



27 Downside Crescent

London NW3 2AN (Flat 1)

Planning Support Document REVISION B
16 June 2014

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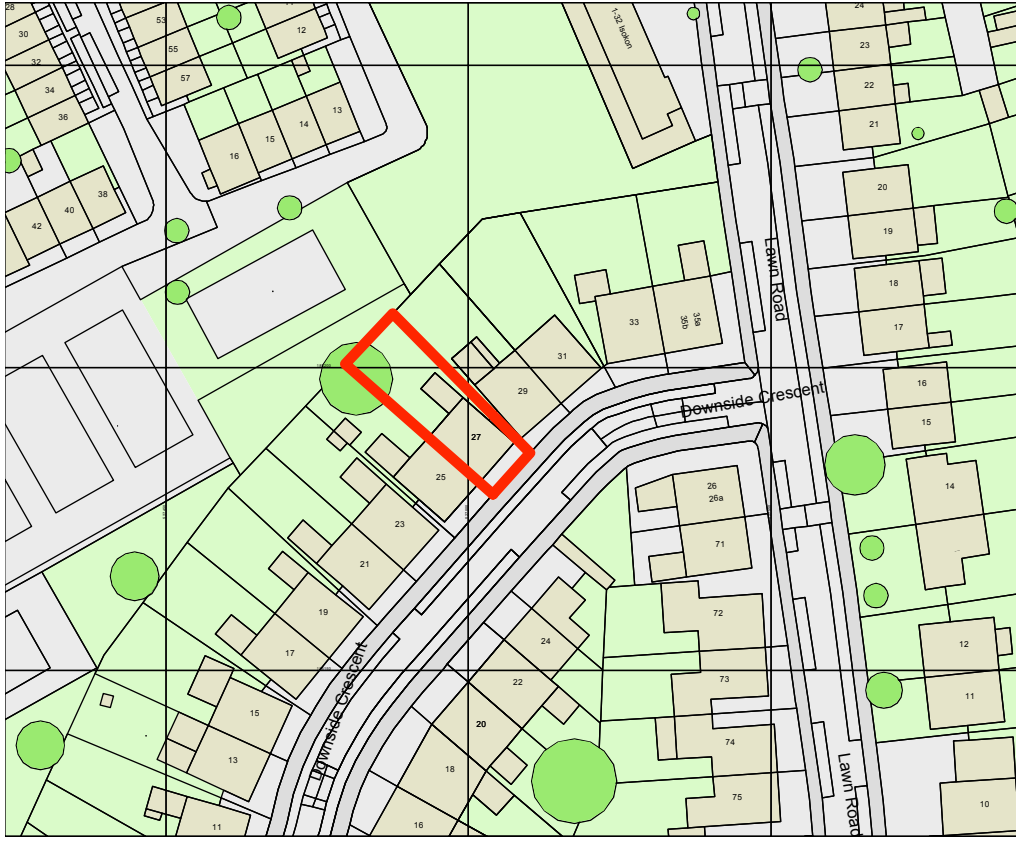
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Location Plan 1:1250

Introduction

This document has been prepared by Nick Umney Architectural on behalf of William Carter and Brandon Schubert, owners of Flat 1 at 27 Downside Crescent, to form part of a planning application for alterations and extension to the property.

The proposed work consists of the construction of a new rear extension and internal alterations to the ground floor flat, including demolition of the existing rear addition and rear bay window.

The property is not listed and is located within the Parkhill and Upper Park Conservation Area.

Description of the Existing Property

The property at 27 Downside Crescent is a semi-detached, late-Victorian, red brick, three storey gabled house, in keeping with most other properties on the street. The property was sub-divided into flats in the past and the site for this application is the ground floor flat.

The front elevation of the house is distinguished by a large gable and double height bay window in red brick. Side and rear facades are simple and flat, constructed in London Stock brick with red brick decorative coursing at window sill and head levels. A small square bay window at ground floor provides access to the large rear garden.

A single-storey brick rear addition with slate roof is constructed in London Stock brick with red brick decorative coursing in keeping with the main house. This suffers from significant subsidence and a structural report recommending demolition prepared by Bolton Priestley Consulting Engineers is included later in this document.

The entire rear garden belongs to the ground floor flat.

Design Principles and Concepts behind the proposal

The existing property is a one bedroom flat of approximately 88m². The design proposes the construction of an infill rear extension to create a two bedroom flat of approximately 116m².

Acknowledging the subsidence of the existing rear addition it is proposed to demolish and re-construct this along with an adjacent infill extension, which will extend across the rear of the property to the south-west property boundary. The reconstructed extension will contain a Bedroom and the new infill extension will contain a Reception Room, both with windows and doors providing access to the rear garden.

The existing Dining Room will be converted into a Kitchen whilst the existing Reception Room will become a second Bedroom.

It is also proposed to reinstate metal railings to the front garden wall, which have been removed at some point in the past. The design of these new railings would match those currently in place at the adjacent property at 25 Downside Crescent.

Description of Use

The existing use of the property is a one bedroom flat. The proposed use is a two bedroom flat.

Description of Layout

The proposed layout of the development will create a two bedroom flat with good connections to the rear garden from two rooms, as well as a generous internal hallway. Alterations to some internal partition walls allow us to cre-

ate two comfortable bathrooms, utility space and adequate storage.

With the kitchen in the centre of the plan it is necessary to introduce a large rooflight in the new Reception Room roof, centred in the room and at very low pitch to remain invisible from beyond the property.

Details of scale

The side and rear walls of the replacement extension will align with those of the existing rear extension, apart from a small additional extension along the side of the property (to house the toilet).

The rear wall of the infill extension will be set back 250mm from the rear wall of the replacement extension to ensure subservience. This element will also be slightly lower than the reconstructed extension as it does not have a parapet across its rear elevation.

The new Reception room will be slightly smaller in size to both the existing principle rooms (approx 19m²).

The new wall adjacent to the boundary with 25 Downside Crescent will project 1.2m above the existing garden boundary wall, which is 1.9m high on the neighbouring side and 2.05m high on the side of this site.

