

Town Planning Bureau

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PLANNING, DESIGN AND ACCESS STATEMENT

Site: 75 Lady Margaret Road, London NW5 2NN.

Application by:

Lead Consultant: Paul S Bottomley

Date: 3rd October 2014.

Our Ref: URB338-ST1-PSB

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1.0 Introduction

1.1 This planning, design and access statement is prepared by Mr Paul S Bottomley BA (Hons), MA, MRTPI of Town Planning Bureau and comprises supporting information in respect of a planning application for the development as described at para.1.2 below.

- Applicant: Mr J Harrison.
- Site: 75 Lady Margaret Road, London, NW5 2NN. (“No.75” / “the site”).
- LPA: London Borough of Camden (“the Council” / “CBC”).

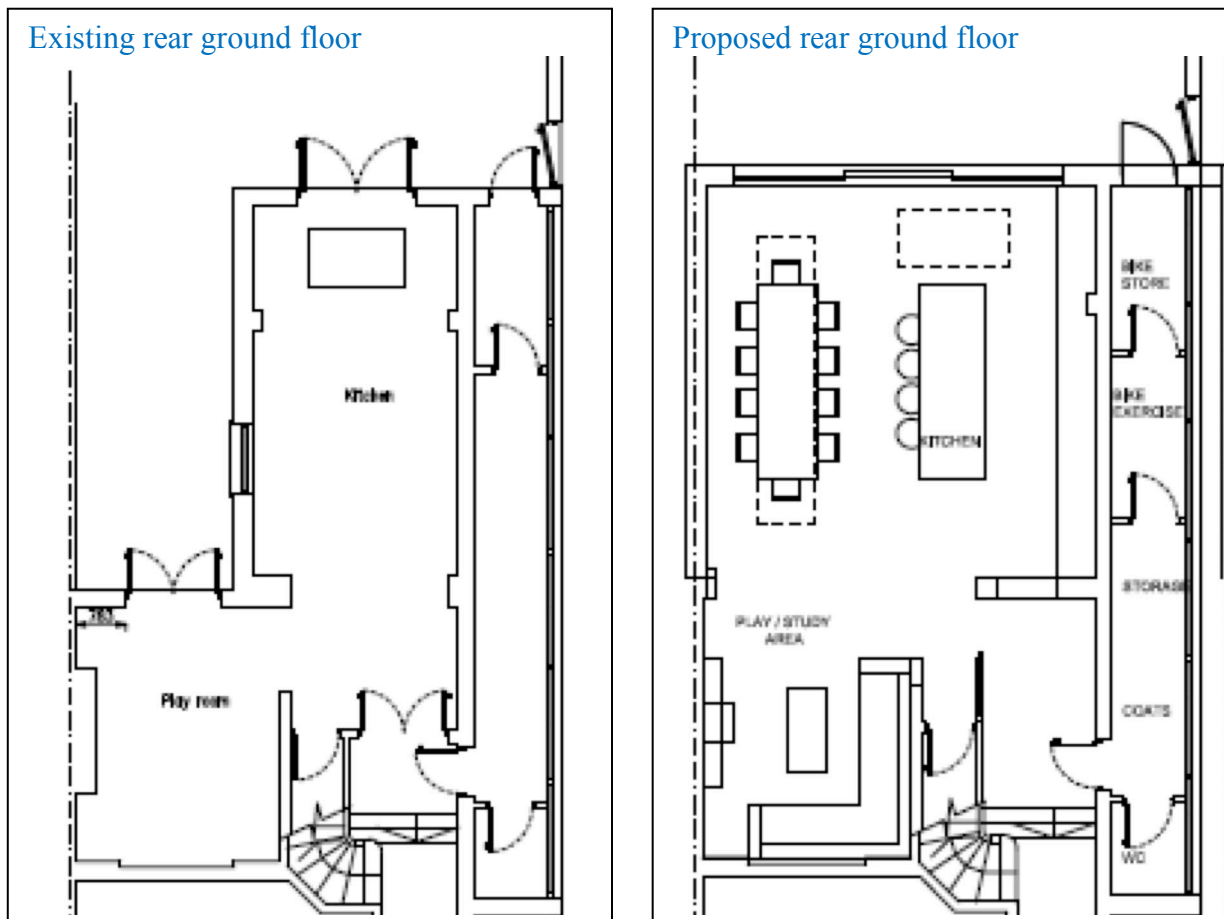


Proposal

1.2 Planning permission is sought for the erection of a ground floor side extension, the formation of a rear dormer roof extension and a new Velux roof light in the front elevation in order to provide improved accommodation for this single dwelling house.

