch Road.

## 4.0 - Background of application site

The application site is located on the East side of West End Lane, the garden is therefore East facing.

The application site operates as a block of 16 self contained studio flats.

The garden is maintained however has been reported by the building owner as 'underused'. It is believed that the type of tenants that occupy this building (and many other along the street) favour the local amenities found along the street and further into Central London.

Access to such amenities is also easily accessible due to the excellent transport links available to the application site.

## **5.0 – Planning history of application site**

We have reviewed the planning history for the application site and note 13 planning applications on the database.

### **APPLICATION 1**

<b>Reference</b>	2010/2474/P
<b>Registered</b>	24/05/2010
<b>Decision</b>	Approved
<b>Works</b>	Retention of 16 self contained studio flats (Class C3)

### **APPLICATION 2**

<b>Reference</b>	2010/4638/P
<b>Registered</b>	25/10/2010
<b>Decision</b>	Withdrawn
<b>Works</b>	Erection of lower ground and ground floor extension in association with the creation of an additional 5 x 1 bedroom flats at building currently comprising 16 studio flats (Class C3)

### **APPLICATION 3**

<b>Reference</b>	2011/0860/p
<b>Registered</b>	25/03/2011
<b>Decision</b>	Withdrawn
<b>Works</b>	Two storey rear extension at basement and ground floor level, installation of new windows to side elevations and two rooflights to existing side extension to existing flats (Class C3).

### **APPLICATION 4**

<b>Reference</b>	9401649
<b>Registered</b>	25/10/1994
<b>Decision</b>	Refuse
<b>Works</b>	Erection of a 3-4 storey extension at side and rear to provide a lift tower and escape staircase. as shown on drawing numbers 94/04/02 03 04A 05B as revised by letter dated 9th March 1995.)

## APPLICATION 5

<b>Reference</b>	9500601
<b>Registered</b>	30/03/1995
<b>Decision</b>	Refuse
<b>Works</b>	Erection of an extension to provide first and second floor fire escapes, enlarged lift provision, enlarged laundry facility, access ramp to rear garden and an additional 8 bed extension in the rear garden: as shown on drawing numbers 94: 04: 02, :03, 09, 10, 11

## APPLICATION 6

<b>Reference</b>	P9601182
<b>Registered</b>	17/04/1996
<b>Decision</b>	Withdrawn
<b>Works</b>	Change of use from residential home for the elderly to hostel.

## APPLICATION 7

<b>Reference</b>	P9601182R1
<b>Registered</b>	11/03/1996
<b>Decision</b>	Appeal allowed
<b>Works</b>	Change of use from residential home for the elderly to hostel.

## APPLICATION 8

<b>Reference</b>	PW9702084
<b>Registered</b>	11/03/1997
<b>Decision</b>	Refuse
<b>Works</b>	Change of use from Class C2 (residential home for the elderly), to a house in multiple occupation

## APPLICATION 9

<b>Reference</b>	8905526
<b>Registered</b>	06/07/1989
<b>Decision</b>	Refuse
<b>Works</b>	Change of use of no. 56 from residential to nursing home together with the erection of a four storey extension linking the property to no. 58 adjoining with vehicular access at ground floor level through to parking area at the rear. Erection of five garages in rear garden of no. 58 as shown on drawing no. ML/WE/01-04

## APPLICATION 10

<b>Reference</b>	8905539
<b>Registered</b>	14/07/1989
<b>Decision</b>	Withdrawn
<b>Works</b>	Erection of a link block between the two buildings and the change of use of No. 56 to nursing home in connection with the use of the double premises as a nursing home.

## APPLICATION 11

<b>Reference</b>	9005448
<b>Registered</b>	02/08/1990
<b>Decision</b>	Appeal decided
<b>Works</b>	Change of use from rooming house to nursing home. (Plans submitted) Appeal received against the Council's failure to issue their decision within the appropriate period

## APPLICATION 12

<b>Reference</b>	9005501
<b>Registered</b>	29/08/1990
<b>Decision</b>	Refuse
<b>Works</b>	The erection of portakabins in the rear garden of Nos.56 and 58 West End Lane to be used as a kindergarden.

## APPLICATION 13

<b>Reference</b>	9005721
<b>Registered</b>	22/11/1990
<b>Decision</b>	Granted
<b>Works</b>	The change of use of No 56 West End Lane to a residential nursing home and the erection of a four storey linking extension between Nos 56 and 58

We note that planning records for the application site date back to 1989, demonstrating the varied states of the site.

For the purpose of this application we observe applications 2 and 3 as a similar type of development, which did not address the sensitivity of the physical limitations surrounding the application site.

## **6.0 – Addressing development immediate to the application site**

When addressing the age, style, size and appearance of the building to the application site, it can be seen to be set within a group of similar detached buildings along the street. This is applicable to numbers. 52, 54, 56 and 60 West End Lane.