Landscaping

No significant landscape works are proposed as part of this development. There are no trees in the area of the proposed extension. A concrete paved patio will be removed to make way for the new extension.

New metal railings (to match those currently in place at the adjacent property at 25 Downside Crescent) will be installed to the top of the existing low brick front garden wall. These were an original feature of this and other properties on the street, but were removed in the past.

Materials and Appearance

The proposed extension would be constructed in cavity masonry walls with external London Stock bricks to match the existing property. A decorative coursing of red brick to match and align with that on the existing building will run around the top of the new walls, which will be capped with traditional detailing.

The hipped roof over the Bedroom will be clad in slate at a pitch to match that of the existing main building. Small areas of flat roof will be lined with a dark grey waterproof bitumenous membrane.

The fascia over the doors to the infill extension will be lined in lead. This extension is scaled and detailed to ensure subservience to the reconstructed rear extension which will be in solid masonry. The infill extension uses full width glazing, lightweight materials and a low-pitched rooflight to appear lighter and less dominant than the reconstructed extension.

New windows and external doors on the rear elevation will be in fine steel framing with intermittent glazing bars spaced to reflect the proportions of the existing windows on the rear elevation of the property.

Description of how local context has informed the design

This design strives to replicate the volume and form of the existing rear extension and add a subservient infill extension adjacent to it. The reconstructed extension matches very closely the form and volume of the existing, whilst the infill extension is setback, lightweight and subservient. Materials used in the reconstructed extension will match those of the existing house (London stock brick, slate hipped roofing).

Access

No change is proposed to the existing access to the property, which is via the shared front building entrance.

2. Design and Access Statement



RPS

27 DOWNSIDE CRESCENT

**PLANNING APPLICATION FOR
EXTENSION TO GROUND FLOOR FLAT**

**PLANNING AND HERITAGE
STATEMENT**

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Project Number/Document Reference:	OXF8470

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1 INTRODUCTION

1.1 RPS Planning and Development (RPS) has been instructed to act on behalf of the applicant, Mr William Carter. RPS is a multi-disciplinary consultancy with significant experience of providing planning and built heritage advice in relation to residential development proposals of all sizes.

1.2 This Planning and Heritage Statement has been prepared in respect of the planning application for an extension of a ground floor flat at 27 Downside Crescent, London, NW3 2AN. The application is submitted together with a number of supporting documents, as follows;

- Unnumbered Location plan
- Existing floor plan and site plan Dwg No. 009 PL01
- Existing elevations Dwg No. 009 PL02
- Proposed floor plan and site plan Dwg No. 009 PL03
- Proposed roof plan Dwg No. 009 PL04
- Proposed elevations Dwg No. 009 PL05
- Proposed sections Dwg No. 009 PL06
- Proposed sections Dwg No. 009 PL07
- Proposed railings details Dwg. No. 009 PL08
- Design and Access Statement

1.3 We set out the planning considerations relevant to the proposed development in this Statement, in the context of relevant planning policies and other material considerations. Section 2 describes the proposed development, the site's location and its planning history. Section 3 discusses relevant Development Plan policies, and other material planning considerations. Section 4 discusses the built heritage aspects of the proposal, discussing the special character of the Conservation Area and the impact of the proposed extension on its setting. Section 5 comprises the main

assessment of the proposal in the context of relevant planning policies and other material considerations. Our main conclusions are set out in Section 6.

2 THE SITE

Site Description

- 2.1 The application site is No. 27 Downside Crescent, a semi-detached dwelling which is subdivided internally into individual flats at ground, first and second floors. This application relates to the ground floor flat.
- 2.2 The site lies within the Parkhill Conservation Area and the building is not listed. Downside Crescent runs from Lawn Road to the north-east and Haverstock Hill to the south-west. The area is characterised by semi-detached late-Victorian red brick, three-storey gabled houses with front and rear gardens. The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy contains the following description of the area; *densely lined with late-Victorian red brick, three-storey gabled houses with front gardens. The gabled roofscape is distinctive and virtually intact. The houses are semi-detached, sited close together to form a relatively uniform frontage. Hard-standings and cross-overs have recently replaced some front gardens, and garages and car shelters on the ground floors have been added to the fronts of some houses which break the pattern of these houses and their streetscape*
- 2.3 The dwelling itself is a semi-detached, three-storey property, designed as part of the row of uniform three-storey, red brick homes which characterise the area. This application relates to the ground floor flat, which is a one-bed flat comprised of a separate kitchen, dining and reception rooms and a single bathroom in addition to the single bedroom. There is a small existing extension to the rear of the property, extending approximately 5.5m into the rear garden, which houses the flat's single bedroom. The flat is provided with sole access to the rear garden of the property, and has a dedicated patio area immediately outside the dining room.
- 2.4 The rear extension has been surveyed by Bolton Priestley Consulting Engineers, who consider the structure has been affected by subsidence, given the presence of London Clay as the founding soil on the site. The report is enclosed with this application.

Proposed development

- 2.5 The proposed development would remove the existing rear bedroom extension, to be replaced with an extension covering the width of the sub-divided dwelling. This extension would extend into the rear garden by 5.5m, the same as the existing extension, providing a new reception room and also allowing reconfiguration of the internal space to facilitate the provision of an additional en-suite bedroom. In total the development would provide around 25sq.m. of additional floorspace.
- 2.6 The extension would be designed to complement the existing dwelling, using a double pitched roof design (built to the same height and as the existing protrusion), together with bay projections on the rear elevation. Facing and feature brickwork, together with rainwater goods, would match those of the existing sub-divided dwelling.
- 2.7 The proposal involves the reinstallation of railings along the front boundary of the property, to match those on the adjoining property to the south-west.

Planning History

Application Site

- 2.8 According to the Borough Council's website the application site has been the subject of a single planning consent, in 1973 (Ref. No. 17116), for a 'Halls Penshurst' garden shed (c. 1.8m x 3.6m) in the rear garden.

