



Town Planning Bureau

Planning Supporting Statement

The Barn
43 Oakdene Road
Redhill
Surrey
RH1 6BT

RE: PLANNING APPLICATION FOR A SINGLE STOREY REAR CONSERVATORY EXTENSION AND OTHER ALTERATIONS TO THE FRONT AND REAR ELEVATIONS

SITE: 3 DALEHAM MEWS, LONDON NW3 5DB

PORT: PP-04333472

This supporting statement is presented in support of a planning application for the proposed development as described above.

We should be grateful if you would give full consideration to the matters set out below.



Date: 27th July 2015

Our ref: TPB-409-ST1a

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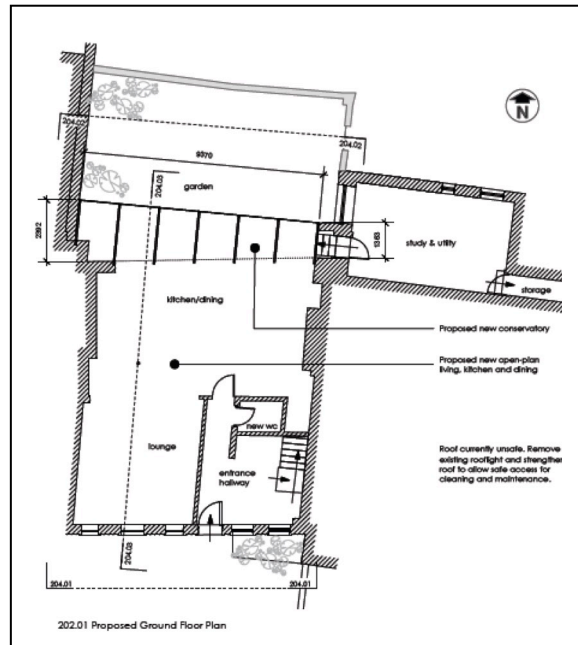
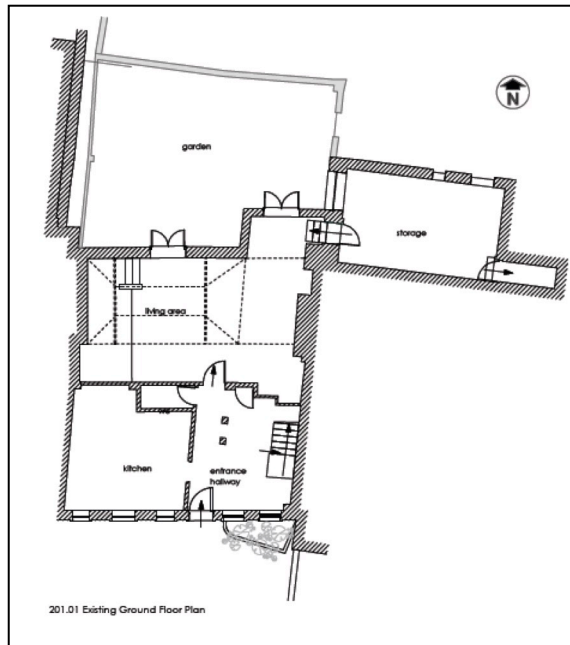
1. The Application

The Proposal

The application is submitted on behalf of Mr P. Moore and Mrs C. Campbell Moore ('the Applicants') who are the owners of the dwelling.

The proposed works comprise:

- The erection of a single storey ground floor rear conservatory extension which would extend across the full width of the rear garden, incorporating and replacing the existing small single storey extension. It would project back from the rear of the dwelling a maximum of 2.39m on the western side angled across the width of the rear elevation (9.37m) and reducing to 1.36m on the eastern side. It would be 3m high with a flat, glazed roof and with bifolding sliding doors to the rear elevation. The space provided would enable the ground floor living accommodation to be reorganised.



- Minor alterations to the front elevation including the installation of external shutters to the right of the entrance door to match those to the left and the refurbishment or like for like replacement of all existing doors and windows.



