

Authorised Designs Ltd

Planners, Surveyors & Development Consultants



PLANNING, DESIGN & ACCESS STATEMENT

SITE: HOUSE 1, HOLLYROOD COURT, NO 3-5 GLOUCESTER AVENUE, LONDON NW1 7AE

PROPOSAL: ROOF EXTENSION TO EXISTING HOUSE

APPLICANT: ROBBIE GROBLER (DESIGN CONSULTANCY)

DATE: AUGUST 2012

1.0 INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by Authorised Designs Ltd and accompanies a planning application for full planning permission for a roof extension to an existing house at 1 Hollyrood Court.
- 1.2 This statement will consider both the Planning and the Design & Access related issues raised by the proposal, covering in detail the planning issues in the context of national and local planning policy advice and the Design and Access related issues as set out in Circular 01/2006 and within the Communities and Local Government publication 'Guidance on information requirements and validation'.

2.0 THE SITE AND THE SURROUNDING AREA

- 2.1 The application site is located between Gloucester Avenue and Prince Albert Road. The building is not listed, but is located within the Primrose Hill Conservation Area. The site is located within sub area 1 of the conservation area, within which the primary building type is Italianate villas, which appear as grand residential properties.

Extract from the Camden Proposals Map



2.2 The application site contains one 5-storey building and one 4-storey building, both of a contemporary design and constructed following initial planning approvals in 2003. The 5 storey building fronts Gloucester Avenue, whilst the 4-storey building is set behind this, and adjacent to properties facing Prince Albert Road. The contemporary design of the buildings distinguishes them from the general character and appearance of the neighbouring buildings in the conservation area. This application relates to the 4 storey southernmost building, which has a 3 storey section to its north western end.

2.3 The building to the south east of the application site is a large white-painted villa, whilst the building to the north-west is a smaller scale detached building.

Site History

2.4 PEX0200968: Demolition of existing buildings on site and replacement with two residential terraces. The front terrace fronting Gloucester Avenue will comprise of 5 storeys and basement accommodating 3 houses (2 x 5 bed, 1 x 6 bed) the rear terrace comprises 4 storeys and basement accommodating 5 houses (1 x 3 bed, 4 x 4 bed) and associated underground car parking and landscaping. Approved.

2.5 PEX0200969: Demolition of existing buildings on site and replacement with 2 residential terraces (Conservation Area Consent). Approved.

2.6 2004/0635/P: Erection of a 5 storey building to provide 9 residential units with basement car parking. Approved.

3.0 THE PROPOSED DEVELOPMENT

3.1 The application seeks planning permission for a roof extension to the existing three storey end of terraced dwelling, extending the roof over the 3-storey section of the existing building, to form a new bedroom to the unit. The roof would match the height, design and appearance of the main roof to the existing building.

3.2 The following paragraphs cover the Design & Access related issues as set out in Circular 01/2006.

Use

3.3 The site comprises established residential buildings and is located adjacent to residential properties. The proposed extension would have a residential use, providing an extra bedroom.

Amount of Development

3.4 The proposed extension to the roof will not increase the height of the main roof to the existing building. The proposed roof would have a minimal width and would appear as a logical continuation of the existing roof, extending over and not beyond the footprint of the existing building. The extension to the living accommodation below the roof would fit comfortably within the existing development.

Layout

- 3.5 The layout of the roof extension is influenced by the roof to the main building, with the proposed roof appearing identical to and as a continuation of the existing roof. The extension would allow the creation of additional living accommodation within the property.

Scale, Appearance and Design

- 3.6 The proposed roof extension would be of a scale commensurate with that of the existing building, not increasing the height or extending significantly beyond the footprint of the building. It would form a sympathetic addition to the building, making a positive contribution to the street scene and preserving the character and appearance of the conservation area. The roof extension would not be clearly visible when viewed from the public streets to the north and south of the site, given the height and scale of neighbouring buildings, and would have no greater demonstrable impact on the public realm than the building as it exists now.

Access

- 3.7 The roof extension would be served by a continuation of the existing staircase, enabling a more efficient layout internally. Pedestrian and vehicular access to the property will otherwise remain unchanged.

4.0 RELEVANT PLANNING POLICY

- 4.1 This section of the statement considers the relevant national planning guidance and local planning policy.

National Planning Policy Framework

- 4.2 The National Planning Policy Framework was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.

- 4.3 Paragraph 14 of the NPPF states that a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework. For decision making this means:

- *Approving development proposals that accord with the development plan without delay;*
- *Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

- 4.4 Paragraph 17 states that a set of core land-use principles should underpin both plan-making and decision-taking. These include:

- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*
- *Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*

4.5 Paragraph 196 reiterates that the planning system is “plan led”, stating that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 196 clarifies that the NPPF is a material consideration in planning decisions.

4.6 Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. The NPPF states that local planning authorities should approach decision making in a positive way and should look for solutions rather than problems. The NPPF also advises that decision takers at every level should seek to approve applications for sustainable development where possible.

