

**Future Planning and Development
Town Planning Consultancy**

9 Grafton Road, NW5 3DX, London

PLANNING, DESIGN & ACCESS STATEMENT

Construction of rear extensions at ground, first and second floor levels and
minor alterations to rear elevation

October 2015

INTRODUCTION

1. Future Planning & Development provide planning advice to our clients Mr James Lowery & Ms Carly Nuzbach in respect of 9 Grafton Road, London. The site is located within the London Borough of Camden.
2. This Planning Statement has been prepared in support of a full planning application for part ground floor, part first floor and part second floor extensions to the rear of the property and includes alterations to the rear elevation.
3. This application has been prepared with regard to the provisions of the Development Plan and the National Planning Policy Framework (NPPF).

THE SITE AND ITS SURROUNDINGS

4. The site subject of this application is 9 Grafton Road, London, NW5 3DX. The site is a 4-bedroomed mid-terraced residential property located in the Inkerman Conservation Area.
5. The terrace within which the application site is located is comprised of 17 dwellings, 10 of which have substantial 3-storey rear extensions.
6. The site already benefits from rear extensions at ground and first floor levels. The ground floor element extends 7.3m from the rear elevation of the house and across approximately half the width of the building.
7. The existing extension contains the kitchen and a bathroom with the roof forming a terrace which is accessed either from the first floor or via an external staircase from the rear garden.
8. To the side of the ground floor extension there is a partially enclosed gravelled area forming the rear yard which is accessed from the house. The yard adjoins a

mature rear garden which extends a further 12m from the back of the ground floor extension. The first floor extension contains a WC and provides access to the roof terrace.

9. The houses in Grafton Road appear to have been built in the mid-19 Century and are constructed of London stock brickwork with slate roofs.
10. There are no planning history records relating to the application site contained on the planning register. However, there are a number of planning applications for similar developments in the area that are of relevance to the application proposals.

THE PROPOSED DEVELOPMENT

11. This application seeks full planning permission for a part ground, part first and part second floor extension to the rear of the property, along with minor alterations to the rear elevation.
12. The extension at ground floor level will infill a gap between the existing extension and the party wall along the northern boundary of the site. The proposed extension would be set back by 1.0m from the rear elevation of the existing extension and approximately 300mm from the rear extension to the neighbouring house at 11 Grafton Road.
13. At first floor level the existing extension will be enlarged slightly to provide a study with access to the retained element of the roof terrace. At second floor level a small bathroom extension is proposed, extending 1.6m from the main rear wall of the house.
14. The extensions will be constructed in stock brick to match existing, with new Crittall-style windows and doors.

15. The ground floor extension will have a flat sedum roof and the terraced area will have flag stones over an EDPM single ply roofing membrane. At first and second floor the roof material will be EDPM single ply membrane behind a brick parapet, therefore only be visible from above.
16. The architectural style of the extension is modern, but the proposals have been carefully designed to ensure that features, such as the fenestration, match the rhythm of the existing terrace.
17. The proposal includes roof lights to provide natural light for the house at each level whilst minimizing the impact on the rear elevation.
18. The extension will facilitate the provision of an open plan kitchen, dining and living area at the ground floor level. The proposed study at first floor level will facilitate working from home. At second floor level, the minor extension will enable the replacement of the bathroom at ground floor level.
19. Across all levels, the proposal will increase the levels of natural light to the property, particularly at ground floor level.

PLANNING POLICY FRAMEWORK

National Planning Policy

20. The National Planning Policy Framework (published on the 27th March 2012) sets out the Government's planning policies for England and how these are expected to be applied through the planning system.
21. Development that accords with an up-to-date Development Plan should be approved and development that conflicts should be refused unless other material considerations indicate otherwise.

The Development Plan

22. Section 38 of the Planning & Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
23. The Development Plan is comprised of the following:
- London Plan (adopted March 2015)
 - Camden Local Plan, including:
 - i. Camden Core Strategy 2010 – 2025 (adopted 8 November 2010)
 - ii. Development Policies (adopted 8 November 2010)
24. Development Policy DP24 provides guidance on *Securing High Quality Design* and states “*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 accessibility”*
25. Development Policy DP25 provides guidance on *Conserving Camden’s Heritage*, and with specific reference to Conservation areas states “*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;*
- c) *prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) *not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- 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.*

PLANNING CONSIDERATIONS

- 26. The proposed development will be assessed in accordance with the provisions of the Development Plan.
- 27. The proposal seeks planning permission for modest extensions to the existing terraced house at 9 Grafton Road. The proposal does not result in any change of use.
- 28. The scale of the proposed extensions is subservient to the host building. When viewed as part of the wider terrace, the scale of the extension is in accordance with the scale of the numerous other extensions along the terrace and therefore fits suitably within this setting and the general character of the neighbouring area.

