

DOMESTIC DESIGNS LTD

39 Rosslyn Hill, Hampstead, NW3 5UJ

Planning, Design & Access Statement

Contents

1.	Introduction	3
2.	Site Description	4
3.	Planning History	5
4.	Policy	7
5.	Analysis	13
6.	Design & Access Statement	16
7.	Conclusions	18

1. Introduction

- 1.1. This planning, design and access statement is submitted in support of a planning application for a ground floor side extension and internal alterations to No. 39 Rosslyn Hill. The extension would provide a modest addition to the ground floor layout.
- 1.2. The main property has a semi sunken basement level and already features a large rear extension to the level below. Whilst the existing works are in the main invisible from the wider street scene and accordingly the proposed development is considered not to result in harm to the amenity of nearby residents or the character and appearance of the street scene.
- 1.3. The external appearance of the works would match the existing and would help the proposed development integrate with the dwelling. The works are considered to be an improvement upon the visual appearance of the existing development. Accordingly the proposed development is considered to accord with local planning policy and the following statement will set that out more fully.
- 1.4. This statement includes a design and access statement to demonstrate the thought and process that has gone into this planning application.

2. Site Description

- 2.1. No. 39 is located within the London Borough of Camden and on the south side of Rosslyn Hill. The property is not listed, but it is located within the Fitzjohns/Netherhall Conservation Area. The dwelling is a four storey semi-detached building which is currently subdivided into residential flats (Class C3).
- 2.2. No 39 was built with development on Thurlow Road and Eldon Grove and have the same design of a three storey Italianate semi detached with semi basement and raised ground floor, rusticated stucco at ground floor and basement, hipped roof, sash windows with a tripartite at centre.
- 2.3. The dwelling is set well back from the street and features a generous rear garden. There is an existing side and rear basement extension along with an existing balcony to the ground floor flat.
- 2.4. The existing balcony is a legacy from when the single dwelling was converted to flats and the ground floor occupant has no rights to access the rear garden, which is understood to be controlled by the basement occupant.
- 2.5. The previous planning application was considered to be an opportunity to re-examine the living space available to residents and consider how it can be enhanced without harm to the character and appearance of the conservation area or nearby residential amenity. This is still the case with this application.

3. Planning History

- 19273 – Refused permission for the change of use (of 39 & 41 Rosslyn Hill and 29 & 30 Thurlow Road) to provide 14 self contained flats including works of conversion and the erection of a three storey residential block to the rear. (09/08/74)
- 20266 – Refused permission for Alterations to 29/30 Thurlow Road to provide eight self- contained flats. Erection of a new building facing Eldon Grove to provide five residential units. (12/02/75)
- 8500288 – Permission for alterations including the raising of the front garden wall and brick piers as shown on one un-numbered drawing. (19/02/85)
- 8892182 – Permission for the pruning of trees. (19/10/88)
- 9200143 – Permission for the retention of a porch entrance to the basement flat including enlargement of the basement area as shown on drawing no 107/1-4 revised on 11.03.92.(10/02/92)
- 9201177 – Permission for erection of porch at rear lower ground floor level to the existing flat. as shown on drawing no 1 2 3 4 5 and 6. (08/10/92)
- 9293326 – Agree to tree pruning. (12/10/92)
- 9293366 – Agree to pruning of tree. (07/11/92)
- PW9902335 – Permission for the erection of a single storey side extension to the existing house. As shown on drawing no(s) 19/1, 2, 3, 5 and one un-numbered revised plan with dimensions as clarified by letter dated 9th June 1999. (28/04/99)
- 2006/09/98/T – No objection to CA Tree works for FRONT GARDEN: 1 x Beech - Thin throughout the crown by 20%. Reduce extremities of branches growing towards property to give clearance of 2-3m. Reduce extremities of branches growing across first floor. (01/03/06)
- 2006/12/46/T – No objection to CA Tree works for REAR GARDEN: 1 x Pear - Reduce height by 1-1.5m. Reduce spread to balance crown & thin crown density by 15%. (15/03/06)
- 2008/41/06/P – Permission for replacement of an existing roof access hatch with a roof light to the internal valley roof of the residential building (Class C3). (11/09/08)
- 2008/41/79/P – Permission for replacement of an existing roof access hatch with a roof light and installation of an additional roof light to the internal valley roof of the residential building (Class C3). (11/09/08)
- 2009/17/83/T – No objection to CA tree works for FRONT GARDEN: 1 x Beech - Crown thin by 20%, shorten to clear building. (20/04/09)
- 2009/19/38/T – No objection to Ca tree works for FRONT GARDEN: 1 x Beech - Crown thin by 20%, shorten to clear building. (28/04/09)
- 2011/5684/P – Permission for erection of single-storey rear and side extension as replacement for three separate single-storey rear extensions at lower ground floor level; associated rear garden excavation with new patio and access to garden level; enlarged roof terrace including installation of new refurbished iron balustrade on new rear extension, all to existing self-contained lower and upper ground floor flats (Class C3)