- Replacement of the existing rooflights on the rear roof slope with more appropriate Velux windows; the replacement of the existing window to bedroom 1 at first floor level with a new window matching the style of the existing front elevation windows; the removal of the existing window to the bathroom at first floor level on the side elevation, with the opening to be blocked up with reclaimed matching brick, and the installation of a new window on the rear elevation; and the removal of the existing unsafe rooflight above the ground floor living area, the strengthening of the roof and the installation of a replacement door/window to provide maintenance access and use as roof terrace.



Design

The aim of the proposed development is to improve the standard of accommodation within the property without having a harmful impact on the character and appearance of the host building, the conservation area or the amenities of neighbouring properties. The ground floor conservatory extension would be a modest glazed extension that would be subordinate to the original dwelling house while the alterations and refurbishment of the front and rear elevations are aimed at sensitively enhancing and improving the appearance of the building, with design and materials matching existing.

Character and appearance

The use of the building would be unaltered as it would remain a single dwelling house and the proposals would not harm the character and appearance of the area; the rear of the property is not visible from the street and the proposed extension is of a modest scale and designed to complement the existing building so that it will be unobtrusive and have no impact on the appearance of the area. The alterations to the front and rear elevations are designed to blend in with the existing dwelling and neighbouring properties.

Restrictions

The site is located within the Belsize Conservation Area but is not a listed building. There is an Article 4 Direction in place relating to alterations to the street elevation of the property.

Sustainability

This is an opportunity to improve the sustainability of the property and offer improved family living accommodation.

Landscaping and trees

The proposed changes would not alter significantly the landscaping of the rear garden nor would they affect any trees.

2. The Site

The application site ("the site") is a two storey mews property, with an additional storey in the roof space, at the north end of and facing directly down Daleham Mews,

close to its junction with Daleham Gardens. A similar property adjoins to the west, other larger dwellings and their rear gardens surround to the north (rear) and east.



The property has painted brickwork to the front elevation and has a slate roof with dormer windows on the front elevation. There is a small rear enclosed garden.



3. Planning History

There is no relevant planning permission pertaining to this property itself, but many properties in the Mews have received consent for alterations, including rear and roof extensions and alterations to front and rear elevations, including the adjoining property at No.1.

4. Access considerations

- The proposed alterations would not increase the transport needs associated with the occupation of the dwelling.
- Pedestrian access to the site is directly from Daleham Mews - there would be no alteration to this arrangement.
- The proposed development would not alter the existing car parking situation - there is no off-street parking either existing or proposed.

5. Planning Considerations

When preparing the scheme, the Applicant has had regard to the general design approach to alterations to dwellings within the local area and Council planning policies and guidance. 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 DP25 - Conserving Camden's heritage
- Policy DP26 - managing the impact of development on occupiers and neighbours

In addition, we have had regard to:

- Camden Planning Guidance 1 - Design, 2014
- Belsize Conservation Area Design Guide
- Belsize Conservation Area statement

These policies and guidance have been used to inform the proposals to address what we consider are the main considerations pertinent to this application:-

- Design of the proposals and their impact on the host building and the character and appearance of the surrounding conservation area.
- The impact on the living conditions and amenities of neighbours.

It is considered that the scale and nature of the proposal would have no impact on these issues.

Impact on the character and appearance of the application property and the wider area.

The dwelling is not listed but is located in the Belsize Conservation Area. It is identified in the Belsize Conservation Area statement as a building which makes a positive contribution.

Policy CS14 and Policy DP 24 require new development to be of the highest standard of design that respects local context and character and to preserve heritage assets and their settings including conservation areas. Policy DP25 states that the Council will take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas and to only permit development within conservation areas that preserves and enhances the character and appearance of the area.