The buildings identified vary slightly in use and appearance. Development to some has also taken place. In any event, we expect that the decision made for the application site will mainly focus on its individual merit rather than any possible precedent found within these buildings.

Aerial photographs of the building to the application site have been prepared in **Photographs 1 and 2** on the next page.

When reviewing these photographs, our observations are as follows:

- 6.1 The extension to **60 West End Lane** achieves a footprint that appears to be larger than 50% of the parent building. This is an unusually large extension however it appears that the setting of the site may have enabled an extension of this size as:
  - 6.1.1 The width of the plots to this site and the adjoining plots are considerably wide
  - 6.1.2 The neighbouring buildings are detached and set well within their plots providing a sizeable gap between buildings
- 6.2 The four storey side extension to **52 West End Lane** presents a significant impact upon the appearance of the building when addressing it along the street scene.
- 6.3 The buildings found on the adjoining plots to the application site (numbers 56 and 60) project past the rear building line of the application site.
- 6.4 Sizeable rear extensions can be seen with properties backing onto the application site, found along Woodchurch Road (**Photograph 2**)



**PHOTOGRAPH 1 – AERIAL VIEW OF SITE**



**PHOTOGRAPH 2 – AERIAL VIEW OF SITE**

## **7.0 – Addressing the impact of the proposed development**

The bulk of the proposed works is limited to the rear of the property, and therefore has a limited impact upon the street scene.

We observe that the impact of the proposed development will mainly be considered for the neighbouring plots at numbers 56 and 60 West End Lane.

We would like the planning department to consider that the distance between the dwellings backing on to the application site is significant enough to determine that a development of this type will pose a negligible impact upon their visual amenity and sunlight.

Considering our proposal, we observe that it will be assessed under the following considerations as a minimum:

- 7.1 Impact upon existing levels of outlook from the rear windows to neighbouring properties
- 7.2 Impact upon existing levels of sunlight enjoyed by neighbouring properties
- 7.3 Impact upon quality of visual amenity enjoyed from the street and from neighbouring properties
- 7.4 Impact upon demand to local amenity facilities
- 7.5 Impact upon visual character as addressed along the street scene



## **8.0 – Our conclusions on the potential development impact of the proposed development**

- 8.1 When reviewing the spatial standards for new build and converted residential developments as set in The London Plan, it can be seen that the proposed development exceeds the minimum spatial requirements as set out for both a studio and a 2 bed flat.
- 8.2 The proposed development seeks for a two storey rear extension that also projects the flank elevation and is visible from the street. We would like the planning department to consider that the impact of the proposal is negligible as:
- 8.2.1 The side extension is limited to the upper floor level only, as the proposal seeks to build on top of the existing side extension on the lower ground floor.
  - 8.2.2 The side extension is set back considerably from the parent building.
  - 8.2.3 The side extension to 52 West End Lane is considerably larger and taller than that as proposed for the application site. We therefore would like the planning department to consider the impact of the proposed against the precedent the far larger and taller side extension found at 52 West End Lane.
- 8.3 The existing rear extension to 60 West End Lane is a three storey extension that projects further than our proposed extension. When considering the potential impact upon loss of visual amenity and outlook for 60 West End Lane, we would like the planning department to consider that any such impact would not be possible. This can be determined when observing that the principle windows to the extension at number 60 are located on its rear wall, and that this wall already projects further than the proposed rear wall of the extension to the application site.
- 8.4 The proposed extension is stepped in at 3m to minimise/remove any impact upon loss of sunlight to both neighbouring plots, and to the windows of neighbouring flats on the application site.
- 8.5 The proposed plans within the submission demonstrates that a 45degree line of the 'zone of vision' taken from the centre of the nearest ground floor window maintains an uninterrupted view. We therefore would like the planning department to consider that the proposed development does not have a detrimental impact upon the quality of outlook and sunlight enjoyed by the neighbouring windows of and to the application site.
- 8.6 It is worth noting that the extension to the rear of 60 West End Lane is taller than the proposed development to the application site. This has been detailed in the application drawings.



- 8.7 The proposed development seeks to gain three additional residential units. When considering the size and location of the plot against the proximity to a wealth of local amenities and transport links, we would like the planning department to consider that the application site can comfortably accommodate three additional self-contained units.
- 8.8 When considering the height of the boundary wall to 58/60 West End Lane, we would like the planning department to consider that the repositioning of the outbuilding housing the laundry room poses no impact upon the amenity and outlook enjoyed by all neighbouring plots. The existing outbuilding also does not contain any architectural features of interest, and does not appear to have been built at the same time as the main building.
- 8.9 The proposed loft conversion comprises of velux type windows and two small window dormers. We would like the planning department to consider that the size and positioning of these elements maintain the existing character of the building, and are in-keeping with the development trend found within the immediate area.