



# **Planning, Design and Access Statement**

**11 Provost Road, NW3 4ST**

**On behalf of**

**Khalil and Kane Ltd**

**August 2015**



## Document Control

**Document: Planning Statement**

*"Reinstatement of roof, dormers and internal features and other associated works"*

**Project:**

**11 Provost Road, London NW3 4SR**

**Client:**

**Khalil and Kane**

**Job Number:**

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## 1.0 INTRODUCTION

1.1 This *Planning, Design and Access Statement* has been prepared on behalf of our client Khalil and Kane (therein after referred to as “the applicant”) in support of an application for Planning and Listed Building Consent proposals for the reinstatement of roof, dormers and internal features.

1.2 Planning and Listed Building Consent is sought for:

***“Reinstatement of roof, dormers and internal features and associated works”***

1.3 This Statement provides the planning background and is supported by the following documents which comprise the application submission:

- Completed and signed application forms including Ownership Certificate B;
- Completed *Mayoral CIL Additional Information Requirement Forms*;
- Site Location Plan showing red line ownership (1:1250);
- *Heritage Statement (including Statement of Significance)* – produced by WYG Heritage;
- *Structural Report* – produced by PRP Consulting Engineers;
- Full existing and proposed planning application drawings – prepared by Nathaniel Mosley Architects Ltd

## 2.0 SITE LOCATION AND DESCRIPTION

### **Application Site**

2.1 11 Provost Road is a Grade II listed single family dwelling. The house is one of a pair of semi-detached villas located on the southern side of Provost Road opposite St Saviours Church. The villa is two storeys plus a semi basement and an attic with two dormer windows on the east elevation. The heritage evidence indicates that the dormer is non-original and was erected between, 1957 and 1974 before the villas were listed.

2.2 The property forms part of a series of 7 pairs of semi-detached villas which are Grade II listed as a group. The buildings, constructed c1844 feature a painted stucco finish and slated gable roofs, the majority of which have attic dormers. The dormers vary in terms of dimensions, design and materials across the group of villas.

## Planning History

- 2.3 A list of the full planning history is set out in the Heritage Statement.
- 2.4 On the 1 December 2014 Listed Building Consent (Ref 2014/7200L) was granted for internal alterations to premises at first and second floor level. The application comprised the following minor alterations to the interior as shown on the approved plans.

### First Floor

- Removal of non-original partitioning to the rear bedroom that previously created a changing room/ walk-in wardrobe. Reinstatement of door to its original location to provide access to rear bedroom;
- Refurbishment of first floor bathroom and creation of a new opening to provide en-suite facilities to the rear master bedroom;
- Creation of a bathroom in existing bedroom at first floor to provide en-suite facilities to the front bedroom. The proposals allow the use of the existing external pipework. The only external alterations are two new vents on the side elevation required to provide ventilation to the new bathroom.

### Second Floor

- Refurbishment of rear en-suite bathroom involving replacement of existing modern finishes and sanitary ware;
  - Creation of new bathroom to provide en-suite facilities to the front bedroom with pipework running at low level and exit on the side elevation to match existing (no new pipe will be seen from exterior). A new vent being located on the side elevation as well to provide ventilation to the bathroom.
- 2.5 On the 24 June 2015 WYG submitted a Planning and Listed Building Consent application (Reference 2015/3995/L and 2015/3583/P) for *“roof alterations including replacement of two side dormers together with associated internal and external works”*.
- 2.6 This proposal involved the removal of the two existing non-original dormers and erection of replacement dormers. The attic space provided two double bedrooms both with en-suites. (Internal alterations to the layout to the attic with the introduction of the second en-suite were approved under Listed Building Consent Application Reference 2014/7200). It was proposed the new dormers would be lead clad in the same colour as roof tiles with additional roof lights added to maximise light. This would match the lead clad dormers at No. 12 Provost Road.

### **Adjoining premises (No.12 Provost Road)**

- 2.7 In October 2012 Planning and Listed Building Consent was granted for internal and external alterations in association with the erection of two side (west elevation) dormer roof extensions, replacement lower ground rear extension, additional excavation of lower ground

floor level by 500mm, various landscaping works to front and rear and associated alterations to residential dwelling (Class C3).