Amount

1.3 The works in essence comprise two separate elements, the rear side extension and the rear dormer roof extension.



- 1.4 The ground floor side extension at the rear of the house would infill the gap between the existing part single/part two storey rear outrigger and the boundary with the adjoining semi-detached house No. 73. It would be 2.5m wide and extend 6.2m, the full length of the existing rear addition. It would be flat roofed with a height of 3m at eaves on the boundary with No.73. It would provide enhanced kitchen/dining facilities for the occupiers of this single dwelling house.
- 1.5 A 4m wide dormer roof extension is proposed for the rear roof slope of the main roof, and one roof light will be formed in the front roof slope. The resultant floorspace formed will provide a guest bedroom and bathroom.

Design

- 1.6 The principle aim of the development is to improve the standard of accommodation within the property without having a harmful impact on the character of the area or neighbouring amenity. All new work would be in materials to match existing, with the ground floor extension to be rendered white to match the existing ground floor back addition with three anthracite aluminium doors and the dormer to be clad in tiles to match the existing roof, with four windows of similar style to the existing dormer nearby at No.71 Lady Margaret Road.

Character

- 1.7 The character and appearance of the building and the area will be unaffected as the use will remain a single dwelling house and the alterations are designed to blend in with the existing and neighbouring properties. The side extension will be barely noticeable from the street, while the

rear dormer will be of a similar style to several other rear roof dormers in the vicinity. The small front roof light will be unobtrusive.

Restrictions

- 1.8 The property is not listed nor is it located within a conservation area.

Sustainability

- 1.9 The proposed works provide the opportunity to improve the sustainability of the property.

Landscaping

- 1.10 There would be no loss of meaningful landscaping.

Trees

- 1.11 There would be no impact on any tree.

2.0 Site Location & Description

Site location

- 2.1 The application site (“the site”) is located on the west side of Lady Margaret Road on the corner with the junction with Raveley Street. This is a residential area south of Tufnell Park centre, of large houses, some of which have been converted into flats. Similar residential properties adjoin and are opposite. Residential properties fronting Raveley Street adjoin to the rear.

Site description

- 2.2 The application site comprises a four storey Victorian semi-detached house with two storey rear outrigger and single storey rear addition, made of red stock brick walls, rendered at ground floor level to the rear, and with a gable ended tiled roof. There is a small front garden and a larger rear garden.

3.0 Planning Policy

3.1 When preparing this application regard has been had to national and local planning policy and the general design approach to extend dwellings within the local area. In particular the scheme has been prepared with regard to the following:-

Camden Core Strategy 2010-2025

- Policy CS14 - promoting high quality places and conserving our heritage

Camden Development Policies

- Policy DP24 - Securing high quality design
- Policy DP26 - managing the impact of development on occupiers and neighbours

3.2 In addition, we have had regard to:

- Camden Planning Guidance 1 - Design, 2014.

4.0 Relevant Planning and Site History

- 4.1 75 Lady Margaret Road: Ref 2005/5543/P: Demolition of existing ground floor rear extension and erection of a single-storey side and rear extension and 2nd floor roof terrace balustrade to dwelling house (Class C3). Approved February 2006. This has been partly implemented but the infill side extension adjoining No.73 has not been implemented.
- 4.2 There are also numerous permissions for ground floor infill extensions and/or rear roof dormer windows in nearby properties immediately nearby in Lady Margaret Road - for example at No. 64 (Ref 2007/4849), No. 60 (ref 2012/4772) and No.58 (ref 2004/5001 and on appeal ref 2005/0476) and, to the rear at No.3 Raveley Street (ref: 2010/2436). Many other such extensions have been built as permitted development.

5.0 Access Considerations

Approaching horizontal building access

- 5.1 Pedestrian access to the site is directly from Lady Margaret Road, and there is access to the rear garden from Ravelly Street - there would be no alteration to this arrangement.

Vertical Circulation/ Disabled Use of the Building

- 5.2 Access to the upper floors is via a staircase; there is no alternative to this arrangement..