Relevant Nearby Planning History

- 2.9 A number of neighbouring properties in Downside Crescent have been granted planning consent for rear extensions which extend across the width of the individual dwelling. We summarise these applications below:

- 2013/7333/P □ 23 Downside Crescent □ Granted 03/01/2014:-

□Erection of full-width rear extension following demolition of existing part width extension, installation of rear dormer window and two side rooflights, removal of external staircase, and alterations to fenestration and front boundary wall□

- 2011/5180/P - 21 Downside Crescent □ Granted 19/12/2011:-

□Erection of a single storey rear extension with roof terrace and alterations to existing extension at ground floor level, installation of two rooflights to side roof slope,

removal of existing car port and reinstatement of ground floor window to front elevation, erection of front boundary wall with railings, alterations to doors and windows to side elevation, replacement of existing rear windows at second floor level, replacement of rear first floor windows with French doors and addition of a Juliette balcony to residential units□

- 2004/2145/P □ 13 Downside Crescent □ Granted 13/07/2004:-

□Erection of single storey rear glazed extension□

- 2006/4761/P □ 9 Downside Crescent □ Granted 15/12/2006

□Erection of a conservatory to rear of self-contained flat□

- 2007/5005/P □ 8 Downside Crescent □ Granted 03/01/2008

□Erection of a two-storey and gable-end side extension, single-storey ground floor extension to rear with partial basement, alterations to the existing dormer windows to single-family dwellinghouse (C3) alterations to windows at first floor plus new French doors at first floor rear main elevation□

- 2010/0611/P □ 5 Downside Crescent □ Granted 20/04/2010

□Erection of a rear dormer roof extension, single-storey ground floor rear extension (following demolition of existing single-storey ground floor rear extension), installation of two windows on south side elevation and associated alterations to single family dwellinghouse□

- 2014/2955/P □ 3 Downside Crescent □ Decision due on 26/6/2014

□Erection of rear single story extension, installation of rear dormer window and installation of 3 x rooflights in connection with the conversion of 5 x flats to 1 x studio flat, 1 x 1 bed flat, 1 x 2 bed flat an 1 x 3 bed flat□

2.10 There are also other examples of rear extensions at Downside Crescent, achieved either by Lawful Development Certificate route or by grant of planning permission. These examples are of a smaller scale than the current proposal, but are nonetheless relevant in terms of understanding baseline conditions in the immediate area. We summarise these below:

- 2013/7683/P □ 25 Downside Crescent □ Lawful Development Certificate granted on 20/12/2013

□ Minor alterations to dwellinghouse including bay window and French door enlargements, alterations to roof of rear extension, 2x rooflights, infill window to existing rear wall and infill brick wall and sliding panel window to rear extension □

- 2006/2759/P □ 15 Downside Crescent □ Lawful Development Certificate granted 24/08/2006

□ Certificate of Lawful Proposed Development for a single-storey rear extension to the dwellinghouse □

- 2004/2794/P □ 10 Downside Crescent □ Lawful Development Certificate granted 20/08/2004

□ Erection of a single storey rear extension, new brick wall and gates to front, alterations to existing external openings and creation of new dormer to rear roof slope and installation of new rooflights to front roof slope □

3 POLICY CONTEXT

- 3.1 This section summarises key Development Plan policies, together with other material planning considerations. For the purposes of this application the Development Plan comprises the Camden Core Strategy 2010 – 2025 and the Camden Development Policies 2010 – 2025. We also refer to the Council's Supplementary Planning Documents, 'Design' and 'Amenity', which provide specific guidance on the Council's requirements in respect of domestic extensions and support policies in the Development Plan.
- 3.2 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 together require that planning applications should be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

Policy Context

Camden Core Strategy 2010 – 2025

- 3.3 The Camden Core Strategy 2010 – 2025 was adopted by the Council on 8 November 2010. Having reviewed the policies within this Development Plan Document the following policies are considered to be of relevance in the current context;

CS1 Distribution of Growth

CS5 Managing the Impact of Growth and Development

CS9 Achieving a Successful Central London

CS13 Tackling Climate Change through Promoting Higher Environmental Standards

CS14 Promoting High Quality Places and Conserving Our Heritage

Each of these policies is summarised below in the context of the current proposal.

- 3.4 Policy CS1 relates to the Distribution of Growth within the Borough, providing a growth strategy for the plan period. It states ***“the Council will promote the most efficient use of land and buildings in Camden by:***

...(d) seeking 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”.

- 3.5 Policy CS5 provides the Council’s strategy for dealing with the Impact of Growth and Development. It states that the Council ***“will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:***

...(c) providing sustainable buildings and spaces of the highest quality; and,

(d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities”.

The Policy goes on to state that:

“The Council will protect the amenity of Camden’s residents and those working in and visiting the Borough by:

...(e) making sure that the impact of developments on their occupiers and neighbours is fully considered;

(f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities”.

- 3.6 Policy CS9 relates to the Council’s commitment to achieving a successful Central London. The Policy states that:

“The Council will support and promote the Central London area of Camden as a successful and vibrant part of the capital to live in, work in and visit. We will:

...(d) support residential communities within Central London by protecting amenity;

...(i) preserve and enhance the area’s historic environment”.

- 3.7 Policy CS13 relates to the Council’s commitment to tackling climate change, through promoting higher environmental standards. The policy states that:

“The Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by: ...(b) promoting the efficient use of land and buildings”.

3.8 Policy CS14 relates to the promotion of high quality places and the conservation of the borough's heritage. The policy states that:

“The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

(a) requiring development of the highest standard of design that respects local context and character;

(b) preserving and enhancing 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...”.

Camden Development Policies 2010 – 2025

3.9 The Camden Development Policies 2010 – 2025 was adopted by the Council on 8 November 2010. Having reviewed the policies within this Development Plan Document the following policies are considered to be of relevance in the current context;

DP24 Securing High Quality Design

DP25 Conserving Camden's Heritage

DP26 Managing the Impact of Development on Occupiers and Neighbours

Each of these policies is summarised below, in the context of the current proposal.

