



25 Courthope Road
London
NW3 2LE

**Planning Statement
(incorporating heritage statement)**

Rear ground floor extension, second floor rear extension and dormer addition to main rear roof and rebuilding of part of rear boundary wall if required.

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INTRODUCTION

25 Courthope Road is a three storey end-of terrace house situated in the Mansfield Conservation Area in the London Borough of Camden. The house is not a listed building.

This planning statement (incorporating heritage statement) supports a householder planning application for a proposed ground floor rear extension, a dormer addition to the roof space and a second floor rear extension to the property and minor changes to a rear boundary wall at the property.

This statement identifies the design intent of the proposal. It also highlights relevant planning policies and the planning history for this and other similar properties.

It should be read in conjunction with:

Site Location Plan
Existing and Proposed Plans
Existing and Proposed Front, Rear & Side Elevations.
CIL form

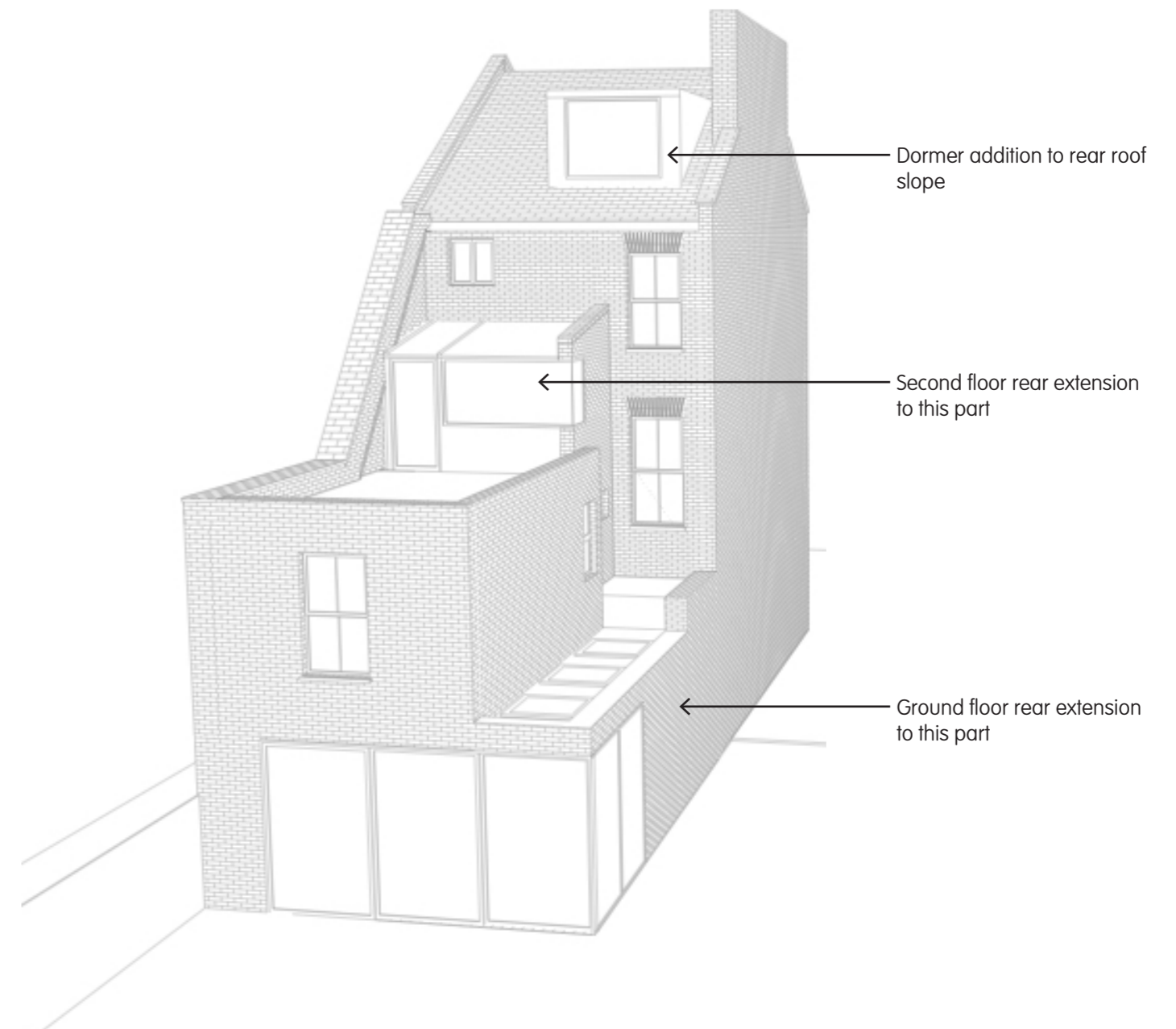
The proposal includes the following works:

Ground floor rear extension - A single storey extension to infill the current gap between the side wall and the rear wall of the outrigger to create a flat back to the main ground floor living space. The extension does not extend beyond the rear wall of the outrigger and the existing shed beyond the rear outrigger will be removed. It will provide a modern open-plan kitchen dining space with sliding doors onto the garden to accommodate modern family life.