Car Parking

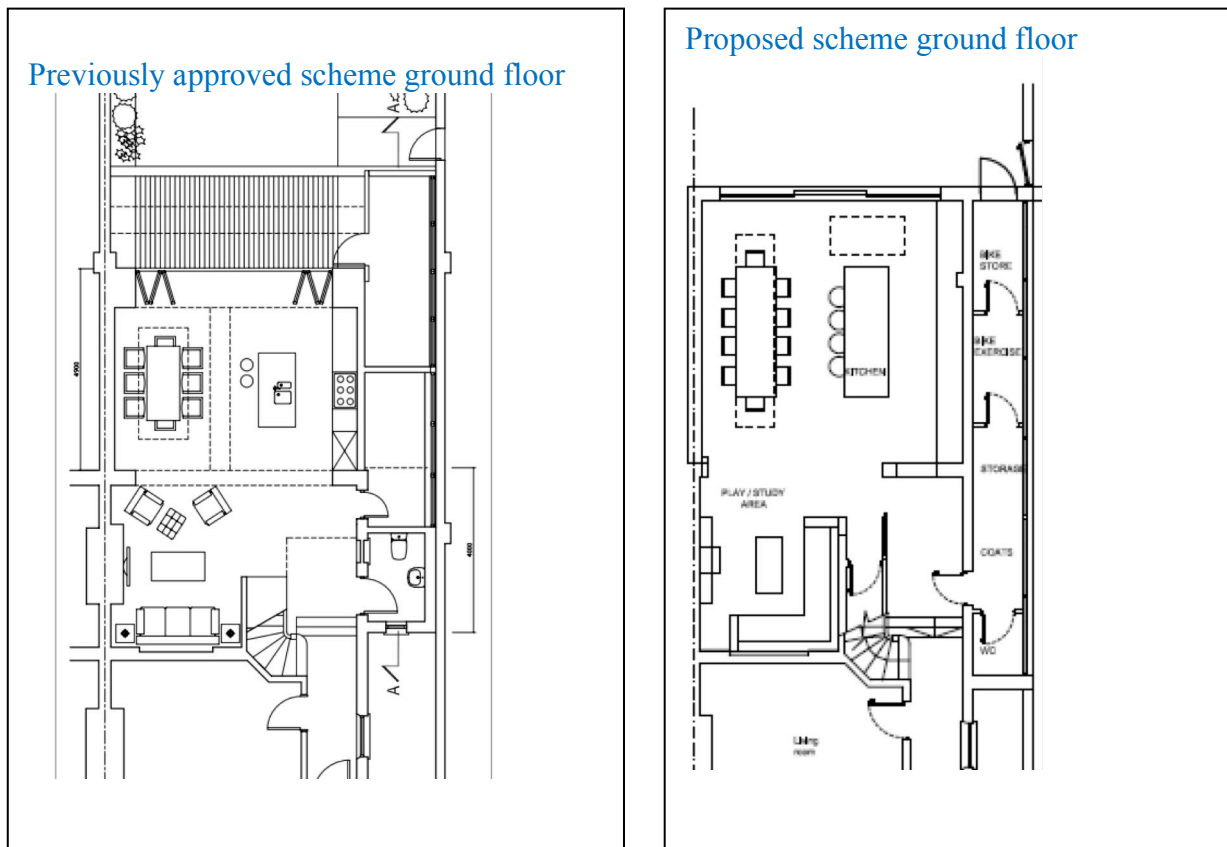
- 5.3 There would be no change to the existing situation - there are no off street parking spaces.

6.0 Planning Considerations

6.1 The scheme seeks planning permission for a dormer extension to the rear roof and a side rear infill extension in order to provide an improved standard of accommodation for the occupiers of this single dwelling house. We have taken account of the policies and guidance set out above in designing the proposals. We consider each of the separate elements below.

Rear side ground floor infill extension

6.2 The proposed extension will extend along the side of the existing two storey rear outrigger and ground floor rear addition, infilling the gap between the outrigger and the boundary wall with No.73. It would not extend beyond the existing addition and would be 6.2m in length. This is just 1.3m longer than the extension approved in 2006 but not yet implemented (2005/5543); indeed the 2006 scheme included an additional full width glazed canopy extension projecting back a further 2.5m resulting in a combined extension of 7.4m length, 1.2m greater than the extension now applied for. Given the above scheme has been partly implemented, this element can still be built. In this regard the extension now being proposed will have less impact on the adjoining property than that previously approved. In any event the extension, with a flat roof just less than



6.3 3m high, will not have a significant impact on the amenities of the adjoining property given the position and situation of the existing boundary wall and rear extensions, including the two storey rear outrigger. In comparison to the existing built form the extension is relatively minor and will enable modest improvements to the ground floor layout to take place.

6.4 The extension has been designed to accord with Council policy and guidance. It would not dominate or compete with the original building and would clearly be subordinate to this large four storey building with its two storey outrigger. It has been designed with materials to match the existing, including the rear elevation being rendered white to match the existing extension. Even though this is a corner property with a side elevation to the street, this particular extension would be unobtrusive from the street given its location on the far side of the property, largely screened by the existing extensions. It would have no impact



on the character and appearance of the property or the wider area. We consider that it therefore complies with policies CS14, DP24, DP26 and the Camden Planning Guidance 1.

6.5 The extension is similar to many such side infill extensions in the area, some of which have been referred to above, some of which the Council have granted permission for and many others of which have been built as permitted development. As mentioned above the Council has already accepted the principle of a side infill extension at this property through the previous permission. The scheme now proposed does not project as far on the party wall boundary as the overall scheme approved in 2006. Indeed it could be argued that the extension is permitted development, given it projects no further than the existing single storey rear extension which, although built as a result of the 2006 permission extended no further into the garden than the previous extension on site, but given the uncertainty as to whether that extension constituted part of the “original” building and given the acceptability of the extension proposed now it is considered expedient to go through the planning application process.