Camden Planning Guidance states that conservatories should normally:

- *be located adjacent to the side and rear elevations of the building;*
- *be subordinate to the building being extended in terms of height, mass, bulk, plan form and detailing;*
- *respect and preserve existing architectural features, e.g. brick arches, windows etc;*
- *be located at ground or basement level. Only in exceptional circumstances will conservatories be allowed on upper levels;*
- *not extend the full width of a building. If a conservatory fills a gap beside a solid extension, it must be set back from the building line of the solid extension; and*
- *be of a high quality in both materials and design.*

The Belsize Conservation Area Design Guide states that, in taking account of the Article 4 Direction in place regarding development on front and side elevations within the Conservation Area, like for like replacement and repair does not require planning permission and that this is the best way of maintaining a property. The Belsize Conservation Area Appraisal advises that 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. 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. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. 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 proposed alterations and improvements, including the rear conservatory, have taken these policies and guidance into account and comply with them. In line with policy and guidance the alterations to the front elevation mainly constitute like for like replacement and repair to existing windows and doors. The only visible change is the introduction of external shutters to the windows to the right (east) of the front entrance door in order to balance the front elevation. This will enhance the appearance of the property and conservation area.

To the rear, the proposed rear single storey conservatory extension would be modest in scale and would be subordinate in terms of height, mass, bulk, plan form and detailing when viewed against the host dwelling which is two storeys in height. It is of a size and position that on its own would normally constitute "Permitted Development". Detailing and materials proposed would enhance the property and compliment the historic fabric. The modest design and scale of the proposal would not dominate the existing house but would preserve the character and appearance of the property and wider area having regard for the location of the proposal to the rear of the property. It would be unobtrusive and not visible at all from the public realm, located at the rear within this walled rear area. The other alterations to the rear elevation are minor changes to the appearance of the property, using materials to match existing and removing inappropriate earlier alterations with more suitable, sensitive designs in keeping with the character and appearance of the building. The installation of the door at first floor level, of a design in keeping with the character of the dwelling, will enable access for cleaning and maintenance of the existing flat roof above the ground floor kitchen.



The existing rear extension to be replaced by the conservatory (left) and looking out to the enclosed rear garden (right)

The impact on the living conditions and amenities of neighbours.

Policy DP26 requires development to not cause harm to amenity including in terms of visual privacy and overlooking, overshadowing and outlook, and sunlight, daylight and artificial light levels. Camden Planning Guidance states that conservatories should not overlook or cause light pollution to neighbouring properties, including to those in flats above.

The proposals will not harm amenity in these terms. The ground floor extension has a height of just 3m and projects a maximum of 2.4m, and is set behind and screened by existing garden walls and the flank and rear walls of adjoining properties. As a result it will have no impact whatsoever on the adjoining properties in these terms. The proposed roof terrace on top of the existing rear ground floor flat roof will be

enclosed on either side by the existing high walls of this and the adjoining property and as a result of this situation will not cause an increase in overlooking or loss of privacy to adjoining properties, including gardens, over and above the existing situation. Similarly the other proposed alterations to the rear elevation, including the formation of new window openings, will not cause an increase in overlooking or loss of privacy to adjoining properties, including gardens, over and above the existing situation.

6. Summary and Conclusions

The proposals comprise a number of sensitive, discreet and unobtrusive alterations, minor in nature, which do not harm the character and appearance of the Mews dwelling or the Belsize Conservation Area and do not harm the amenities of the occupiers of neighbouring properties.

- The front alterations largely comprise like for like refurbishments; the addition of window shutters to the right of the entrance door will balance and improve the appearance of this elevation.
- The alterations to the rear elevation cannot be seen from public vantage points and will have no impact on the appearance of the Conservation Area.
- The proposed rear conservatory is unobtrusive, small scale and subordinate to the original building. It will not harm the appearance of the building nor have any impact on the amenities of adjoining occupiers.
- The other proposed changes to the rear elevation are minor in nature, sensitively designed and will enhance the appearance of the dwelling.
- There will be no impact on landscape, including trees, in the rear garden.
- The alterations have been designed in line with Local Plan policy and guidance.
- The policy presumption is in favour of the grant of planning permission and there are no other material considerations that outweigh this presumption.

Should you wish to discuss this application, please do not hesitate to contact the writer.

Prepared by:

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Town Planning Bureau