



Design, Access, & Planning Statement

14A St Paul's Crescent, London, NW1 9XL

Single Storey Rear Extension

Introduction

This Design and Access Statement has been prepared by 4D Planning Consultants LTD, 86-90 Paul Street, 3rd Floor, London EC2A 4NE on behalf of Mr Richard Currie of 14a St Paul's Crescent, London, NW1 9XL.

Mr Currie, the owner-occupier, wishes to add a sympathetic single storey rear extension to increase the liveable space in the property.

The purpose of this statement is to demonstrate that the proposal is in line with relevant planning policies, and will not have any negative impact on the neighbouring properties or character of the local area.

Existing Site

The application site is located on the north side of St Paul's Crescent close to the junction with Cantelowes Road.

It is adjacent to 14 St Paul's Crescent which forms part of a terrace of five three-storey mid-Victorian properties. The site lies to the rear of 6 -7 Cantelowes Road a four – storey semi-detached villa style property.

14a St Paul's Crescent is a detached contemporary three-storey house built in 2011 on the site of a former garage. It is contemporary in design, constructed predominantly in stock brick, with large areas of glazing in both the front and rear elevations. It is smaller in scale to surrounding properties and so remains subservient and separate from the terrace.

In 2015 the current owners purchased part of the garden belonging to 5 Cantelowes Road. The garden is now significantly deeper than it was when the original permission for the house was granted. It is now just over 10m in length whereas it was around 3m previously

The site is within the Camden Square Conservation Area but is not identified within the statement as making any specific contribution to the area. It is not a Statutory Listed Building or Locally Listed Building.

Proposal

The proposal is to add a single storey rear extension to the property.

Design

Context -the purpose of the development is to add a modest rear extension to increase the habitable space in the property for present and future occupants. The layout of the lower ground floor will be revised to provide a larger living room, as a key area of the house.

Design – the proposal only concerns adding an extension to the rear. The extension will be predominantly made of glass: a replacement set of full length bi-fold doors will open onto the rear garden and a large new rooflight will bring additional natural light into the living room and deep into the house. The front elevation and upstairs layouts remain unaltered. The contemporary design of the main house was found to be appropriate in the various consents granted for building the main house and this extension will closely match the design of the main house.

Access – no changes are proposed to the existing access.

Use – the residential use of the property will remain unchanged.

Materials - all materials used for the bricks, window frames and glazing will be of the highest quality and in keeping with the existing property. All efforts will be made to ensure that the proposed materials are sympathetic to the existing property.

Privacy – the property borders the rear gardens of 4, 5, 6 and 7 Cantelowes Road, and the neighbouring no. 14 St Paul's Crescent. Distances from the proposed rear extension to and from windows of habitable rooms at the rear from houses in St Augustine's Road and Cantelowes Road are sufficient to avoid any loss of privacy to these properties. Given its height of 3m and the fact that it is end of terrace, the extension will not create any risk of loss of privacy, overlooking or loss of light to or from the neighbouring 14 St Paul's Crescent.

Scale – the proposed rear extension will occupy the full width of the property and extend to 3m in depth with a maximum height of 3m.

Trees –there are no trees that will be affected.

Parking – no changes are proposed to the existing parking arrangements.

Planning History

- 2010/6479/P** Land to r/o 6-7 Cantelowes Road and Land Adjacent to 14 St Pauls Crescent London NW1 9XL. Erection of a single family dwelling house (Class C3) to replace existing garage. **Granted**
- 2007/4700/C** Land to r/o 6-7 Cantelowes Road and Land Adjacent to 14 St Pauls Crescent London NW1 9XL. Demolition of existing single storey garage. **Granted**
- 2007/4085/P** Land to r/o 6-7 Cantelowes Road and Land Adjacent to 14 St Pauls Crescent London NW1 9XL. Erection of a single family dwelling house (Class C3) to replace existing garage. **Granted**
- 2005/3487/C** Land to r/o 6-7 Cantelowes Road and Land Adjacent to 14 St Pauls Crescent London NW1 9XL. Demolition of a single detached garage. **Granted**
- 2005/3486/P** Land to r/o 6-7 Cantelowes Road and Land Adjacent to 14 St Pauls Crescent London NW1 9XL. Erection of a single family dwelling house (Class C3) including the demolition of the existing single storey detached garage. **Granted**
- 2005/3485/C** Land to r/o 6-7 Cantelowes Road and Land Adjacent to 14 St Pauls Crescent London NW1 9XL. Demolition of a single detached garage. **Granted**
- 2005/3484/P** Land to r/o 6-7 Cantelowes Road and Land Adjacent to 14 St Pauls Crescent London NW1 9XL. Erection of single family dwelling house (Class C3) including the demolition of an existing single-storey garage. **Withdrawn**
- 2005/2345/C** Land to r/o 6-7 Cantelowes Road and Land Adjacent to 14 St Pauls Crescent London NW1 9XL. Erection of a new dwelling house and demolition of a single detached garage. **Withdrawn**
- PEX0200424** In September 2002 Planning permission and Conservation Area Consent were refused for demolition of the existing garage and the erection of a new 3-storey dwelling house. Reason “the proposed new dwelling is considered unacceptable on account of its excessive height and bulk, which unduly compromises the dominance of the existing Victorian buildings and garden space between them. It therefore fails to preserve or enhance the character and appearance of this part of the conservation area.