3.10 Policy DP24 is the Council's principal design policy. It states:

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

a) Character, setting, context and the form and scale of neighbouring buildings;

- b) The character and proportions of the existing building, where alterations and extensions are proposed;**
- c) The quality of materials to be used;**
- d) The provision of visually interesting frontages at street level;**
- e) The appropriate location for building services equipment;**
- f) Existing natural features, such as topography and trees;**
- g) The provision of appropriate hard and soft landscaping including boundary treatments;**
- h) The provision of appropriate amenity space; and**
- i) Accessibility”.**

3.11 Policy DP25 is the Council’s heritage conservation policy. In relation to Conservation Areas it states:

“In order to maintain the character of Camden’s conservation areas, the Council will:

- a) Take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;**
- b) Only permit development within conservation areas that preserves and enhances the character and appearance of the area;**
- c) Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;**
- d) Not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and**
- e) Preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage”.**

3.12 Policy DP26 controls the impact of development on occupiers and neighbours. It states:

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) Visual privacy and overlooking;***
- b) Overshadowing and outlook;***
- c) Sunlight, daylight and artificial light levels...”.***

Camden Planning Guidance: Design

3.13 This guidance document [Design] was adopted by the Council on 6 April 2011. The document is designed to support the Core Strategy and Development Policies and, as such, is a material consideration in planning decisions.

3.14 This Supplementary Planning Document (SPD) provides key guidance on the design of householder developments. The guidance makes it clear that such developments should ***“positively enhance the character, history, and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area”***, particularly in conservation areas. The document also provides specific principles for rear extensions, as follows:

“Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;

Respect and preserve the original design and proportions of the building, including its architectural period and style;

Respect and preserve existing architectural features, such as projecting bays;

Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;

Allow for the retention of a reasonable sized garden; and

Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area□

3.15 The document also provides guidance on the width of a rear extension, stating that such developments should be designed so they are not visible from the street and should respect the rhythm of existing rear extensions.

Camden Planning Guidance: Amenity

3.16 The SPD, 'Amenity', which does not appear to have been adopted by the Council, is designed to support the Core Strategy and Development Policies and, as such, is a material consideration in planning decisions, although its weight would be less than that of the Design document as it has not been formally adopted.

3.17 The SPD provides important guidance on all amenity impact issues, in particular overlooking, privacy, outlook and daylight and sunlight.

3.18 In relation to daylight and sunlight, the document states that the Council will carefully assess proposals that have the potential to reduce daylight and sunlight levels for existing and future occupiers. In instances where a development may reduce the levels of daylight and sunlight for existing or future occupiers, a daylight / sunlight report will be required.

3.19 In discussing overlooking, privacy and outlook, the guidance states that developments should be carefully designed and planned, to ensure that amenity and outlook of neighbouring occupiers is not adversely affected. Where there is potential for a loss of amenity the Council may require a development to incorporate mitigation measures to reduce the potential adverse impact.

National Planning Policy Framework (NPPF)

3.20 The NPPF sets out Government planning policies, to be used by all local authorities in England when preparing development plans and determining planning applications. A golden thread underpinning the NPPF is a presumption in favour of sustainable development, with clear policy guidance for achieving sustainable development in a number of distinct areas. In this instance, the NPPF highlights the importance of good design as a key aspect of sustainable development.

3.21 The NPPF states that good design should contribute positively to making places better for people and planning policies and decisions should not attempt to impose architectural styles or particular tastes.

3.22 In relation to development in a Conservation Area, the NPPF states at Paragraph 129 that:

Local planning authorities should look for opportunities for new development within Conservation Areas...to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

3.23 The recently published NPPG replaces previous Government guidance and now provides the most up-to-date guidance on application making and decision taking. In the context of the current application, NPPG echoes the NPPF guidance in terms of how a planning decision should be taken, applying the presumption in favour of sustainable development

4 HERITAGE ASSESSMENT

4.1 This Heritage statement has been prepared in accordance with the provisions of paragraphs 128 and 129 of the National Planning Policy Framework (NPPF), which state;

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

4.2 No.27 Downside Crescent, NW3, is an unlisted former dwelling house, now flats, in the Parkhill and Upper Park Conservation Area, in the London Borough of Camden.



Site location plan

- 4.3 The current legislation in England and Wales, the Planning (Listed Buildings and Conservation Areas) Act (1990) (Section 69 and 70), defines the quality of a Conservation Area as being: "*the character or appearance of which it is desirable to preserve or enhance*". It is the purpose of a Conservation Area Appraisal to identify what is special about the character and appearance of a specific Conservation Area that makes its preservation and enhancement desirable. Conversely, a Conservation Area appraisal should also identify those things that harm, or which may harm, the character or appearance of the Conservation Area concerned.
- 4.4 Conservation Area designation does not preclude development from taking place, but does require that any new development either "preserves" or "enhances" the historic character of the area. This "preserve or enhance" test is normally held to refer to the character or appearance of the area as perceived from the public realm.
- 4.5 The Conservation Area designation provides additional planning controls over certain types of works carried out within the area. Most notably the designation requires that consent is sought and granted for the partial or complete demolition of non-dwelling houses and for the complete demolition of dwelling houses. The designation also prevents the felling of trees without consent and provides protection to boundary walls over 1 metre high facing a public highway, or over 2 metres high elsewhere. Certain types of otherwise "permitted development," for example the installation of satellite dishes, require consent within Conservation Areas. Other forms of development, such as small rear extensions not visible from the highway and the installation of replacement windows in dwelling houses, can only be controlled through the use of Article 4 Directions.
- 4.6 Current Government planning policy on Conservation Areas is laid down in Section 12 of the NPPF, supplemented by National Planning Policy Guidance (NPPG). Relevant local planning policy is contained in the Camden Core Strategy 2010 - 2025 and the Camden Development Policies 2010 - 2025.
- 4.7 Some additional local policies specific to the Conservation Area are identified in the *Parkhill and Upper Park Conservation Area Appraisal and Management Strategy* (see below).
- 4.8 The key local plan policy relevant to this application is Policy DP25 of the Camden Development Policies 2010 - 2025. In relation to Conservation Areas it states:

