

Planning Statement

Residential Extension

1A Winscombe Street

London

N19 5DG



September 2015

London Borough of Camden

1841/AR

Contents

1. Introduction	1
Site context	1
Proposal and need	1
2. Local Planning Policy	3
Local policy background	3
Camden Planning Guidance 1 – Design	3
Camden Planning Guidance 6 – Amenity	4
3. Heritage Considerations	6
National background	6
Local Policy	7
4. Summary	8



1. Introduction

- 1.1 This planning statement has been produced to support an application seeking the extension of 1A Winscombe Street, extending the existing upper and lower ground floors to create an improved and modern kitchen and dining space, and living space, for the applicant.
- 1.2 This statement should be read in conjunction with the Design and Access Statement produced by Carbon Creative Architects, and will focus on policy compliance with respect to the development and the surrounding context.

Site context

- 1.3 The following elements are relevant in the determination of the application
- The site is within the Dartmouth Park Conservation Area.
 - The property sits at the end of a terrace which continues in a southerly direction. The development site is surrounded by gardens.
 - To the north of the site are the ends of the rear gardens of Nos. 39 and 41 Chester Road.
 - The current garden is enclosed by fencing approx. 2 metres in height (and 2.85 metres on the northern boundary).

Proposal and need

- 1.4 The extension is designed to accommodate the family's growing needs without having to relocate away from schools and jobs, and addressing additional modern lifestyle and energy efficiency requirements.
- 1.5 The proposal adds an extra 24 square metres of floor space to the existing 2 bedroom maisonette, drastically improving internal space, room arrangement, and light.
- 1.6 National policy and guidance reinforces promoting design and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes.



1.7 Diversifying and adapting existing spaces are design principles which have long been rooted to the core of positive urban design.

- Adaptability seeks flexible buildings which can accommodate continuously changing aspirations and future needs of people in a sustainable way – guaranteeing the future of the buildings, their role, and sustained occupation. This is especially important when considering traditional and existing buildings, which sometimes require special, caring attention to ensure upkeep.
- Diversity seeks to secure development which meets the needs of all in society. Part of creating and/or supporting sustainably diverse communities is providing a range of dwelling typologies and sizes.

1.8 Such principles are representative of, and intrinsic to, achieving sustainable development. The proposal achieves such social, economic, and environmental gains, as will be set out in this statement.



2. Local Planning Policy

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

Local policy background

2.2 Taking into account the Camden Local Development Framework, we consider the relevant documents to consider are:

- The Camden Core Strategy (2010)
- Camden Development Policies (2010)
- Camden Planning Guidance (CPG) 1 – Design
- Camden Planning Guidance (CPG) 6 – Amenity

2.3 Given the scale of the development, we consider that the intentions of the Core Strategy and the Development Policies documents with respect to design and amenity impact of extensions are adequately conveyed in the CPG documents. These are considered in the following two sub sections, with reference to development plan policy where relevant.

Camden Planning Guidance 1 – Design

2.4 Section 4 of the guidance seeks that local character and design should be taken into account and that extensions appear subordinate to the host building. The CPG also recognises that a rear extension is often the most appropriate way to extend a house or property.

2.5 In addition, the Dartmouth Park conservation area appraisal and management strategy (2009) states that high quality design, and high quality execution will be required for residential extensions. The strategy specifically recognises that the development of successful modern design of the 21st century can enhance the conservation area.

2.6 The proposed rear extension would not be visible from any public vantage points, and will respect the proportions and level changes of the host building. The building work



will not require the removal or alteration of any existing or historic rear projection, and is designed so that a clear visual juxtaposition is maintained between the original fabric of the building and the proposed modern extension.

- 2.7 The materiality of the proposal further ensures visual subordination to the host dwelling - including the use of minimal window frames finished in anodised aluminium, white render, and cedar slats; which will weather well and harmonise into the surrounding garden setting.
- 2.8 The CPG confirms that an extension higher than a single floor can be appropriate where there is a smaller footprint so as to compensate for any increase in visual mass and bulk – which is represented by the short 1.5 metre projection proposed.
- 2.9 Given compliance with the CPG, the development is considered to comply with CS policy CS14 (Promoting high quality places and conserving our heritage); and DP policies DP24 (Securing high quality design) and DP25 (Conserving Camden’s Heritage).
- 2.10 Section 5 of the CPG advises applicants on the provision of roof terraces. Compliance with such guidance is discussed in the next section.