8802501 Planning permission refused (Dec 1988) for redevelopment of the site to provide a single dwelling house. This application was allowed on appeal. The inspector stated that the proposal would “align with the terraced properties in St Paul’s Crescent and would not in my view dominate nearby properties or appear overdeveloped...The proposal would not cause any sufficient harm through overdevelopment”. With regard to amenity the inspector noted that: “distances from the proposed roof terrace and from windows of habitable rooms at the rear from Houses in St Augustine’s Road would in my opinion be sufficient to avoid any loss of privacy to these properties”.

Precedent

- 2015/0971/P** 6 St Paul's Crescent, NW1 9XS. Erection of a single storey full width rear extension, removal of tree, demolition of front boundary wall and reinstatement of original front boundary wall and entrance. **Granted**
- 2014/3817/P** 21 St Paul’s Crescent, NW1 9TN. Erection of replacement ground and first floor extensions and raised terrace to the rear of dwellinghouse. **Granted**
- 2015/3934/P** 19 Bartholomew Villa, NW5 2LJ. Single storey rear extension and removal of external metal stair. **Granted**
- 2015/1759/P** 37 Patshull Road, NW5 2JX. Single storey rear extension following demolition of existing conservatory. **Granted**
- 2015/2385/P** 60 Lawford Road, NW5 2LN. Erection of single storey rear extension. **Granted**
- 2014/7849/P** 6B Lawford Road, NW5 2LN. Erection of a full width rear extension at lower ground floor level. **Granted**
- 2015/1603/P** 72 Marquis Road, NW1 9UB. Erection of single storey ground floor rear extension. **Granted**
- 2015/1965/P** Ground & first floor flats 84 St Augustine's Road, NW1 9RP. Erection of a ground floor rear extension and alterations to the rear fenestration. **Granted**
- 2014/5885/P** 22A North Villas, NW1 9BL. Erection of rear extension and installation of timber glazed door to rear extension. **Granted**

Planning Policy

The following relevant policies apply:

1. National Planning Policy Framework, 2012 (NPPF)
2. The London Plan, 2011
3. Camden Core Strategy, 2010
4. Camden Development Policies, 2010
5. Camden Planning Guidance SPD, 2015
6. Camden Square Conservation Area Appraisal and Management Strategy, 2011

1. National Planning Policy Framework 2012 (NPPF)

The Presumption In Favour Of Sustainable Development

The National Planning Policy Framework states that there is “*a presumption in favour of sustainable development*”, and that for planning authorities this means “*approving development proposals that accord with the local development plan without delay.*” The sections below will demonstrate that the proposal accords with the local development plan. Amongst the twelve planning principles set out by the NPPF, it is stated that planning should “*not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives*”, and “*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*”. The proposal supports this as it seeks to provide long-term improved amenity for all present and future occupants of the property in a high quality design.

Conservation of the historic environment

The NPPF states that local planning policy should include “*a positive strategy for the conservation and enjoyment of the historic environment*” that should take into account “*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*” As the property is within the Camden Square conservation area, it is important that these principles are reflected in any changes to the building. The proposal makes no changes to the front elevation and will not be visible from the street and so will have no adverse effect on the street scene or the character of the conservation area.

2. The London Plan (2011)

Policy 7.4 Local Character – states that *“Development should have regard to the form, function, and structure of an area, place or street...”* and *“Buildings, streets and open spaces should provide a high quality design response that ... has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass...”* and *“allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area”* and *“is informed by the surrounding historic environment”*.

Policy 7.6 Architecture – states that *“Buildings and structures should: be of the highest architectural quality... comprise details and materials that complement, not necessarily replicate, the local architectural character... not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings,... and “optimise the potential of sites”*. This proposal meets all of these objectives and is in line with the London Plan.

Local Policy

Camden planning policy comprises policies contained in the Core Strategy 2010, and Camden Development Policies

More detailed guidance is also provided in various SPD's and SPG's. Guidance on the character of the area is provided by the Camden Square Conservation Area Appraisal. The proposal has been considered against the relevant policies set out in these documents.

3. Camden Core Strategy (2010)

The Core Strategy recognises the need to make the most efficient use of Camden's limited land. Policy CS1 - Distribution of Growth states that *“The Council will promote the most efficient use of land and buildings in Camden by... (d) seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.”*

Policy CS5 - Managing the impact of growth and development makes clear that *“The Council will protect the amenity of Camden's residents and those working in and visiting the borough.”* Paragraph 5.8 states that the Council will *“expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.”*

Policy CS14 - Promoting high quality places and conserving our heritage *“The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by: a) requiring development of the highest standard of design that respects local context and character; b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas...”*

The proposed extension is of a high quality design and steps have been taken to ensure it is respectful but complementary to the conservation area surroundings.