29. The proposed extension, by virtue of its location on the rear of the existing terrace, will have a limited impact on the character of the surrounding Conservation Area and will only be visible from vantage points to the rear of the terrace.
30. Notwithstanding its limited visibility, the overall design will be in keeping with the character of the neighbouring area. The character of the south facing side of the terrace is defined by the high number of rear extensions of two or three storeys consistently found across the length of the terrace; the proposal will therefore be in conformity with the prevalent character of the area.
31. The proposed materials will match the existing, ensuring that the proposed extension is in keeping with the appearance of the wider terrace. The matching materials help in providing the context for the modern design of the extension.
32. The design, whilst modern, sits comfortably within the terrace. The fenestration of the windows on the upper floors maintains the rhythm of the fenestration across the wider terrace.
33. The provision of a sedum roof above the ground floor extension will improve both the character of the area and outlook from neighbouring properties. The sedum roof will also improve the environmental performance of the dwelling through reducing surface water-run off, providing insulation and also by providing an important micro-climate for insects and birds.
34. At ground floor the extension will create an open plan area benefitting from increased levels of natural light and improved access to the rear garden.
35. The proposal will significantly improve the quality of the accommodation within the existing property and will therefore be compliant with the policies in the Development Plan which seek to improve the quality of housing stock.

36. The proposal will have a limited impact on amenity in terms of outlook and daylight to the neighbouring property at number 7 Grafton Road. The extension at ground floor level, which makes up the existing boundary between the two properties, will not change.
37. At first floor level the proposed extension is very modest and constitutes only limited increase in depth over the existing. The proposals will see the ground floor boundary wall to No.7 reduced by approximately 90mm in height, with a replacement railing introduced above. The existing first floor terrace is well used and includes fencing and foliage along the boundary with No. 7, which has a greater impact on outlook and daylight to the neighbouring property than would be the case with an open flat roof. The proposal will remove the existing clutter from existing terrace resulting in an improvement in outlook from rear-facing windows at No. 7. The remodelling of the extensions proposed will ensure that the proposals will not have a harmful impact on the residential amenity of 7 Grafton Road in terms of outlook, daylight or sunlight.
38. At second floor the proposed extension is limited to 1.6m in depth and will have no material impact on the neighbouring properties in terms of outlook or daylight and sunlight.
39. The proposal will not result in any adverse impact on amenity through loss of privacy. The proposed extension at first floor level will result in an improvement to the level of privacy for No. 7 as the roof terrace will be moved further away from rear-facing windows, which will serve to reduce overlooking from the roof terrace to the rear windows and private rear garden of 7 Grafton Road.
40. The proposal will also facilitate home-working, bringing the property up to the standards set out in the London Plan and ensuring that the property is compliant with modern living and working requirements and, in turn, facilitating sustainable development.

CONCLUSIONS

41. This application seeks planning permission for the construction of rear extensions at ground, first and second floor levels and minor alterations to rear elevation at 9 Grafton Road.
42. The scale and appearance of the proposals are in keeping with the prevalent character of the host building and wider Conservation Area. The proposal will have no greater impact on amenity in terms of outlook, daylight/sunlight and privacy than existing.
43. It is therefore considered that the application proposals are compliant with the Development Plan and planning permission should be granted accordingly.

DESIGN & ACCESS STATEMENT

Use

The proposed development will be an extension to the residential use (Use Class C3). The proposal involves no change of use

Amount

The amount of development proposed in terms of floorspace is as follows:

Ground floor extension – 15.6m²

First floor extension - 6m²

Second floor extension – 4.8m²

Layout

At ground floor the existing footprint will be increased into the adjacent yard to create an open plan kitchen, dining, living space. The large doors and window to the rear will improve links from the house into the currently underutilised mature rear garden.

At first floor, the size of this extension has been kept to a minimum and will retain a link out onto the roof terrace with new railings compliant with current building regulations.

At second floor level, the inclusion of a family bathroom higher up the house is a direct replacement for the current one on the ground floor. This will improve the current situation where occupants must go through the existing kitchen to use the bathroom on the ground floor.

Scale

The scale of the extension is similar to the numerous other extensions found along the rear of the terrace.

At ground floor, the levels in the rear garden have been reduced to accommodate the proposed extension and reduce the impact on the

neighbours. The parapet wall around the new terrace over the GF extension is 90mm lower than the existing parapet wall.

At first floor level, the height of the parapet wall on this extension is the same as the existing WC extension at this level with a ceiling height of 2390mm. The footprint has been reduced by removing the existing external wall and enough floor area has been created to allow 2 people to work from home in the same office.

At second floor, the footprint of this bathroom is just enough to provide a bath, WC, wash hand basin and some associated storage. Again the full width of the external wall has been used to minimise the footprint.

Landscaping

No landscaping is proposed as part of the application, however the proposal will improve access to the garden and this will be maintained by the occupiers of the property.

Appearance

The extension is modern in design whilst key elements are in keeping with the traditional appearance of the terrace. The materials will match the existing terrace, whilst the fenestration of the windows will be in keeping with that of the terrace.

Crittall (or similar) windows and doors will be used in the new extensions. The slender frame size and fine detailing will complement the existing timber sliding sashes.