In order to maintain the character of Camden's Conservation Areas, the Council will:

- a) Take account of Conservation Area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) Only permit development within Conservation Areas that preserves and enhances the character and appearance of the area;*
- c) Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area where this harms the character or appearance of the Conservation Area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) Not permit development outside of a Conservation Area that causes harm to the character and appearance of that Conservation Area; and*
- e) Preserve trees and garden spaces which contribute to the character of a Conservation Area and which provide a setting for Camden's architectural heritage*□

4.9 Additional protection for unlisted buildings may be provided through the use of Local Lists□ whereby local planning authorities may identify specific buildings of local historic or architectural interest that have not been granted statutory protection through the national Listing□system. Such buildings enjoy a measure of protection as undesignated heritage assets□ but they do not have the same level of protection as statutorily Listed□buildings. Whilst strictly on a local list□ all of the matching first-phase houses on Downside Crescent are assessed in the *Parkhill and Upper Park Conservation Area Appraisal and Management Strategy* (p.33) as “unlisted building that makes a positive contribution to the character or appearance of the conservation area”. These (2-12 (even), 16-26 (even) and 1-35 (odd) include the application building (no.27).

Historic Environment Records

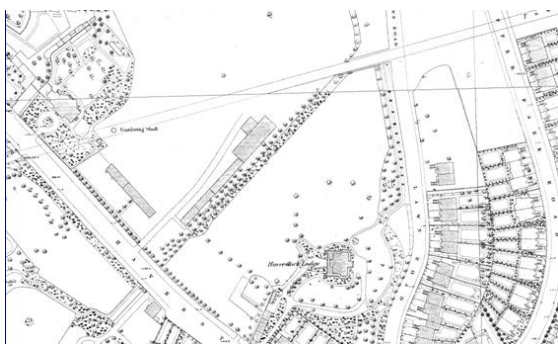
4.10 A search of the Greater London Historic Environment Record (GLHER) for a 250-metre radius round the site reveals only two entries:

- Antrim Gardens (A small late 19th-century public garden between Antrim Grove and Antrim Street), and
- An archaeological evaluation at 21 Pond St NW3, which revealed the remains of a late 17th- century/early 18th-century cellar and a culverted brick drain of similar date.

4.11 In addition, the National Heritage List for England (NHLE) includes entries for one nearby Grade I building (the outstanding modernist Isokon Flats, Lawn Road, Hampstead) and nine nearby Grade II Listed Buildings. The latter are: Nos.26-38 Belsize Grove, Hampstead; Walls and Gate Piers to Nos.26-38, Belsize Grove, Hampstead; Wood Field, Parkhill Road, Hampstead; Barn Field, Upper Park Road, Hampstead; Nos.129, 131 and 133 Haverstock Hill, Hampstead; No.148 Haverstock Hill, Hampstead; Garden Wall, Railings and Gates to No.148 Haverstock Hill, Hampstead; K2 Telephone Kiosk outside the Haverstock Arms Public House, Haverstock Hill, Hampstead; and Belsize Park Underground Station.

4.12 The National Record of the Historic Environment (NRHE) lists six sites within 250 metres. There are: The Odeon cinema at Haverstock Hill (demolished 1973), the Grade I Isokon Flats and Grade II Belsize Park tube station (both noted above), The undesignated former *County Club* music venue on Haverstock Hill, the site of the Hampstead Smallpox Hospital (demolished before 1991 and replaced with the present Royal Free Hospital (North-Western Branch)) and the Belsize Park deep-level air raid shelter. The last mentioned has its southern entrance at the junction of Haverstock Hill and Downside Crescent.

4.13 The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (p.13) notes that Downside Crescent was laid out in the 1890s, on the site of Haverstock Lodge, a substantial house built by John Lund following the break-up of the Belsize Estate in 1808. Map regression makes it clear that Haverstock Lodge itself was sited well to the south of the application site, with the application site being part of the Lodge's parkland setting.



Excerpt of OS 1:1056 map of 1871-3, showing Haverstock Lodge still extant, albeit with its parkland setting being encroached upon by villa development on Lawn Road and Upper Park Road



Excerpt from OS 1:2500 map of 1915-16, showing 27 Downside Crescent completed, with the site of Haverstock Lodge still undeveloped

4.14 The application site thus has no known archaeological interest. Development on the site will not directly or physically impact any heritage assets identified on the GLHER, NHLE or NRHE, nor any surviving below-ground remains of the demolished Haverstock Lodge. Because of its low height and surrounding buildings, garden walls and natural screening, the proposed development will not affect the settings of any heritage assets beyond the immediate vicinity. The only identified heritage assets that might possibly be affected are the Parkhill and Upper Park Conservation Area and particularly the matching first-phase houses on Downside Crescent, assessed in the *Parkhill and Upper Park Conservation Area Appraisal and Management Strategy* (p.33) as “unlisted building that makes a positive contribution to the character or appearance of the conservation area”. These houses are Nos. 2-12 (even), 16-26 (even) and 1-35 (odd), including the application building (no.27).

The Proposed Development

- 4.15 The proposed development is the construction of a single-storey garden extension to the rear of the property. In terms of impacts to heritage, the proposed development consists of 1) the demolition of an existing narrow rear extension, a rear ground-storey bay window / garden door and part of the ground-storey rear wall of the property. These are all primary (original) features of the property, although the existing rear extension has been extensively altered internally and has been altered externally through the insertion of a modern picture window of non-traditional proportions. The loss of back garden space would be in the order of 17%.
- 4.16 In order to enhance the character and appearance of the conservation area, the front garden wall will be repaired and the lost gates and railings around it will be replaced with authentic replicas exactly modelled on those of the adjoining property (no.25).
- 4.17 With the exception of the new railings and gates, the alterations will be invisible from the public realm (Downside Crescent), although the new back extension will be obliquely visible from the upper storeys of the immediately neighbouring properties to either side. The alterations will not be more widely visible, due to low height of the development, the sinuous curvature of the street, the presence of tennis courts at the bottom of the garden and because of mature trees in back gardens and around the tennis court boundary.