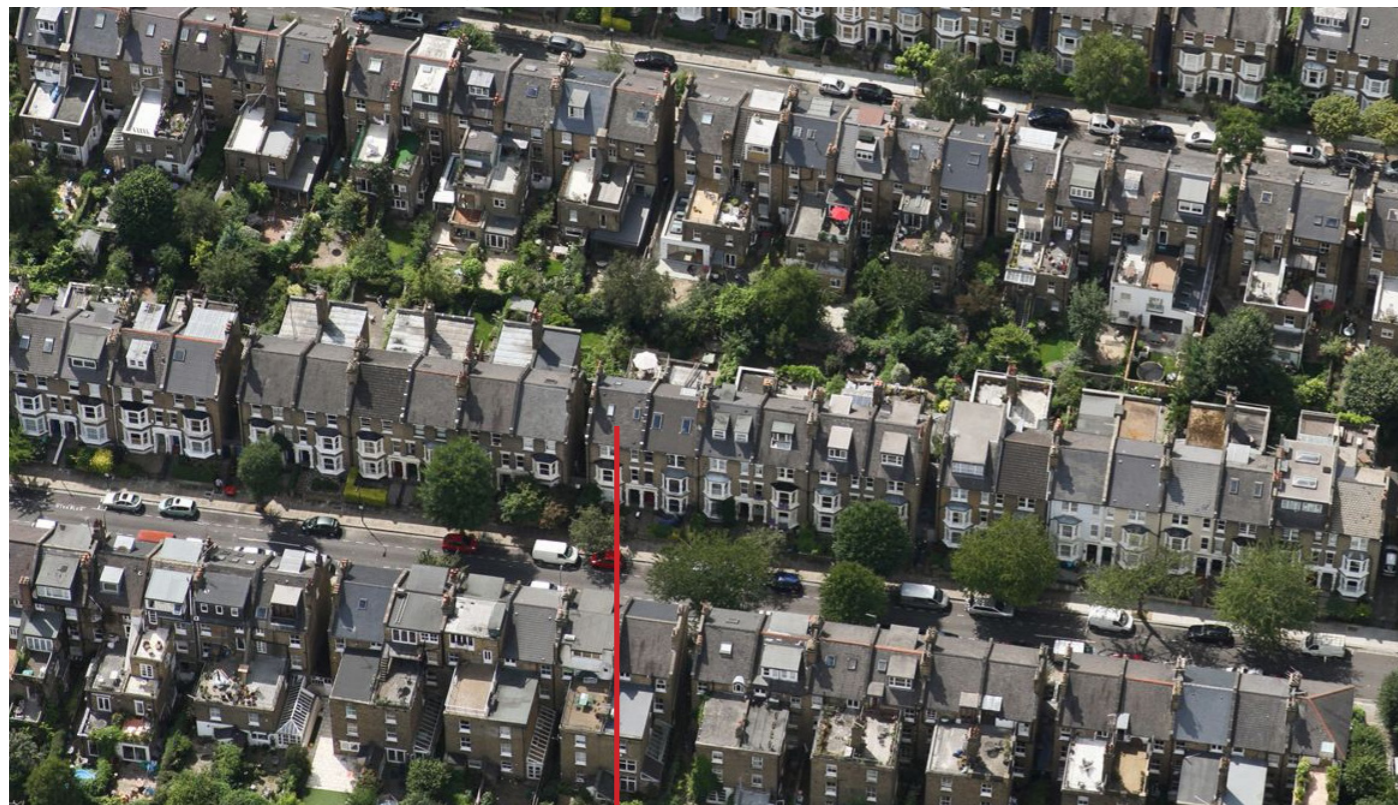
Dormer addition to existing roof space at the rear - a dormer addition to the main roof of the house which is already a habitable room. The dormer will increase the opportunity for light, ventilation and views from the currently restricted space.

Second floor rear extension to rear outrigger - A small single storey extension at second floor level to enclose a portion of the existing roof terrace to provide a study area. Access to the existing roof terrace will be maintained through this extension.

Alterations to boundary wall - between the neighbouring property at the rear due to the removal of the current shed attached to the rear wall of the outrigger.