Planning History Commentary

- 3.1. The planning history for the site is fairly lengthy with a number of works to trees applications. The last application was the most significant of the list.

4. Policy

- 4.1. The UDP was replaced in November 2010 with the LDF which comprises the Core Strategy and Development Policies documents. This has replaced the vast majority of the policies contained within the UDP, with the exception of Policy LU1, which remains in place until the site allocations document is adopted. This policy is not considered relevant to the application.

Local Plan Policy

- 4.2. The following local plan policies are considered application to the proposed development:

Core Strategy

- 4.3. There are three Core Strategy Policies which are considered applicable to the proposed development. These are reproduced below.

CS5 Managing the impact of growth and development

The Council will manage the impact of growth and development in Camden. We 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:

- a) providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;
- b) providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;
- 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 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; and
 - f) requiring mitigation measures where necessary.

CS14 Promoting high quality places and conserving our heritage

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;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough

Development Policies

- 4.4. There are three Development Policies applicable to the proposed development and these are reproduced below.

DP24 Securing high quality design

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.

DP25 Conserving Camden's Heritage

Conservation areas

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.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

DP26 Managing the impact of development on occupiers and neighbours

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;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical.

- 4.5. The Camden Planning Guidance 2011 features a number of documents covering various topic areas. Guidance is text based in the main with key messages given, along with detailed guidance in the main text sections. We have reproduced the applicable key messages from the relevant topic documents.

CPG1 - Design

Design excellence

KEY MESSAGES

Camden is committed to excellence in design and schemes should consider:

- The context of a development and its surrounding area;
- The design of the building itself;
- The use of the building;
- The materials used; and
- Public spaces.

Extensions, alterations and conservatories

KEY MESSAGES

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended.
- You can make certain types of minor alterations without planning permission (see below) external alterations.

Overlooking, privacy and outlook

KEY MESSAGES:

- Development are to be designed to protect the privacy of existing dwellings;
- Mitigation measures are to be included when overlooking is unavoidable;
- Outlook from new developments should be designed to be pleasant;
- Public spaces benefit from overlooking as natural surveillance.

Fitzjohns/Netherhall Conservation Area Statement

- 4.6. The Fitzjohns and Netherhall conservation area statement defines and analyses what makes the conservation area 'special' and provides important information to local residents, community groups, businesses, property owners, architects and developers about the types of alterations and development that are likely to be acceptable or unacceptable in the conservation area.
- 4.7. As a whole the area is set out to have a mixture of architectural styles. The streetscene is considered important and the presence of mature trees playing a significant role. Rosslyn Hill is located in Sub Area 2 and No. 39 is noted as being a semi detached villa (along with 15-39). No 39 was built with development on Thurlow Road and Eldon Grove and have the same design of a three storey Italianate semi detached with semi basement and raised ground floor, rusticated stucco at ground floor and basement, hipped roof, sash windows with a tripartite at centre.
- 4.8. A number of developments nearby are said to harm the character of the area but No. 39 is noted to make a positive contribution to the Conservation Area. There are a number of policies noted within the document which need to be considered in the design of any development within this Conservation Area. Those policies which are considered relevant to the proposed development are provided below.

F/N1 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses and other matters such as density and parking standards.