Streetscene view, looking west, with the application site in the centre of the view



View of the application site, showing the gates and trellis in the typical narrow gap between the semi-detached pairs



View looking down the side alley, as existing



The existing rear extension, showing inserted window and door



View from the garden, showing the existing rear extension and bay to be removed



Interior view of the existing rear extension to be removed



View showing the existing bay to be removed and garden wall to be heightened



Aerial view of the application site (centre of view), showing natural screening provided by large trees

Heritage Impact Assessment

- 4.18 As noted above, the proposed development will have no impact on any known archaeological resources and no impacts or effects on any designated or undesignated heritage assets identified through the GLHER, NHLE or NRHE. The only identified heritage assets that might possibly be affected are the Parkhill and Upper Park Conservation Area and particularly the matching first-phase houses on Downside Crescent, assessed in the *Parkhill and Upper Park Conservation Area Appraisal and Management Strategy* (p.33) as “*unlisted building that makes a positive contribution to the character or appearance of the conservation area*”. These houses are Nos. 2-12 (even), 16-26 (even) and 1-35 (odd), including the application building (no.27).
- 4.19 The sensitivity of these dwellings and the wider conservation area and the severity of any effects may be assessed with reference to the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy, as the purpose of the Appraisal is to identify what is special about the character and appearance of a specific Conservation Area and to identify those things that harm, or which may harm, that character or appearance.
- 4.20 The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy is divided into two parts:
- 4.21 Part 1 comprises the *Conservation Appraisal*, which seeks to define the special character of the Conservation Area and gives consideration to the key issues and pressures that are affecting the area.□
- 4.22 The special character of Downside Crescent is defined in Part 1 of the Appraisal thus:

“2b Downside Crescent

Downside Crescent was constructed on the site of Haverstock Lodge; it is densely lined with late-Victorian red brick, three-storey gabled houses with front gardens. The gabled roofscape is distinctive and virtually intact. The houses are semi-detached, sited close together to form a relatively uniform frontage.

Hard-standings and cross-overs have recently replaced some front gardens, and garages and car shelters on the ground floors have been added to the fronts of some houses which break the pattern of these houses and their streetscape.

At the corner of the Crescent is wartime deep shelter (reputedly complete with iron beds, now used as an archive store.”

- 4.23 Part 2 of the Appraisal comprises the *Management Strategy*, “*setting out positive actions for the particular care required to preserve and enhance the special character, to anticipate change, and the need for future review.*”
- 4.24 This section identifies many forms of development that are, or have been, particularly harmful to the character of the area. Notably this includes the infilling of the gaps between the area’s distinctive semi-detached villas, loss of architectural features, subdivision of dwellings, mansard roof extensions, basement extensions involving loss of front garden space, loss of front boundary walls and railings and the creation of parking crossovers in front gardens. Page 45 states “*There is potential to reinstate appropriate railings and walls.*” Page 49 contains the Recommendation “*Promotion of good practice by... reinstating private front gardens, railings and boundaries wherever possible.*”
- 4.25 Section 2 of the Appraisal concerns the ‘*Management of Change*’ and provides advice on the application of policy guidance. The relevant sections are:

“Control over new development

The appearance of all buildings of architectural or historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials....

In all cases the Council will expect original architectural features and detailing to be retained, protected and refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

Demolition

Conservation Area Consent is required for the demolition of garden walls that are over 1m in height fronting the highway, and 2m elsewhere. The demolition of original boundary walls will be resisted.

All applications for works of demolition within the CA should show clearly the extent of demolition proposed including partial demolition and garden walls.

Rear garden spaces

Development which results in the loss of private open spaces is unlikely to be acceptable owing to the positive contribution of these spaces to the character and appearance of the conservation area.

Any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained.

Particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, where the visual impact of a proposal may be greater.

- 4.26 Apart from the careful repair of the front garden wall and restoration of the missing gates and railings (noted as a substantial benefit), the proposed development will be invisible from the public realm (Downside Crescent), but will be obliquely visible from the upper storeys of the immediately neighbouring properties to either side. The alterations at the rear will not be more widely visible, due to low height of the development, the sinuous curvature of the street, the presence of tennis courts at the bottom of the garden and because of mature trees in back gardens and around the tennis court boundary.
- 4.27 The development will thus have only a beneficial impact on the front of the property or the wider street-scene. It does not involve infilling between properties and will leave the existing front garden otherwise unaffected. It does not entail the loss of any existing boundary wall, although there will be a new flank wall adjacent to the common boundary. It is thus compliant with all policies regarding effect on the character or appearance of the Conservation Area as viewed from the wider public realm. It will result in the loss of some 17% of the existing back garden space (currently laid to patio) however, although the garden is certainly not in a prominent position, being very enclosed and (unusually) being overlooked only by the immediately adjacent properties. The creation of a single-storey rear extension within this enclosed garden cannot detract from any *“general feeling of openness”* and the majority of the existing garden space will be retained.
- 4.28 The proposed development does require the demolition of an existing narrow rear extension at the rear of the property, a rear ground-storey bay window / garden door and part of the ground-storey rear wall of the property. These are all primary (original) features of the property, although the existing rear extension has been extensively altered internally and has been altered externally through the insertion of a modern picture window of non-traditional proportions. It is noted that Section 7 of the Appraisal states that *“The appearance of all buildings of architectural or historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features”* and that *“In all (such) cases the Council will expect original*

architectural features and detailing to be retained, protected and refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.”

4.29 It is suggested by this author that such a policy can only be appropriate in a Conservation Area where such architectural details affect the character and appearance of the area. It could not be applied to internal joinery or other interior features, for example. Whilst the removal of existing narrow rear extension and ground-storey bay window / garden door is regrettable, it would be difficult to sustain an argument that these concealed features are important to the character or appearance of the conservation area. In a street of identical, unlisted, late Victorian houses, it would be similarly hard to argue that these are features of unique and intrinsic architectural or historic interest, particularly given the altered state of the existing rear extension.