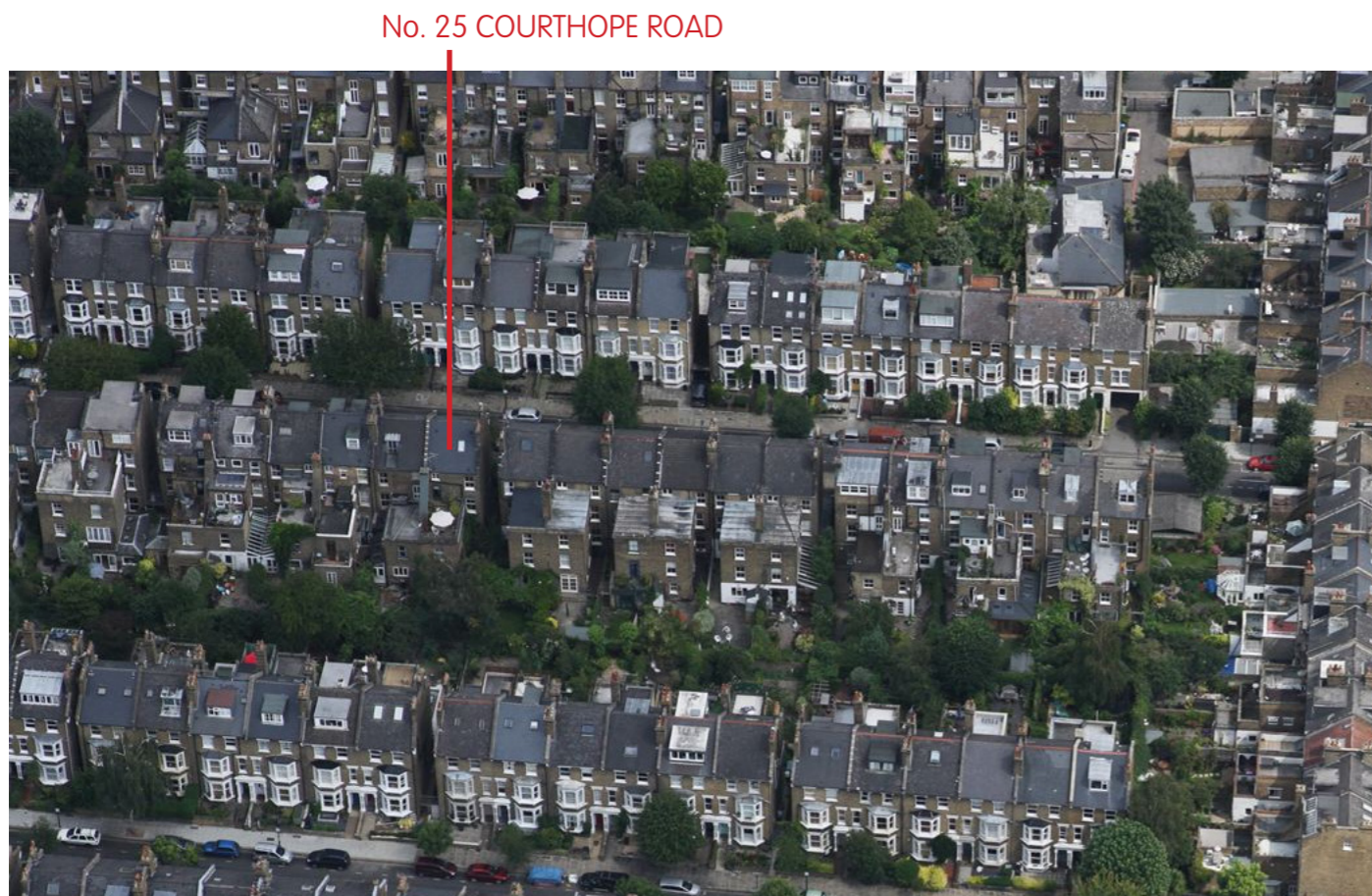


ABOVE - Sketch image of the proposal showing proposals at 25 Courthope Road



No. 25 COURTHOPE ROAD

ABOVE - Aerial image of front elevation of west side of Courthope Road.
[Images from the Bing Maps Application]
BELOW - Aerial image of rear elevation of west side of Courthope Road.



No. 25 COURTHOPE ROAD

RELEVANT PLANNING HISTORY / THE SITE AND CONTEXT

Courthope Road and the roads in the immediate vicinity are characterised by terraced single family dwelling houses (some of which are in use as multiple units) with an array of additions to the properties - on front and rear roof slopes and many types of rear ground and upper floor additions.

We believe that our proposal is in keeping with the immediate area in which it is situated and have highlighted below properties with similar approved works.

25 Courthope Road (APPLICATION SITE)

There have been no previous applications at the site other than works to trees in a conservation area.

Properties in the surrounding area :

The following properties in the immediate vicinity on our side of the street and the side of Shirlock road that we back onto have ground floor extensions equal to or larger than our proposed extension, and there are numerous other examples of these in the conservation area:

- Nos 7, 13, 27, 29, 31, 33, 35, 37, 45 Courthope Road
- Nos 6, 12, 18, 24, 26, 36 Shirlock Road

The following properties in the area have made similar applications for second floor rear extensions on the outrigger of the property, all of which have been approved. There are also additional properties in the area that have these extensions historically.

- 35C Courthope Road - 2013/6790/P
- 33 Courthope Road - reference unavailable
- 8 Estelle Road - 2009/5314/P
- 30 Savernake Road - 2010/4927/P
- 66 Savernake Road - 2010/3825/P
- 80 Savernake Road - 2013/3856/P

There are numerous examples of similar dormer extensions to the main roofs on Courthope Road and the surrounding roads, which the planning officer can see on a site visit to the property, these include but are not limited to:

- Nos 1, 2, 3, 5, 6, 7, 9, 11, 13, 14, 22, 29, 33, 35, 37, 47, 48 Courthope Road
- Nos 10, 16, 18, 22, 28, 30, 32, 38, 40, 44, 54 Shirlock Road

Further to this, there are many more of all these types of extension on neighbouring streets including (but not limited to) Estelle Road, Savernake Road, Roderick Road, Rona Road and Mansfield Road where a lot of roof alterations have been made over the years.

25 Courthope Road - Planning Statement (incorporating heritage statement)

USE

The existing building is an end of terrace three storey dwelling house (Use Class C3). The application does not proposed any alterations to the existing use of the building, it will remain a dwelling house (Use Class C3).

DESIGN / SCALE / LAYOUT / AMOUNT / MATERIALS

For clarity we have commented on each element of the proposal separately.

Ground floor rear extension

The proposal is for a small rear extension at ground floor between the existing side wall of the property and the existing rear wall of the outrigger. Access to the side passageway at the house is maintained at the same width as at the main body of the house (c.850mm) along the full length of the extension.

The ground floor extension as proposed provides an additional 10.75 Sqm of internal floor area. The height of the new side wall to this part will be 3m, other than at the point of the glazed roof where it is raised to 3.58m to allow for as much light as possible into the middle space in the house.

The extension as proposed will greatly improve the thermal performance of the property as the new side wall and roof will be replaced to ensure it complies with current UK Building Regulations and the glazing to this part will be vastly improved from the existing single glazed units.