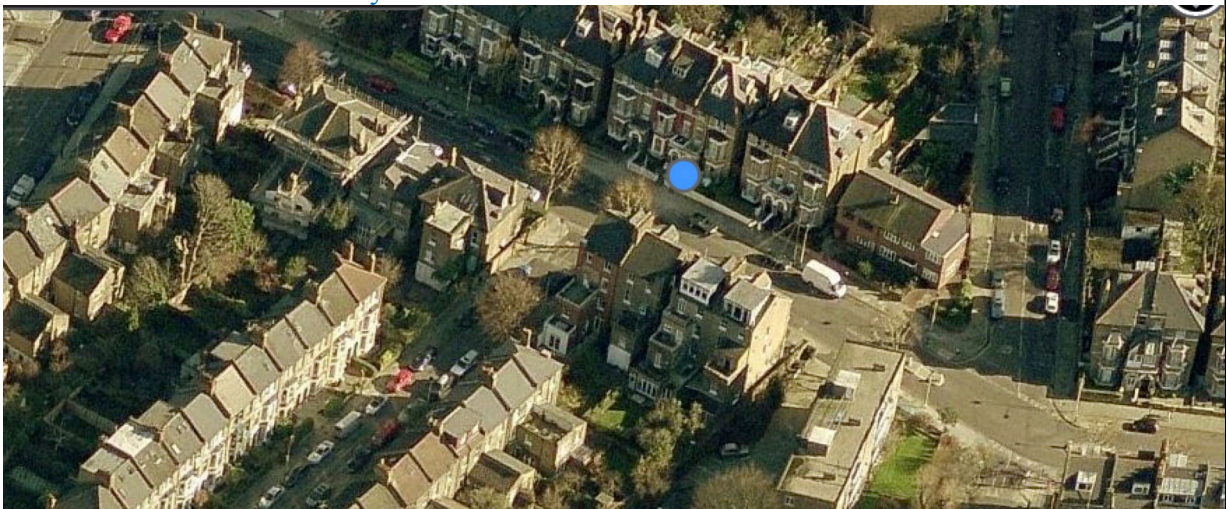
View from Raveley Street, showing dormers on Nos. 71 and 69 Lady Margaret Road



Rear roof dormer extension and front rooflight

- 6.6 In our opinion the proposed rear roof dormer extension constitutes permitted development under Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) as it complies with all the requirements of Class B. Similarly we consider the front rooflight is also permitted development as it complies with Class C of the above. As such a Certificate of Lawful Development (Proposed) could be applied for. We have, however, included these elements in the application in order to simplify the process.

Aerial shot, with No.75 red bricked in the centre (below blue dot), showing a number of other roof extensions in the vicinity



- 6.7 Notwithstanding this, we consider the rear dormer complies with policy and guidance in any event. It is similar to many such roof extensions in the locality, some with permission referred to above. In particular it is similar to rear roof extensions at neighbouring properties No 71 and 69. It has been designed to comply with Council policy and Camden Planning Guidance, in particular the specific general principles set out in 5.11 of the guidance, including it will be built of materials to match existing. It will have no impact on the amenities of the adjoining house.
- 6.8 An acceptable standard of accommodation will be provided within the new floor space resulting from the roof extension.
- 6.9 Similarly we consider the small “Velux” rooflight in the front elevation will be unobtrusive and have no impact on the appearance of the property or the wider area.

7.0 Summary and Conclusions

- 7.1 The proposal seeks planning permission for the ground floor rear side infill extension and a rear dormer roof extension.
- 7.2 The side infill extension is a type of extension commonplace in the locality, some built following approval by the Council and many built as permitted development.
- 7.3 The principle of a side infill extension has already been accepted by the Council through the previous permission.
- 7.4 The proposed extension would not project into the garden as far as the previously approved structures.
- 7.5 In any event the extension would not significantly affect the amenities of the occupiers of the adjoining property due to its size and position and relationship with the existing building.
- 7.6 It has been designed to comply with Council policy and guidance and is clearly subordinate to the original dwelling, including the two-storey rear outrigger.
- 7.7 We consider the proposed rear roof dormer would be permitted development as would the front rooflight.
- 7.8 The proposed dormer is a common form of development in the area, including properties in close proximity to No.75.
- 7.9 Notwithstanding that it could be built as permitted development it is an acceptable form of development that has been sympathetically designed to comply with Council policies and guidance. It will not harm the character and appearance of the property or wider area and will not affect the amenities of adjoining properties.
- 7.10 The front rooflight will be unobtrusive and have no impact on the character and appearance of the area.
- 7.11 The policy presumption is in favour of the grant of planning permission and there are no material considerations that outweigh that presumption.