2.8 The Officers Delegated Report states that;

*“the proposed dormers, rear extension and glazed side canopy are sympathetic to the host building and would not harm the historic or architectural interest of the building. The dormers in particular would assist in uniting this group of buildings and preserve and enhance the character and appearance of the Eton Conservation Area. The works comply with policies CS14, DP22, DP24 and DP25 and are considered acceptable in planning terms and listed building terms”* (para 3.1).

### 3.0 THE PROPOSED DEVELOPMENT

3.1 This section describes the proposed development and sets out the principle components of the scheme. The scheme proposes the following:

***“Reinstatement of roof, dormers and internal features and other associated works”***

3.2 A *Heritage Statement* details the proposed works on a floor by floor basis and provides an assessment of the scheme in respect of the Listed Building and Conservation Area works.

3.3 This submission seek to regularise works that have been recently undertaken and thus the application seeks the full reinstatement of roof structure, dormers and internal features and finishes throughout the full extent of the building.

#### Basement

3.4 The works at basement level will involve the complete reinstatement of features and finishes as listed below:

- Reinstatement of a section of the rear wall in brickwork;
- Reinstatement of timber stud walls and plasterboard coverings;
- Existing doors to be reinstated (held off site) with new frames and architraves (see architectural drawings for details);
- All skirtings reinstated, no cornicing at this level (see architectural drawings for details);
- Suspended timber floor construction to be reinstated, above installed concrete slab, to original levels;
- Opening between the front and rear rooms reinstated;
- Reinstatement of plasterboard ceilings;
- Inserted steelwork retained to ensure structural stability;
- Former fireplace reinstated;
- Floor finishes to conservatory extension reinstated.

### Ground Floor

3.5 The works at ground floor level will involve the reinstatement of features and finishes as listed below:

- Timber floorboards to be reinstated throughout on existing joists;
- Lath and plaster ceilings reinstated throughout, with ceiling roses to front and rear rooms also reinstated;
- Stud walls reinstated and all walls to have lime plaster finish reinstated;
- Former subdividing partition reinstated between front and rear room with matching architrave and frame (see architectural drawings for details);
- Skirtings and cornicing reinstated throughout ground floor (see architectural drawings for details);
- Former doors to be reinstated with new frames and architraves (see architectural drawings for details);
- Reinstated WC using existing drainage runs.

### First Floor

3.6 The works to the first floor level will involve the reinstatement of features and finishes as listed below:

- Reinstatement of plasterboard ceilings;
- Floorboards throughout reinstated on existing joists;
- Plasterboard to walls reinstated;
- Stud partition walls reinstated;
- Softwood timber stair to second floor reinstated (see architectural drawings for details);
- Skirtings and cornices reinstated (see architectural drawings for details); and
- Former doors reinstated (currently stored off site).

3.7 It is also proposed to install two new bathrooms and two joinery units as per the previous listed building consent granted (ref: 2014/7200/L).

### Second Floor

3.8 The works to the second floor level will involve the reinstatement of features and finishes as listed below:

- Reinstatement of plasterboard ceilings;
- Timber floorboards reinstated throughout;
- Stud partition walls reinstated;
- Plasterboard to all walls reinstated;
- Skirtings reinstated, no cornicing at this level (see architectural drawings for details);
- Existing doors reinstated;

3.9 It is also proposed to install two shower rooms as per the previous granted consent (ref: 2014/7200/L).

#### Roof Level

3.10 The works at roof level will involve the complete reinstatement of the roof structure and dormers as listed below:

- Reinstatement of roof structure to former detail and profile;
- Dormers reinstated with lead clad flat roofs, timber framed single glazed windows and lead cheeks;
- Conservation roof light reinstated;
- Reinstatement of the over-sailing eaves and bargeboards;
- Lead flashings to roof perimeter;
- Roof bracket on front elevation reinstated.

3.11 It is also proposed to carry out minor patch repair work to external render, chimneys, cornicing and corbels if required, utilising matching materials, finishes and appearance.