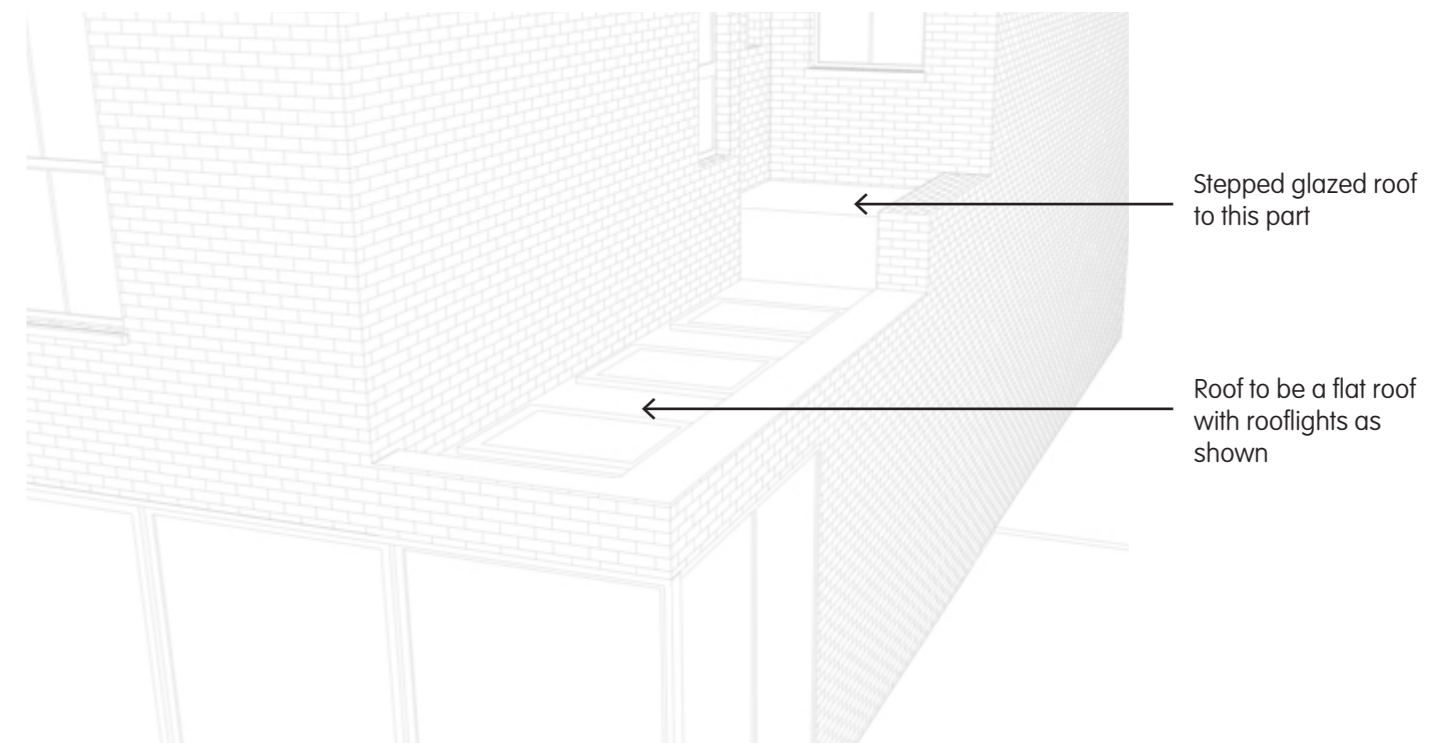
The ground floor extension will be built in brickwork to match the existing host building. There will be a large glazed opening to the new rear wall with a small corner return of glazing. The new roof to this extension will be zinc clad with rooflights to it's length as shown on the plans to allow as much light as possible into the central main body of the house and a glazed roof element as shown.

In relation to the general principles for rear extensions as highlighted in the Camden Planning Guidance and other relevant policies:

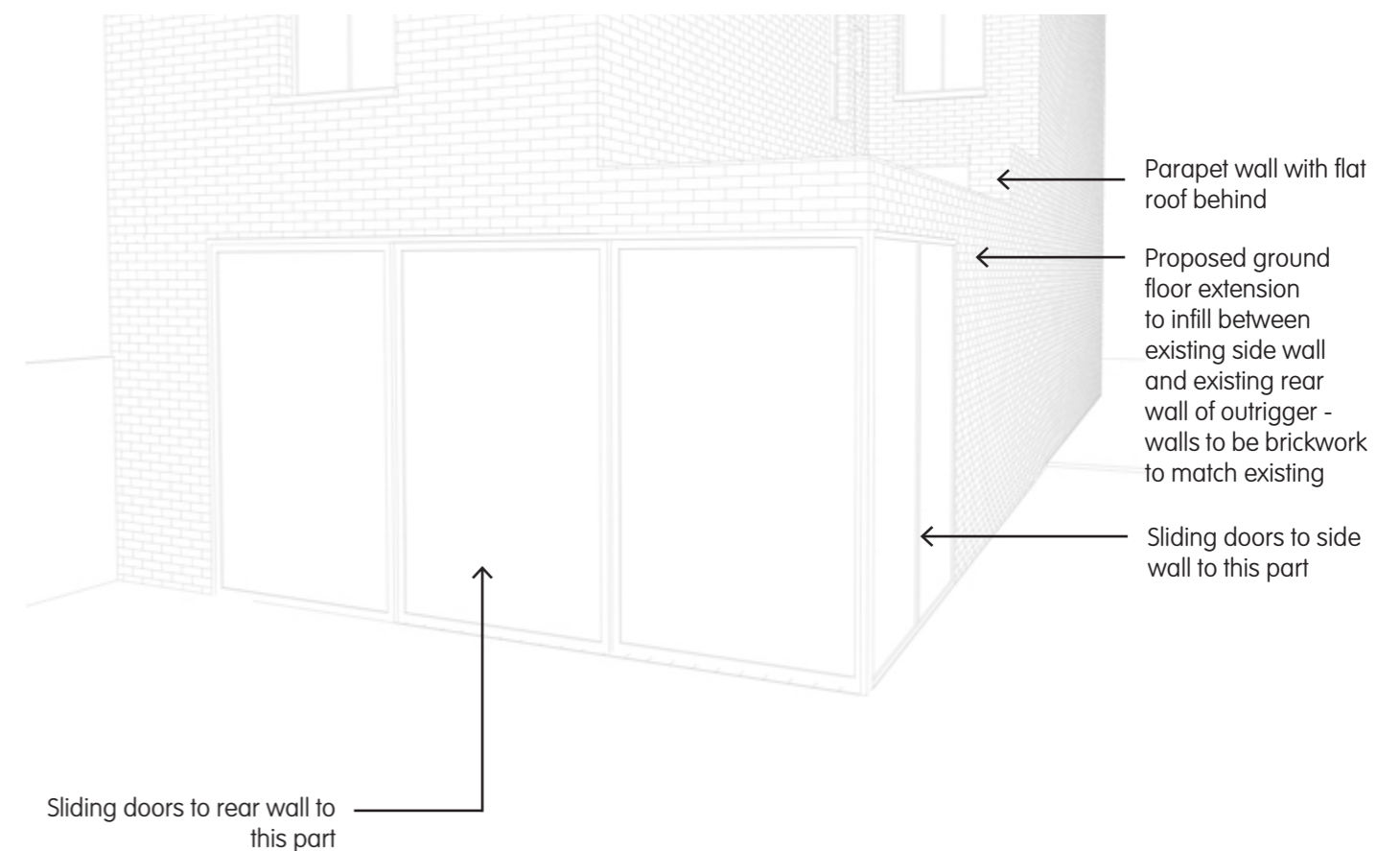
- The extension is secondary and subordinate to the existing building and reflects the pattern of rear extensions on Courthope Road at other properties as well as the surrounding streets.
- It respects and preserves the original design and proportions of the host building.
- It allows for the retention of a reasonable sized garden.
- It causes no loss of amenity to adjaacent properties.
- The extension is not visible from the street.