4.30 This assessment of heritage impacts would appear to be consistent with the approach taken by Camden Council to similar applications made since the adoption of the Conservation Area Appraisal in July 2011, notably:

- **2013/7333/P – 23 Downside Crescent – Granted 03/01/2014:-**

“Erection of full-width rear extension following demolition of existing part width extension, installation of rear dormer window and two side rooflights, removal of external staircase, and alterations to fenestration and front boundary wall”; and

- **2011/5180/P - 21 Downside Crescent – Granted 19/12/2011:-**

“Erection of a single storey rear extension with roof terrace and alterations to existing extension at ground floor level, installation of two rooflights to side roof slope, removal of existing car port and reinstatement of ground floor window to front elevation, erection of front boundary wall with railings, alterations to doors and windows to side elevation, replacement of existing rear windows at second floor level, replacement of rear first floor windows with French doors and addition of a Juliette balcony to residential units”.

4.30 As noted in the Planning Statement, it is also noted that since 2000, the following applications for full-width, ground-floor rear extensions have been granted: 5 Downside Crescent (Granted 20/04/2010), 8 Downside Crescent (Granted 03/01/2008); 9 Downside Crescent (Granted 15/12/2006) and 13 Downside Crescent (13/07/2004). It is noted that a similar application for 3 Downside Crescent is currently pending (Decision due 26/6/2014).

- 4.31 Lawful Development Certificates have also been granted for smaller rear extensions 10 Downside Crescent (20/08/2004); 15 Downside Crescent (24/08/2006) and 25 Downside Crescent (20/12/2013)
- 4.31 Aerial photographs showing some of these extensions will be found at the end of this report overleaf.
- 4.32 The conclusions to this Heritage Statement are contained within the Main Assessment, in the next section of this report.



Aerial view from the south, dated 2011, showing rear extensions then built or under construction. These include full width extensions at nos.8, 12 and 16



Aerial view from the north, dated 2012, showing rear extensions, including full width rear extensions at nos. 21 (under construction) and 15. Consent has subsequently been granted for another full-width extensions at no. 23

5 MAIN ASSESSMENT

- 5.1 According to Section 38(6) of the Planning and Compulsory Purchase Act 2004, Applications for planning permission should be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 5.2 The key planning considerations and issues in respect of the proposal are as follows: the principle of the development; the design of the development; the impact of the development on the Conservation Area; the impact of the development on residential amenity; and other material considerations. We deal with each of these issues in turn.

Principle of Development

- 5.3 The proposal is for a rear extension and so the principle of development falls under Policy DP24, which requires such development to be to the highest standard of design. As discussed in Section 3 of this Statement, the policy provides a number of criteria which developments are expected to consider.
- 5.4 The development has been carefully and sensitively designed to take account of the character and appearance of both the original dwelling on the site, and surrounding dwellings in the area. As it is confined to the ground floor the proposal does not impact on the areas of heritage interest specified in the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy. There are a number of examples of similar developments at Downside Crescent, in particular those at Nos. 23, 21, 13, 9, 8, 5 and 3, which more than adequately demonstrate the acceptability of an extension of the scale currently proposed.
- 5.5 The extension itself would replace part of the existing building and would infill the patio area immediately outside of the ground floor flat. Its design is such that its height would be low-level, similar to that of the current rear extension, and the structure as a whole would not project into the rear garden any further than the building line of the existing extension. In addition, its design utilises matching feature and facing bricks, together with similarly designed bay window projections.
- 5.6 RPS considers the sensitive and considerate design approach is in accordance with the requirements of Policy DP24.

5.7 The structural state of the existing extension is also of importance to the discussion of the principle of the development. Bolton Priestley Consulting Engineers (see accompanying letter) have inspected the site and have concluded that the rear extension has been affected by subsidence and that in order to protect the primary sub-divided dwelling the most efficient and practical way of stabilising the structure would be to demolish and rebuild this particular section, with a foundation compliant with NHBC Standard: Part 4 Foundations and current British Standards.

Design

5.8 The Council has produced SPD to guide the design of householder developments such as this. The guidance provides seven specific principles for rear extensions.

5.9 We respond to each of these principles as follows:

- As it is confined to the ground floor and rear, the extension is 'secondary' to the main building in terms of its scale and location. The proportions and detailing are similar to those on the original dwelling house and serve to maintain and enhance its character.
- The design has utilised matching facing and feature bricks, together with the use of projecting bay windows. Furthermore, the proposed bay windows would be of timber construction, to match the original features of the dwelling, replacing the poor quality aluminium windows and door currently in situ. These respect, preserve and enhance the features of architectural interest on the original dwelling. The proposed railings to the front of the property would match those on the adjoining property to the south-west.
- The proposal retains a garden of 141sq.m. RPS considers this to be acceptable to serve its purpose as private open space for the occupiers of the ground floor flat.

5.10 RPS considers the proposal is thus in general accordance with the design principles set out in the *Design* SPD.

5.11 The NPPF also provide useful commentary on design as a key aspect of sustainable development. In this instance RPS considers the high quality design of the proposed extension would achieve a high quality environment for the applicants whilst at the same time protecting and respecting the amenities of neighbouring occupiers (this issue is discussed later in this Statement). This is in full accordance with both Government policy documents.