#### Other

3.12 Access to the premises is via stepped access up to the main front door with a second access down the steps to the semi basement. There are no changes proposed in respect of access arrangements for the premises.

3.13 Parking is via on-street provision and this situation remains unchanged. There will be no intensification of use associated with the property.

## **4.0 PLANNING POLICY**

4.1 This section considers the planning policies and legislative framework, which together, provides the context against which the Application for the proposed development will be considered. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 The Development Plan comprises The *Further Alterations to the London Plan* (FALP) (adopted 2015); The Camden Core Strategy (Adopted 2010); and the Camden Development Policies (Adopted 2010). This section of the report sets out a summary of the recent Government guidance and the main development plan policies that are relevant to the proposed development.

## Government Guidance

### National Planning Policy Framework

- 4.3 National planning policy is set out in the National Planning Policy Framework (NPPF). At the heart of the NPPF is the presumption in favour of sustainable development. “For decision taking this means: approving development proposals that accord with the development plan without delay” (para 14).
- 4.4 *There are three dimensions to sustainable development; economic, social and environmental. It is recognized that these dimensions give rise to the need for the planning system to perform a number of roles; the social role being “supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the communities’ needs and support its health, social and cultural well-being”* (para 7).
- 4.5 At paragraph 10, it states that decisions should take local circumstances into account to respond to different opportunities for achieving sustainable development.
- 4.6 Section 7 considers design and emphasises that good design is key to sustainable development. Paragraphs 56 – 58 encourage good design. Paragraph 61 continues that high quality design goes beyond aesthetic considerations and how the development connects between people and places and the integration between the natural, built and historic environment.
- 4.7 Chapter 12 specifically discusses ‘Conserving and enhancing the historic environment’ and advises that 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;
  - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - the desirability of new development making a positive contribution to local character and distinctiveness;
  - and opportunities to draw on the contribution made by the historic environment to the character of a place. (Paragraph 126).
- 4.8 The NPPF directs local planning authorities to require an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting” and the level of detailed assessment should be “proportionate to the assets’ importance” (Paragraph 128). Planning Authorities should then “take this assessment into account when

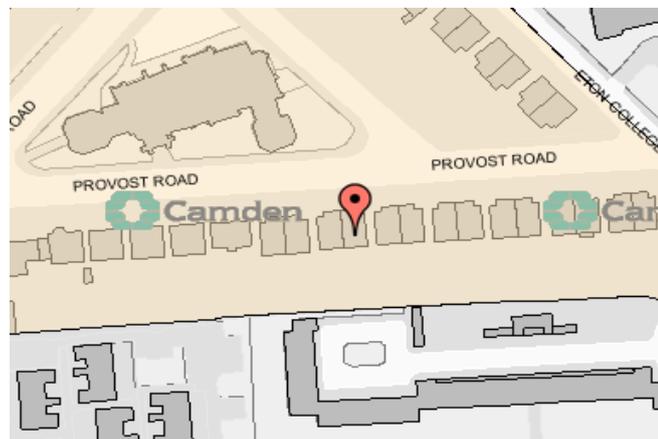
considering the impact of a proposal on a heritage asset, to avoid conflict between the heritage asset's conservation and any aspect of the proposal" (Paragraph 129). Such information is included as part of this application.

### Regional Policy -London Plan

- 4.9 The Further Alterations to the London Plan (FALP) (Adopted 2015) provides city wide context within which individual boroughs must set their local planning policies. Policies of relevance to the historic environment are Policy 7.4 and 7.8 and Policy 3.14 relates to housing.
- 4.10 **Policy 3.14 Existing Housing** states that: *"The Mayor will, and boroughs and other stakeholders should, support the maintenance and enhancement of the conditions and quality of London's existing homes";*
- 4.11 **Policy 7.4 – Local Character:** Buildings, streets and open spaces should provide a high quality design response that (i) has regard to pattern and grain of existing spaces, (ii) contributes to positive relationships between urban and natural landscapes, (iii) is human in scale, (iv) allows positively contributing buildings to influence the future character, (v) is informed by surrounding historic environment.
- 4.12 **Policy 7.8 – Heritage Assets and Archaeology:** This policy seeks to safeguard heritage assets. The policy encourages development that (i) identifies, values, conserves, restores, re-uses and incorporates heritage assets, where appropriate, and (ii) that conserves heritage assets and their setting.