This proposal is a very normal way of modernising a victorian terrace house to make it a more sustainable family home and extend it's life for the applicants - there are numerous examples of these across the conservation area and the borough. With the provision of a kitchen / dining room in the new extension it provides opportunity for an improved connection to the rear garden from the house.

The scale of the proposed extension to this part has been carefully considered, and we believe that this is a practical and appropriate way to extend the dwelling. We do not feel that the size of this extension is contentious and a reasonable proportion of it would be permitted under the General Permitted Development Order.



ABOVE - Sketch image of proposed ground floor rear extension roof



ABOVE - Sketch image of proposed ground floor rear extension

25 Courthope Road - Planning Statement (incorporating heritage statement)

Second floor rear extension

The proposal is for a small rear extension at second floor level adjacent to the main rear wall of the house to allow for a small study area that benefits from a raised outlook and will improve the connection between the house and the roof terrace.

The rear wall of the proposed extension is 1.96m back from the main rear wall of the house and it provides an additional 5.8 Sqm of internal floor area.

It is not out of character on this street for second floor level extensions - they are prevalent in the area and many of the terraces had them from the outset with an additional storey on their outriggers. This group was built without a second storey level on the outrigger, but 3 of the 6 have second floor extensions currently, including No 35 which is at the other end of the group, so this addition at No 25 would not be out of character with this group nor the street.

The property currently benefits from a large prominent rear chimney stack which forms a 'triangular' buttress to the main roof/side parapet wall. The extension to this part has been carefully designed to not protrude further into the terrace than this chimney stack. This means that neighbouring properties will not be affected.

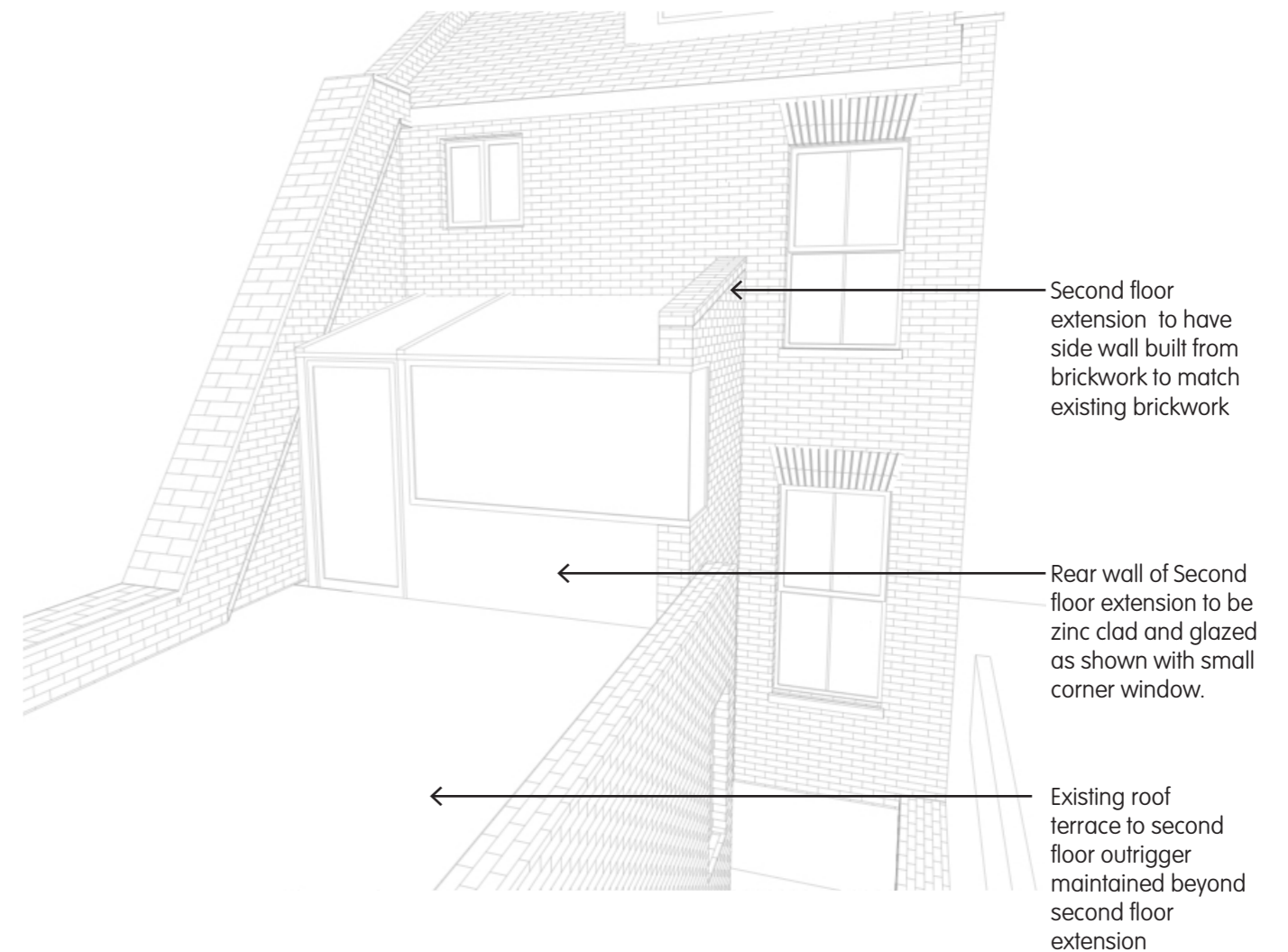
The extension as proposed will greatly improve the thermal performance of the property to this part as the new rear wall, side wall and roof will be replaced to ensure it complies with current UK Building Regulations and the glazing to this part will be vastly improved from the existing single glazed door onto the terrace.

