

General Design Notes

The rear extension and the design of the roof proposed do carefully and appropriately respond to the considerations set out in Policy DP24 (a-c, in particular) and the guidance in CPG1: Design in terms of form, layout and scale, please note we have only extended by **3m** which is a nominal size. Accordingly, we believe that the use of high quality contemporary design and materials to execute such building forms achieves what CPG1 usefully terms ‘a harmonious contrast’ – the harmony is found in the form, scale and layout and its relationship to the host building and surrounding area, whilst the contrast is found in the sensitive use of contemporary design and materials. The result is clearly defined and high-quality, sensitive in its relationship with the host building, and wholly secondary and subservient to the (re-instated) dominant character of the host building.

Paragraph 129 of the NPPF states that Local Planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal and take that 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.

The NPPF further states, at paragraph 131, that in determining planning applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 137 states that local planning authorities should treat favorably proposals that make a positive contribution to or better reveal the significance of the asset.

Summary of compliance with planning policy – layout, scale and appearance and impact upon the character and appearance of the conservation area

Development Policy DP24 requires design excellence, and Policy DP25 requires that development in conservation areas preserves and enhances the character and appearance of the area. Camden Planning Guidance 1: Design provides further detailed guidance.

Policy DP24 confirms that the Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. It goes

on to state that ‘unless a scheme is within an area of homogenous architectural style that it is important to retain, high quality contemporary design will be welcomed’. The further detailed guidance in CPG1: Design takes this further at section 4.7 under the heading ‘Good practice principles for external alterations’ and states that ‘A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building’. CPG1 goes on to provide further detailed guidance upon materials within section 4.7, stating that

In historic areas traditional materials such as brick, stone, timber and render will usually be the most appropriate complement to the existing historic fabric; modern materials such as steel and glass may be appropriate but should be used sensitively and not dominate the existing property.’

Policy DP22 Promoting sustainable design and construction requires development to incorporate sustainable design and construction measures.

Policy DP24 Securing high quality design requires all developments, including alterations and extensions to existing buildings, to be of the highest standard of design.

Policy DP25 of the Development Policies DPD confirms that the Council will (a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas and (b) only permit development within conservation areas that preserves and enhances the character and appearance of the area.



Example 1. East London house (David Mikhail Architects)



Example 2. Hampstead garden flat (Finkernagel Ross Architects)



Example 3. 27 Daleham Gardens (within same conservation area, approved 2005 (2005/3754/P))