### Local Policy

- 4.13 The local planning policies are contained within The Camden Core Strategy (Adopted 2010); and the Camden Development Policies (Adopted 2010). The site is within Flood Zone 1 with a low risk of flooding and has a high public transport accessibility with a PTAL of 6b. The building is within the Eaton Conservation Area as shown below:



### Conservation and Design

- 4.14 **Policy CS14 – Promoting high quality places and conserving our heritage** seeks to ensure that Camden’s places and buildings are attractive, safe and easy to use by *inter alia* requiring development of the highest standard of design that respects local context and character and 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;
- 4.15 In terms of good design and preserving heritage **Development Policies DP24 and DP25** are the relevant policies.

#### ***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”*

- 4.16 Development should consider *inter alia* the character and constraints of its site; the prevailing pattern, density and scale of surrounding development; the impact on existing rhythms, symmetries and uniformities in the townscape and the wider historic environment and buildings, spaces and features of local historic value (para 24.7)
- 4.17 In order to best preserve and enhance the positive elements of local character within the borough, we need to recognise and understand the factors that create it. Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings. Within areas of distinctive character, development should reinforce those elements which create the character. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials (para 24.12).

## **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*

### **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.*

### Housing

- 4.18 **Policy CS6- Providing Quality Homes** – seeks to make full use of Camden’s capacity for housing by *inter alia* regarding housing as the priority land-use of Camden’s Local Development Framework.

### **Other Material Planning Considerations**

#### Camden Planning Guidance: Design CPG1

- 4.19 With regard to the good practice for roof extensions proposals to alter and extend roofs fall into two categories: those that are accommodated within the existing roof form, such as dormer windows and roof lights, and those which alter the overall roof form, such as the construction of mansard roofs (para 5.6).
- 4.20 Guidance considers additional storeys and roof alterations to be acceptable where:
- *“There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to reunite a group of buildings and townscape;*
  - *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
  - *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm” (para 5.7).*
- 4.21 Roof dormers will be generally considered acceptable, providing that:
- *“a) The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow-pitched roofs.*

b) Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation (see Figure 4). Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

c) Dormers should not be introduced where they interrupt an unbroken roofscape.

d) In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable (see Figure 4). It is important to ensure the dormer sides (“cheeks”) are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided”.

#### Eton Conservation Area Proposals Statement

- 4.22 The appraisal provides a summary of the historical development and character of the Eton Conservation Area. The following extract discusses the character of Provost Road:

*“The east side of Eton Villas (south) and part of Provost Road are developed with semi-detached villas but of a different style to Eton Villas (north). The properties are typical early to mid-Victorian gable fronted stucco villas designed to be read as a single architectural unit and in common with all the surviving villas on these two roads are listed grade II. The central section of each property comprises a lower ground and two main levels of accommodation. The proportion of window to wall space (solid/void ratio) is fairly high. Windows are surrounded by a raised stucco architrave, cill and cornice. The third level of accommodation is contained within the shallow pitched slated roof, with dormers on the flank elevations. A central chimney stack protrudes from the main roof ridge. Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value” (page 11).*

## **5.0 PLANNING CONSIDERATIONS**

- 5.1 The current proposals are required to re-instate the previous condition and appearance of the building following recent strip out works where the buildings internal fabric and features were removed without consent. The main material planning considerations for this application therefore relates to ensuring that the proposed features and finishes match the original detailing in order to best preserve the listed building and the character and appearance of the Conservation Area. The Heritage Statement should be referred to for more detail.

## Housing Provision

- 5.2 The reinstatement of features and finishes seeks to put this family home back to its former state. Whilst the principle reason for the application is to regularise the unconsented works, proposals include additional minor alterations with the installation of two new bathrooms at first floor and two shower rooms at second floor. **Criteria A of London Plan Policy 3.14** supports the enhancement of the condition and quality of London's existing homes. The proposals therefore accord with the objectives of **Policy 3.14A** and **Local Policy CS6** which recognises housing as a priority land use in Camden.