The second floor extension will be built in brickwork to most of the side wall to match the existing host building. The roof element and wall element will be zinc clad where solid and glazed otherwise - including the proposed door out to the terrace - the window will wrap around to the side wall for a small glass corner. This will allow as much light as possible into the study and the hallway beyond.

In relation to the general principles for rear extensions as highlighted in the Camden Planning Guidance and other relevant policies:

- The extension is secondary and subordinate to the existing building and reflects the pattern of second floor rear extensions on the surrounding streets.
- It respects and preserves the original design and proportions of the host building.
- It causes no loss of amenity to adjacent properties.
- The extension is not visible from the street.

The scale of the proposed extension to this part has been carefully considered, and we believe that this is a practical and appropriate way to extend the dwelling and it is not visually dominant to the host building due to its 'hidden' location in the chimney area. We do not feel that the size of this extension is contentious.



ABOVE - Sketch image of proposed second floor extension

Dormer Addition (main rear roof slope)

The dormer addition to the rear roof is positioned to be in the main habitable space in the already converted loft room.

In relation to the general principles for roof alterations and extensions as highlighted in the Camden Planning Guidance and other relevant policies:

- The top of the dormer is 500mm lower than the main ridge.
- The front vertical face of the dormer joins the main roof at least 500mm higher than the eaves.
- The loft is already converted, but due to the restricted headheights currently present in the eaves (less than 1500mm) the proposal adds 2.6 Sqm to the internal floor area at this level.
- The width of the dormer is no more than half the width of the main roof.

The construction of the roof will be greatly improved in implementing this proposal as the whole roof will be upgraded to current UK Building Regulations during construction.

The dormer will be a lead clad timber structure with a aluminium powder coated single pivot window to the rear wall.

There are numerous and profound alterations to many of the roofs in the area and on all the surrounding streets. Courthope Road is not named in the conservation area appraisal as having a roofline of notable interest, as it quite clearly does not. This addition is respectful to the host dwelling and in keeping with other alterations surrounding the property.

Alterations to Rear Boundary Wall

As there is currently a brick built shed structure attached to the rear wall of the outrigger, this will need to be removed, and a boundary wall installed in it's place.

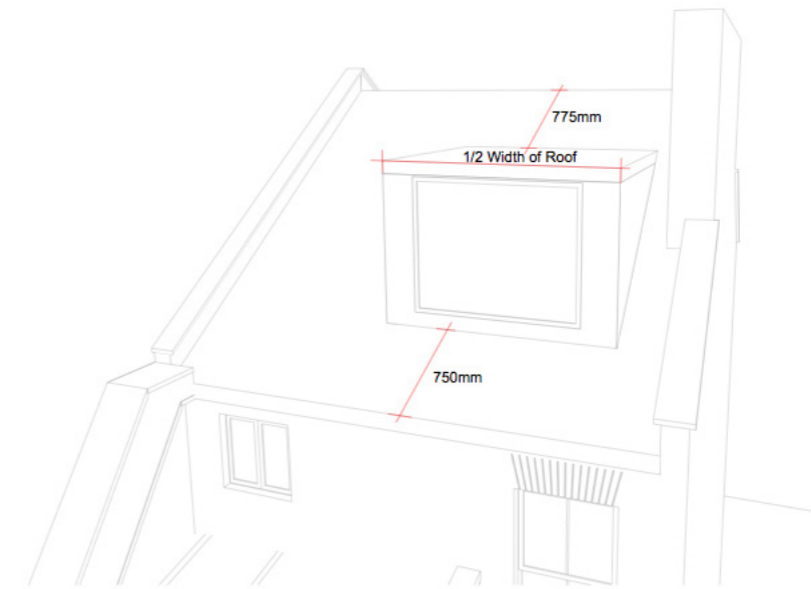
If possible this will be the existing rear wall in place for the back of this shed, but if this is not possible due to poor construction we will rebuilt a new brickwork boundary wall to this part to be 2.59 metres tall - to match the existing wall that is currently there forming the back of the shed.