Impact on the Conservation Area

- 5.12 Apart from the beneficial repair of the front garden wall and the reinstatement of replica gates and railings, the proposed development would be invisible from the public realm. The new extension will be obliquely visible from the upper storeys of the immediately neighbouring properties to either side. The extension would not be more widely visible, due to low height of the development, the sinuous curvature of the street, the presence of tennis courts at the bottom of the garden and because of mature trees in back gardens and around the tennis court boundary. The rear extension will thus have a neutral impact on the character or appearance of the conservation area. With the inclusion of the new front garden boundary treatment, the proposed development will have a beneficial impact on both the character and appearance of the conservation area.
- 5.13 The proposed development will have no impact on any known archaeological resources and no impacts or effects on any designated or undesignated heritage assets identified through the GLHER, NHLE or NRHE, or their settings.
- 5.14 In terms of impacts to heritage, the impacts are confined to the unlisted host building itself, and its garden. The physical impacts comprise the demolition of an existing narrow rear extension, the demolition of a rear ground-storey bay window / garden door and the loss of part of the ground-storey rear wall of the property. These are all primary (original) features of the property, although the existing rear extension has been extensively altered internally and has been altered externally through the insertion of a modern picture window of non-traditional proportions. These impacts are compensated by the new front railings and gates.
- 5.15 In conservation terms, whilst the removal of existing narrow rear extension and ground-storey bay window / garden door is regrettable, it would be difficult to sustain an argument that these concealed features are important to the character or appearance of the conservation area. In a street of identical, unlisted, late Victorian houses, it would be similarly hard to argue that these are features of unique and intrinsic architectural or historic interest, particularly given the altered state of the existing rear extension and, indeed, the similarly altered state of many of the other matching houses in the street. In actual fact, given the proposed bay windows would be of timber construction, RPS considers the proposal to be an improvement on the existing, which comprises the use of lesser quality, unoriginal materials.
- 5.16 RPS thus considers the proposal accords with the aims of Policy DP25 and also the overarching principles of the NPPF and is acceptable.

Impact on Residential Amenity

- 5.17 The issue of the amenities of neighbouring occupiers is also a key consideration and is controlled by both policy DP26 of the Development Policies and also the 'Design' and 'Amenity' SPD. All three controls highlight issues such as outlook, overlooking, overshadowing, daylight / sunlight loss and sense of enclosure as particularly important issues for consideration.
- 5.18 The current relationship between Nos. 27 and 25 Downside Crescent is characterised by a 2m brick wall at the common boundary, which acts as a screening barrier between properties. Both properties have rear extensions at the 'detached' end of the dwelling. The proposal would see a parapet wall 3.4m high erected adjacent to the common boundary wall, extending along the 5.5m depth of the extension. This increase in wall height at the will be mitigated to some extent by the difference in levels between properties, where No. 25 Downside Crescent sits approximately 400mm above the application site. As there are no windows overlooking the neighbouring property RPS considers the proposal would not have an adverse impact on the amenities of the neighbouring occupiers.
- 5.19 Furthermore, in terms of light, RPS considers the proposal will not reduce daylight or sunlight levels for the neighbouring occupiers. The sun passes from south-east to south-west daily, and, as such, sunlight passes through No. 25 Downside Crescent into the application site.

Other considerations

- 5.20 It is also important to consider the impact of the proposal on the Borough's housing stock. The *London Borough of Camden Housing Needs Survey Update 2008*, which comprised a key part of the evidence base for the current Core Strategy and Development Policies documents, confirmed that at the time there was an oversupply of one-bed accommodation and an undersupply of two, three and four-bed accommodation. It should be noted that the proposed development would contribute to the provision of two-bed accommodation in the borough.

6 CONCLUSION

- 6.1 The application site, a ground floor flat within a sub-divided property, is located at Downside Crescent and lies within the Parkhill Conservation Area.
- 6.2 The proposed development would remove an existing rear extension, to be replaced with an extension covering the width of the sub-divided dwelling. This extension would extend into the rear garden by 5.5m, no further than the rear wall line of the current narrow extension, providing a new reception room and also allowing reconfiguration of the internal space to facilitate the provision of an additional en-suite bedroom. In total the development would provide around 25sq.m. of additional floorspace.
- 6.3 Council planning policies are set out within the Camden Core Strategy 2010 – 2025 and the Camden Development Policies 2010 – 2025. These policies, in particular policies DP24 and DP26 require domestic extensions to be designed to the highest standard and to have considered the impact of new development on the amenities of neighbouring occupiers particularly in relation to overlooking, overshadowing and loss of daylight / sunlight.
- 6.4 The Supplementary Planning Documents 'Design' and 'Amenity' also provide guidance in relation to domestic extensions.
- 6.5 Policy DP25, which controls development in the Borough's Conservation Areas, is also of relevance.
- 6.6 This report has assessed the proposal against current planning policies and other material considerations, concluding that the proposal would have no adverse impact on the special character of the Conservation Area, would have no adverse impact on the amenities of neighbouring occupiers and would be secondary to the existing dwelling. The proposal accords with policies DP24, DP25 and DP26 and is acceptable.

Nick Umney
Nick Umney Architectural Ltd
545 Lordship Lane
London
SE22 8LB

19th of May 2014

Our ref: 013.078.00

Dear Mr Umney

Re: 27 Downside Crescent, London. NW3 2AN

We confirm that we were instructed by William Carter (owner of the above property) to undertake a structural survey of 27 Downside Crescent, which has suffered cracking to the rear extension.

Given the presence of the London Clay as the founding soil, which is a highly shrinkable soil and the presence of trees within the surrounding area then it is our opinion that the rear extension has been affected by subsidence.

Given the movement that the property has experienced and the damage that this has caused, then we would strongly recommend that the most efficient and practical way of stabilising the structure would be to demolish and rebuild the rear extension. When the rebuild is taking place then a foundation should be designed that is compliant with NHBC Standard: Part 4 Foundations and current British Standards.

If the subsidence is not rectified, then the continuous settlement of this existing rear extension could potentially damage the existing fabric of the building.

I trust the above is in order, if you require any clarification on matters raised then please feel free to contact me.

Yours sincerely,



Alan Bowling
Associate



General view of Downside Crescent



Front garden wall of 27 Downside Crescent

5. Site Photographs

27 Downside Crescent London NW3 2AN
Nick Umney Architectural



Front of property



Rear of property

5. Site Photographs

27 Downside Crescent London NW3 2AN
Nick Umney Architectural



Rear addition (to be demolished)



Bay window (to be demolished)



Railings to 25 Downside Crescent

5. Site Photographs

27 Downside Crescent London NW3 2AN
Nick Umney Architectural