## Reinstatement of features and finishes to Listed Building

- 5.3 The property is a Grade II listed building and situated within the Eton Conservation Area. The Heritage Statement provides an assessment of significance and refers to the detailed Government Guidance and local planning policies in respect of conservation and heritage matters.

### *i. Internal Feature and Finishes*

- 5.4 It is proposed to reinstate features such as skirtings, cornicing and ceiling roses where appropriate, as well as reinstate plaster finishes across all levels. The current situation results in the reinstatement of features and finishes that are non-original. Where original materials have been retained such as the fireplaces, some floor boards and roof slates; these will be re-used, however additional materials would be required. Informed by photographic evidence the proposals are all of an appropriate style to match that of the original detailing and features. The proposals seek to directly replicate the character and proportions of the existing building using the quality of materials necessary for a listed building and in accordance with the **Policy DP24** proposals seek to provide the highest standard of design.

- 5.5 The proposals are necessary to reinstate the previous condition and appearance of the building. The reinstatement works are therefore considered to have a highly beneficial impact of the significance of the building. The reinstatement works therefore accord with the objectives of **Policy DP25** to preserve and enhance the boroughs listed buildings and permission that do not cause harm to the special interest of the building or the setting of the listed terrace.

### *ii. External works including replacement roof and dormer*

- 5.6 The proposal seeks the replacement of the buildings non- original dormers thereby retaining the prevailing pattern of the roofscape across the extent of the listed terrace. Materials for

the dormer's cladding has been chosen to match the existing roof tiles. As such, in accordance with **Policy DP25**, the reinstatement of the dormer does not cause harm to the special interest of the building or the setting of the listed terrace.

#### **Character of the Conservation Area**

- 5.7 The replacement dormers will maintain the symmetry of the pair of villas. With the exception of No. 2 Provost Road the series of 7 pairs of semi-detached villas now all have dormer attic extensions.
- 5.8 With regard to the character of Provost Road, the Conservation Area Statement advises that the villas were designed to be read as a single architectural unit. It describes; *“the third level of accommodation is contained within the shallow pitch slated roof, with dormers on the flank elevations”*. The reinstatement of the dormer secures the prevailing pattern and rhythm of the roofscape and as such in accordance with **Policy DP25** and can be considered to preserve the character and appearance of the Conservation Area.

#### **Residential Amenity**

- 5.9 As per the previous situation the dormer windows will continue to face those on the existing dormers of the opposite property at No.10 Provost Road. This is the case across the extent of the terrace where each dormer faces the dormer on the opposite villa.
- 5.10 The proposal would result in dormer windows which have the same separation distances from dormer windows at No.10 Provost as the previous situation. As is the case across the terrace this proposal would not cause significant loss of privacy and accords with **Policy DP24**.

#### **6.0 SUMMARY**

- 6.1 The current application proposes reinstatement of the roof, dormer and internal features together with minor internal alterations including additional bathroom facilities at first and second floor level allowing the reinstatement of a quality residential dwelling in accordance with **FALP Policy 3.14 and Core Strategy Policy CS6 Policy**.
- 6.2 The reinstatement works are considered to have a highly beneficial impact of the significance of the building. In accordance with **Policy DP25**, the proposals do not cause harm to the special interest of the building or the setting of the listed terrace.
- 6.3 As is the existing situation; the proposed dormers face the dormers at No. 10 with separation distances unchanged from the previous situation. This mirrors those across the terrace. This proposal would not cause loss of privacy and accords with **Policy DP24**.



- 6.4 In terms of **Paragraphs 131-134 of the NPPF and Policy DP25**, the works would not result in harm to either the significance of the listed building or the character of the Conservation Area.
- 6.5 In addition, the application proposals would preserve the character and appearance of the Eton Conservation Area by means of the overall improvements to the fabric, features and fittings and external condition and appearance of the building within the streetscene.
- 6.6 In this regard the proposals would comply with **DP24 and DP25** and specifically with the design advice set out in the Conservation Area Proposals Statement.
- 6.7 For all of these reasons, it is respectfully suggested that the proposals should be supported and Planning and Listed Building Consent granted.