4. Camden Development Policies 2010-2025

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...”

24.6 *“The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality contemporary design will be welcomed”.*

24.12 *“Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings.”* 24.13 *“Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. Overly large extensions can disfigure a building and upset its proportions. Extensions should therefore be subordinate to the original building in terms of scale and situation”.*

The proposed extension complies with all of the requirements set out in DP24: it is subordinate to the original house. It adopts a contemporary design matching the original house, which DP24 expressly welcomes and which was permitted for the main house in the previous consents, yet still respects the context of the neighbouring buildings and wider conservation area.

DP25 – Conserving Camden’s heritage

“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...”; e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.”

25.3 *“The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing”.*

25.5 *“Development will not be permitted which causes the loss of trees and/or garden space where this is important to the character and appearance of a conservation area.”*

As the main house is already of a contemporary design, there is no risk that the character of the conservation area will be eroded through the loss of traditional details. The materials used will match those of the main house. The scale of the proposed extension, which extends to only 3m in depth, means that impact on the character of the area and the loss of garden space are minimal. This is not a site where the garden space makes a specific contribution to the character of the Conservation Area.

DP26 – Managing the impact of development on occupiers and neighbours

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include: a) visual privacy and overlooking; b) overshadowing and outlook; c) sunlight, daylight and artificial light levels...”

Due to its scale, height, position, and distance from neighbouring houses it is not believed that the proposed extension will create any material risk of overlooking, loss of privacy, or loss of light.

5. Camden Planning Guidance SPD 2015

This guidance supplements Core Strategy Policy CS14 and Development Policy DP24 Securing high quality design.

Paragraph 2.9 *“Good design should: • positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas; • respect, and be sensitive to, natural and physical features, both on and off the site...”*

Paragraph 2.10 *“Good design should: • ensure buildings do not significantly overshadow existing/proposed outdoor spaces (especially designated open spaces), amenity areas or existing or approved renewable energy facilities (such as solar panels)...; • consider the extent to which developments may overlook the windows or private garden area of another dwelling..”*

The design of the proposed extension respects all of these principles.

Paragraph 2.12 *“Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings... The quality of a well-designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials”*

Paragraph 3.7 *“We will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area.”*

Paragraph 4 Extensions, alterations and conservatories *“Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.”*

Windows: *“Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.”*

Doors: *“Where you are looking to replace doors their design should match the dimensions, proportions, joinery details, panelling and glazing of the original. Where timber replacement doors are proposed the timber should be sustainably sourced.”*

Materials: *“Wherever possible you should use materials that complement the colour and texture of the materials in the existing building”*

Scale 4.8 *“Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach*

4.10 *“Rear extensions should be designed to: • be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; • respect and preserve the original design and proportions of the building, including its architectural period and style; ... not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of*

enclosure; • allow for the retention of a reasonable sized garden; and • retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

The proposed extension will match the existing house as closely as possible in terms of design, materials, windows, and doors, and will be subordinate to the main house in terms of scale and height. A considerable amount of garden space (more than 70%) will remain after the 3m deep extension is added.

The SPD states that *“in order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist...”* And that *“extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.”*

4.14 *“The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions. In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape.”* The rear of the property is not architecturally distinguished nor is it visible from the street.

7. Camden Square Conservation Area Appraisal and Management Strategy (March 2011)

St Paul's Crescent is described within the Conservation Area documents as follows: *“St Paul's Crescent angles down as an extension from Marquis Road parallel to St Augustine's Road before turning around 45 degrees to the south, crossing Agar Grove and ending at the Camden's 1970's Maiden lane estate (outside the Area). Flats have replaced the section of curved terrace. The virtually uniform houses have two full storeys raised over stucco lower ground floors and are significantly modest compared to St Augustine's Road.”*

Conclusion

The proposed extension seeks to add a modest and sympathetic rear extension to the property in order to create additional habitable space within the family home. The proposed design meets all of the detailed criteria set out in the Planning Guidance SPD and is in line with the broader policy principles outlined above.

The proposal will not cause any negative impact on the character of the local area or amenity of neighbours. Following the purchase of the garden of 5 Canteloves Road the garden is now over 10m long so the proposed extension will not cause any excessive loss of garden (over 70% will remain), and due to the position of the house at the end of terrace and backing onto rear gardens of houses at Canteloves Road, there is no risk of the 3m high extension causing any issues of loss of privacy or light.

14a St Paul's Crescent has a contemporary, quite distinct from the neighbouring terrace and most of the surrounding properties. However, this design was found to be appropriate in the various permissions granted for the erection of the main house. There is therefore no reason why the proposed extension should not adopt a similar contemporary design.

There is considerable precedent for permitting rear extensions to properties on St Paul's Crescent and in the wider surrounding area and it is hoped that it is hoped that officers will also support this proposal. If for any reason there are any concerns, it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.

Photos



Figure 1 Front Elevation of 14a St Paul's Crescent



Figure 2 Rear elevation of 14a St Paul's Crescent