- F/N7 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged.
- F/N8 The choice of materials in new work will be most important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.
- F/N9 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area, this may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing should match the original mix and profile as it can drastically alter the appearance of a building (especially when "fine gauge" brickwork is present), and may be difficult to reverse.
- F/N10 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.
- F/N18 Planning permission is usually required for the erection of a rear extension or conservatory. However modest single storey extensions to a single family dwelling may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height. It is advisable to consult the Planning Service to confirm if this is the case.
- F/N19 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.
- F/N20 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- F/N21 Rear extensions will not be acceptable where they would spoil an uniform rear elevation of an unspoilt terrace or group of buildings.
- F/N22 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

5. Analysis

- 5.1. The property already features existing extensions to the side and rear of the basement level. The built quality of the existing extension is the style that is to be replicated on the ground floor side extension.
- 5.2. In consideration of the existing policies referred to in the previous section of this statement the issues in respect of this application are considered to be the impact of the proposed development on the character and appearance of the existing dwelling, the impact upon the character and appearance of the wider Conservation Area and the impact upon the amenity of adjoining residential properties.
- 5.3. The principle of extensions to residential dwellings is well established and in the case of this dwelling, has already been undertaken. They are present at a number of properties fronting Eldon Grove, Thurlow Road and Rosslyn Hill. Many appear to be of a similar size top that proposed within the submitted scheme.

Impact to Character & Appearance of Existing Dwelling

- 5.4. The existing dwelling is a pleasant three storey (four inc basement) semi detached dwelling with an existing side and rear basement extension. This includes a small balcony to the ground floor flat above the existing rear extension. There are steps down to small amounts of patio to the side and rear, however these are only realistically able to allow pedestrian access and provide very little space for functional use.



- 5.5. The existing building features a semi basement and raised ground floor, rusticated stucco at ground floor and basement, hipped roof, sash windows with a tripartite at centre. This can be seen from the image to the left.
- 5.6. Existing policy requires that designs be of the highest quality and respect the design of the host dwelling. Any extension is required to integrate with the character and proportions of the existing dwelling. It is also set out within the Conservation Area Statement that opportunities to enhance the quality of the Conservation Area should be examined.
- 5.7. The proposed scheme will deliver amendments to the existing ground floor flat to give it a design more consistent with the architectural detailing of the existing dwelling and with fenestration in keeping with those already upon the side elevation of the property. The changes to the design of the extensions is considered to successfully integrate with the design of the existing dwelling and provides a more appropriate form of development than exists at the present time. They appear similar to the recommended designs of extensions contained within Council Design Guidance.

- 5.8. The increase in the size of the side extension is minimal and not considered to be a visually disproportionate addition to the property, especially taking into account similar developments in the locality and reality that the presence of the development will have little overall impact upon the public perception of the appearance and character of the dwelling.
- 5.9. Accordingly it is not considered that the proposed development would result in harm to the character and appearance of the existing dwelling and as such would accord with the relevant development plan, core strategy and conservation area policies in respect of this issue (CS14, DP24 & DP25).

Impact to Character and Appearance of Conservation Area

- 5.10. The dwelling is located within the Conservation Area and therefore consideration needs to be had to the impact of the works on the wider conservation area such that the aspects which have resulted in the designation of the area are not harmed.



- 5.11. No. 39 is noted to make a positive contribution to the Conservation Area, and it is not considered that the proposed development would impact the positive contribution the dwelling has.
- 5.12. The main character of the Conservation Area is noted to be the contribution to the street scene and the presence of mature trees to the front and rear gardens. The proposed development is mostly located on the footprint of existing built development or hard standing and therefore would not materially impact the existing hard/soft landscaping relationship that currently exists.
- 5.13. There would be no loss of mature trees within the rear garden or along the common boundary with any property. The works would have no impact upon the front garden. As such the proposed development would have no impact on one of the primary identified contributors to the relationship of this site with the wider conservation area, the landscaping.
- 5.14. It is therefore considered that the proposed works would comply with the policy requirements set out within Policy DP24 and DP25 to respect the character of the existing dwelling and preserves the character and appearance of the conservation area.