Local Planning Policy

4.7 The Camden Core Strategy and Development Policies were adopted on 8 November 2010.

Policy CS1

4.8 Policy CS1 is a general policy, stating that the Council will seek development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Policy CS5

4.9 Policy CS5 seeks to protect and enhance the environment and heritage, and the amenity and quality of life of local communities. It requires the impact of developments on occupiers and neighbours to be fully considered. The supporting text states that development should avoid harmful effects on the amenity of existing and future occupiers and nearby properties. In this instance, the proposed roof extension would not have a demonstrably harmful impact on the surrounding environment, or on nearby heritage assets. It would respect the amenities of the occupants of all neighbouring properties and would not be harmful to the existing or future occupiers of any nearby properties.

Policy CS14

4.10 Policy CS14 seeks to ensure that Camden’s places and buildings are attractive, safe and easy to use, by requiring development of the highest standard of design that respects local context and character, and by preserving and enhancing Camden’s rich and diverse heritage assets and their settings. In this case, the proposed roof extension would appear as a continuation of the existing building, reflecting its design and appearance, thereby preserving the character and appearance of the building and the wider locality.

Policy DP24

4.11 Policy DP24 requires all developments to be of the highest standard of design, expecting developments to consider the character, setting, context, and the form and scale of neighbouring properties, as well as the character and proportions of the existing building, and the quality of materials to be used. The proposed extension reflects the character and proportions of the existing building, and would be constructed out of matching materials. It would therefore respect the character and context of the existing and neighbouring properties.

Policy DP25

- 4.12 Policy DP25 requires development within conservation areas to preserve and enhance the character and appearance of the area. The proposed roof extension would be of an appearance matching that of the existing building and would not introduce any new design features. It would appear as a logical continuation of the existing building and would preserve the character and appearance of the area.

Policy DP26

- 4.13 Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to be considered include visual privacy and overlooking, overshadowing and outlook, sunlight, daylight and artificial light levels. The roof extension would contain one bedroom, with an outlook similar to that of windows in the existing dwelling. The proposal would not adversely affect the privacy of neighbouring properties, or result in any additional overlooking. The proposed roof extension would not extend beyond the footprint of the existing building and would not project any closer to neighbouring properties than the existing building. The extended part of the building is largely directly alongside the nearest neighbouring property and given the relationship between the existing building and the nearest neighbouring properties, the proposed roof extension would not appear immediately apparent or dominant when viewed from the neighbouring property, or cause any harm to amenity.

5.0 PLANNING CONSIDERATIONS

Impact on the site, the character of the area and the conservation area

- 5.1 The proposed roof extension would increase the height of the only three-storey element of the existing building, such that the entire building would have a uniform four-storey height. The proposed roof extension would match the design, height and appearance of the main roof to the existing building. It would appear as a coherent extension to the existing building and would not adversely affect the character or appearance of the existing building.
- 5.2 The existing building is set directly adjacent to the nearest neighbouring property to the north west. This neighbouring property is of a smaller scale than the application building. The proposal would not increase the width of the application building and clear distinction and separation would still remain between the application building and the decreasing height of neighbouring properties. An open feel would therefore endure about the building following the proposed roof extension. The extended element would not be clearly visible from within the street scene, given the size and scale of the adjacent buildings fronting Prince Albert Road. The proposal would integrate with the existing building and given the height, appearance and scale of the existing building and the design of the proposed extension, the proposal would not be demonstrably harmful to the character and appearance of the conservation area.

Impact on the amenities of neighbouring properties

- 5.3 The proposed extension would include one window within a habitable room, however the outlook from this window would be similar to the outlook of windows within the existing property and would not adversely affect the privacy of any neighbouring property. The windows serving the stairwell area would be obscurely glazed and given their height and distance from neighbouring properties would not appear visually intrusive or result in any sense of overlooking.

- 5.4 The proposed extension would be visible from the neighbouring properties, including the immediately neighbouring property in Regal Lane. However, it would be to the top of an existing tall structure, which is generally set directly adjacent to the flank elevation of this neighbouring property. The relationship between the existing building and the neighbouring properties is such that the proposed extension would not be clearly or immediately visible when viewed from the neighbouring building, and therefore would not appear overbearing or visually obtrusive when viewed from any neighbouring properties. Similarly it would not result in a reduction in light to this neighbouring property.

Other matters

- 5.5 The proposed roof extension would not adversely affect the amenities of current or future occupants of the application property and would not have any parking implications.

6.0 SUMMARY

- 6.1 This Planning, Design & Access Statement has demonstrated that the proposed development would be compatible with the surrounding buildings and would have no adverse impact on the residential amenities of the neighbouring properties.
- 6.2 The application proposal complies with the policy requirements of the Core Strategy and the Development Policies and would be in accordance with the National Planning Policy Framework. The application should therefore be approved without delay.