LANDSCAPE

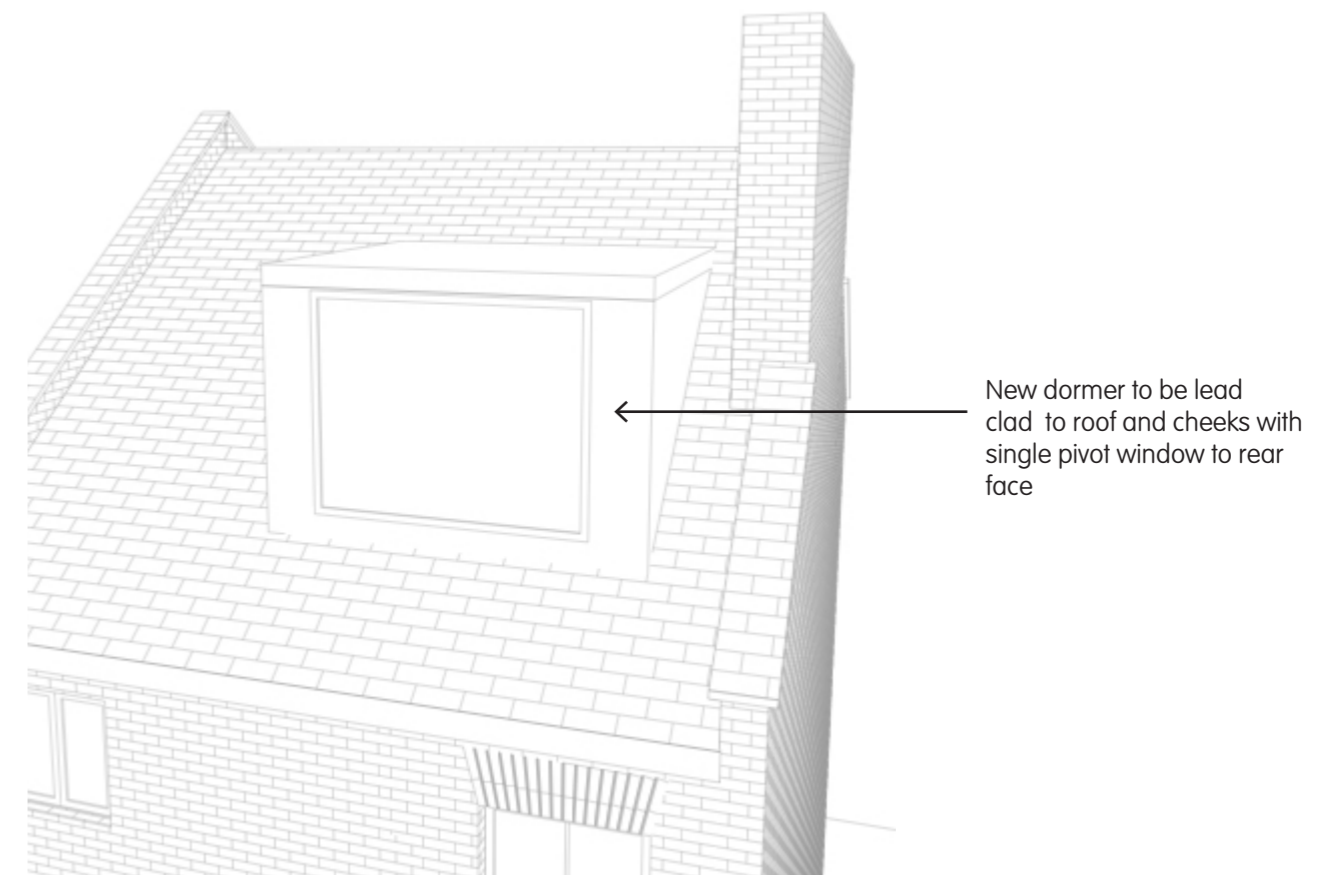
The existing landscape of the rear garden is of a fairly low quality. The ground floor extension has been designed to maximise the enjoyment of the garden.

Large sliding doors will lead onto a new patio area. The new layout creates a feasible opportunity for the applicants to use part of the garden as an outdoor dining area during good weather.

As well as physically connecting the existing house to the garden more effectively, the new opening will visually connect the family's living spaces with the garden which will greatly improve the current dark, unconnected spaces.



ABOVE - Diagram showing dormer dimensions



ABOVE - Sketch image of proposed dormer addition to main roof slope

25 Courthope Road - Planning Statement (incorporating heritage statement)

Relevant Planning Policies

At the time of submission, we believe the following documents and policies are of particular relevance to this proposal and we will comment on these accordingly:

The NPPF (National Planning Policy Framework)

Camden Planning Guidance 1: Design, with particular reference to
Section 3: Heritage
Section 4: Extensions, alterations and conservatories
Section 5 : Roofs, terraces and balconies

The Mansfield Conservation Area Appraisal and Management Strategy (2008) supplementary planning document.

We believe that the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

Camden Planning Guidance 1 : Design - Sections 3, 4 and 5

This proposal has been very carefully designed to ensure that the design is respectful to the host property. We have made material choices to match the existing building as it is in a conservation area, but used a more modern glazing system to the ground floor opening and second floor extension glazing to keep these looking as minimal as possible.

The ground floor and second floor rear extensions have been designed to be respectful to the host building. The ground floor extension infills between the side wall and rear wall. The second floor extension is carefully designed to be completely within the existing chimney projection on the roof terrace. We believe both of these extensions are respectful additions to a property of this type.

The dormer addition to the main roof scape has been designed to be in keeping with the points in Section 5 of the Camden Planning Guidance - Roofs, terraces and balconies. As mentioned on the previous page it is of size and materials that should be considered acceptable.