Impact upon Amenities of Nearby Residential Properties

- 5.15. The majority of the proposed works is confined to an extension to the ground floor flat, which is sited such that it would not have any impact upon the amenities of neighbouring properties..
- 5.16. As the works would be to the side of the ground floor flat there is not going to be any issue relating to loss of light or overshadowing.

- 5.17. We are therefore of the opinion that the increase in the size of the extension to the ground floor flat will not result in harm to amenity by way of overlooking or noise. The proposed development is therefore considered to accord with the aims and objectives set out within Policy DP26.

Sustainability

- 5.18. The applicant is keen to improve the energy efficiency of this building and therefore is looking to deliver a development which is thermally and energy efficient. Where possible they will look to install more energy efficient systems in the rest of the flat, however the improvements delivered by this extension will clearly aid in reducing the carbon footprint of this property.

6. Design & Access Statement

- 6.1. The following Design and Access Statement has been prepared in line with the guidance set out by CABE within their best practice document, “Design and access statements: How to write, read and use them”.

Use

- 6.2. The use of the extension will be for the enjoyment of the occupiers of the basement and ground floor flats. This is consistent with the existing arrangement of space within the site and accordingly the use of the new development is considered acceptable.

Amount

- 6.3. The amount of development proposed is considered to be consistent with the need for the development to integrate well with the character and appearance of the dwelling. The size of the site is clearly such that a greater level of development could be accommodated, but the proposed development is modest in scale and integrates well with the character and appearance of the dwelling and the conservation area.

Layout

- 6.4. The layout of the development follows the existing layout of the site. The extensions to the side simply build on the existing uses in those locations and extend into parts of the site which are capable of accepting additional development without harm to character.
- 6.5. Accordingly the layout is considered to be compatible with, and acceptable within the existing residential context such that no harm to amenity or character would result.

Scale

- 6.6. The scale of the development is modest and would be seen as a very minor addition to the dwelling such that the overall character of the property is not altered. The subservience of the works is such that from public viewpoints and the majority of private viewpoints the works would not be visible.

Landscaping

- 6.7. There is existing landscaping to the boundaries and within the rear garden areas. It is not considered that the proposed works would result in the loss of any mature specimen such that green character of the site would be harmed. The removal of additional ground to allow for the extension and patio area would mean the removal of some grassed land. However it is only laid to grass and not significant in terms of biodiversity.
- 6.8. Whilst no harm to the green character would result, landscaping can be controlled by way of condition such that the proposed works integrate well with the existing green character and make a positive contribution to the existing green character.

Appearance

- 6.9. The existing appearance of the extensions is not considered to be consistent with the character and appearance of the existing dwelling such that they do not make a positive contribution to character. The proposed works are considered to bring the extensions into line with the appearance of the existing property, thus marking a material improvement to the visual appearance of the property.
- 6.10. The proposed development is therefore considered to comply with the aims and objectives set out within the design guide and would be positive influence in respect of the existing dwelling.

Access

- 6.11. Access to the site would remain as existing, but would allow greater use of the rear patio area. This would be a material improvement to the circulation around and through the property.

7. Conclusions

- 7.1. The application is considered to comply with the aims and objectives set out within the planning policies applicable to the proposed development and set out in full within this statement. The proposed development would see the removal of extensions which are not considered to be of benefit to the character and appearance of the existing dwelling and replace them with more visually consistent form of built development.
- 7.2. The development would improve the sustainability of the ground floor flat whilst also providing additional living space and would not result in harm to the amenity of any adjoining residential property or any other flat within the existing property.
- 7.3. The proposed development would not result in harm to the character and appearance of the existing dwelling, indeed it is considered to materially improve the appearance of the existing extensions to the buildings.
- 7.4. The proposed scheme would not harm any part of the dwelling or curtilage which make a positive contribution to the Conservation Area and in reality would have very little impact to any view into the site from public or private vantage points. The proposed development is therefore considered to preserve the character and appearance of the conservation area and maintain the value of the heritage asset.
- 7.5. We respectfully request that the Council grant planning permission for the proposed development as it complies with all relevant local and national planning policies.