National Planning Policy Framework (NPPF)

The NPPF is in support of sustainable development. This is in relation to providing sustainable building construction methods but also the sustainability of existing buildings by regeneration to adapt to the homeowner's needs and the need to improve on the existing housing stock.

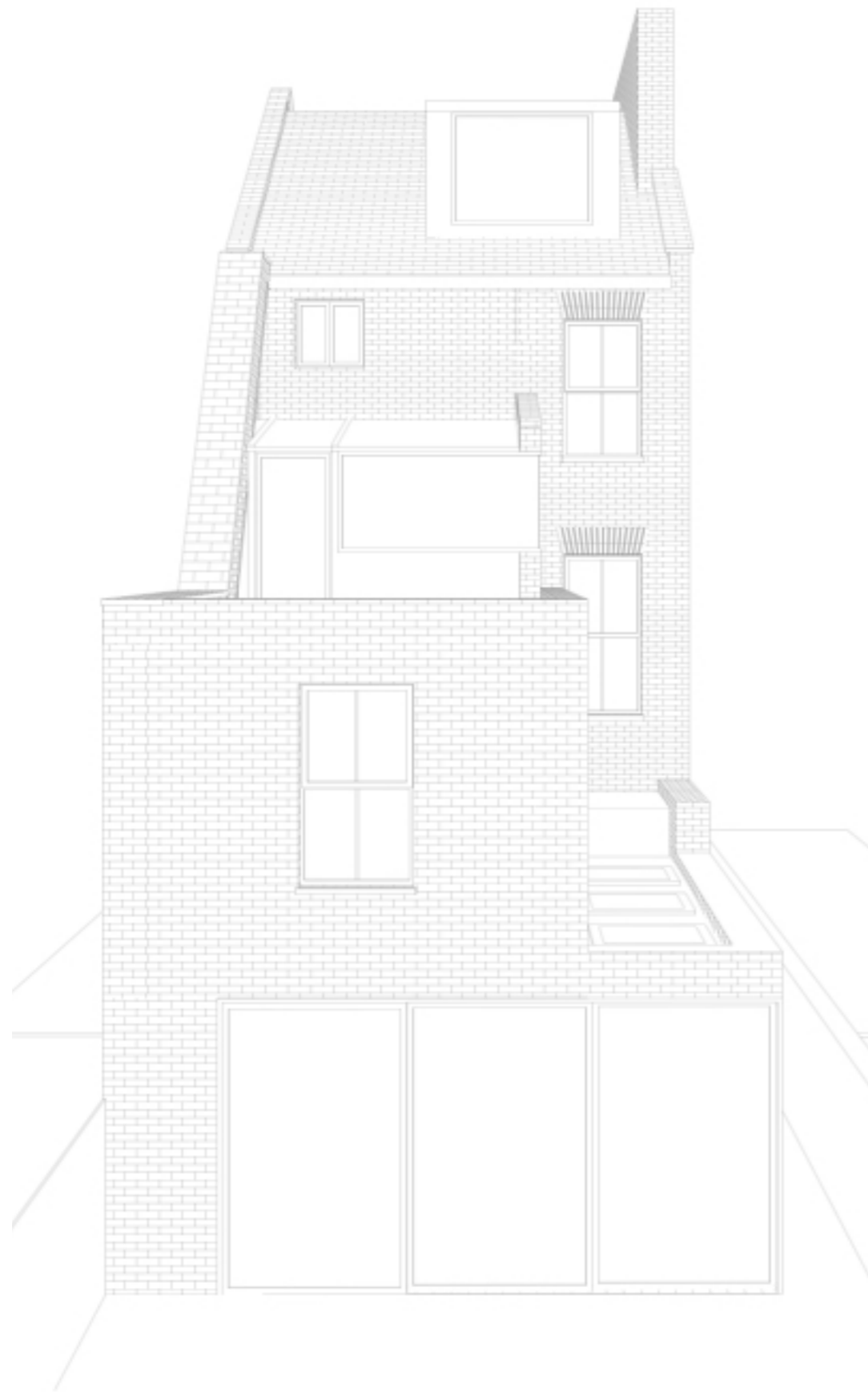
This proposal seeks to provide a more sustainable layout to this family home as well as improving the thermal performance of the house.

The NPPF, specifically section 7 Requiring Good Design, clearly identifies that a proposal of this nature should be supported.

Mansfield Conservation Area Appraisal and Management Strategy (MCAAMS)

The MCAAMS states that rear extensions will not be acceptable where they would diverge significantly from the historic pattern - the proposal at ground floor is small in nature and similar to numerous other extensions in the conservation area. A lot of these are 'wrap-around' type extensions, but this is a more modest infill extension only.

The roof scapes in the Conservations area are very varied. The property at no 25 Courthope Road, does not form part of a complete terrace or group where the rooline is largely unimpared - it is a heavily altered street at roof level and as such Couthope Road is not named as a road where the roofscapes are largely unaltered in the MCAAMS. We have designed the rear dormer to be in keeping with councils further guidance on roof alterations in the Planning Guidance as identified in this statement and as such believe it will not harm the conservation area.



ABOVE - Sketch image of proposed scheme

We have spent considerable time and effort in compiling this statement as well as a very carefully detailed proposal to a high level of architectural quality. We are a multi award-winning design led practice and as such endeavour to ensure all our designs are appropriate to their surroundings.

In our professional opinion it does not compromise the historic and architectural integrity of the building. The host building will be enhanced by the proposed additions and the quality of the property's construction greatly improved. The alterations proposed are of a similar nature to many other alterations already visible in the conservation area.

We would encourage the local authority to act in a positive and pro-active manner in dealing with the application and would be keen for early communication regarding any minor amendments or alterations to the proposed scheme, including materiality, that may enable a positive outcome for this application.

END.