Camden Planning Guidance 6 - Amenity

- 2.11 Section 6 of the CPG (daylight and sunlight to adjacent buildings) has been considered in the layout and massing of the development. The design process has balanced requirements for improved internal space with the potential amenity impact on the adjoining neighbour at No.3 by limiting the depth of the two storey rear extension to 1.5 metres; and placing the longer ground floor extension adjacent to the northern boundary. In addition, the orientation of the property means that no overshadowing will occur.
- 2.12 Section 7 of the guidance seeks to protect the privacy of existing dwellings, and promotes the use of mitigation measures when appropriate. The proposed terrace is the most sensitive feature in this regard, and has been carefully considered in terms of its position adjacent to the northern boundary, and the sensitive screening methods adopted to suitably mitigate against adverse privacy issues. These include:



- A planted wall (approx. height of 1.5 metres from terrace floor level) which will blend into surrounding high level foliage to the north of the site;
- The provision of glass balustrades with minimal vertical supports that act as an additional privacy barrier to neighbours gardens to the north, south and west; and
- A distance of 2.5 metres from the terrace to the neighbour's garden to the south, which is further screened by an (existing) 2 metre high fence on the boundary.

2.13 Both CPG 5 and CPG 6 recognise that such measures are suitable to mitigate against potential privacy issues for terraces.

2.14 As suggested by the CPG 5, the applicant is happy to accept a planning condition attached to the permission which seeks to secure arrangements for ongoing maintenance if the Council consider such measures appropriate.

2.15 Given compliance with the CPG, the development is considered to comply with CS policy CS5 (Managing the Impact of Growth and Development), CS14 (Promoting high quality places and conserving our heritage) and DP26 (Managing the impact of development on occupiers and neighbours).



3. Heritage Considerations

National background

3.1 Nearly all developments will cause some change to the appearance of an area. With respect to conservation areas, the test is whether the appearance of the area as a whole has been changed (see J.P.L. 1991, Jul, 662-674).

3.2 There is a statutory duty in consideration of proposals for development within conservation areas to pay attention to the desirability of preserving or enhancing the character of the area as a whole.

3.3 To ‘preserve or enhance’ was clarified in *South Lakeland DC v Secretary of State for the Environment* [1992] 2 A.C. 141:

Preserving the character or appearance of a conservation area can be achieved by either a positive contribution to preservation or enhancement, or by development that leaves character or appearance unharmed.

3.4 In *Trafford MBC v Secretary of State* [2001] JPL 114 a development in a rear garden was allowed as the Inspector gave less weight to the importance of the rear elevations and gardens. This conclusion was supported in the High Court.

3.5 Other decisions support the stance. An extension was proposed to the rear of a terraced house in Bath. The Inspector noted that it was only possible to see parts of the proposed extension from very limited positions, and the extension would be largely hidden from view. The Inspector concluded that the extension would not be unduly obtrusive, or have any impact on the setting of a listed buildings or on the character of the conservation area, to warrant refusing permission (*Bath City Council 31/7/84*).

3.6 National guidance provided within the National Planning Policy Framework is a material consideration in determining applications. With respect to conservation areas, the Framework notes at paragraph 138 that not all elements of a conservation area will necessarily contribute to its significance.



Local Policy

3.7 Policies CS14 (Promoting high quality places and conserving our heritage) and DP25 (Conserving Camden’s Heritage) list details which need to be considered in the determination of applications in Conservation Areas, and of relevance to this application:

- Requiring development of the highest standard of design that respects local context and character;
- Preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas; and
- Take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas.

3.8 As highlighted, the conservation area appraisal and management strategy advises that high quality and modern extensions are preferable. The guidance seeks to primarily resist roof extensions and alterations, and to protect rear elevations where it forms “an integral part of the character of the area”, with public views a qualifying factor (consistent with national requirements). Given that the extension has been designed to such required standards, and is not visible, the proposal does not conflict with the appraisal

3.9 Section 3 of this statement has tested the scheme against the guidance contained within the relevant CPG’s, which take into account heritage considerations. Given the design response outlined, the scheme is found to comply with such guidance, and therefore policies CS14 and DP15 are satisfied.



4. Summary

- 4.1 This statement has shown that the proposed development complies with local policy, taking into account the relevant material considerations. It should be read in conjunction with the Design and Access Statement produced by the architect.
- 4.2 In general, the Government is keen to facilitate and enable significant extensions to existing housing. The background to such relaxation of planning control is three-fold:
- i. Domestic extensions provide a positive social benefit, providing more amenity and living space;
 - ii. Domestic extensions, when taken cumulatively, generate significant economic gains; and
 - iii. Scrutiny over domestic extensions should be relaxed to enable and encourage the developments which bring about the highlighted benefits.
- 4.3 The development proposal has been designed to the highest modern standards, taking particular account of amenity, visual, and design impact to the immediate setting – and is subservient in appearance to the existing dwelling.
- 4.4 In addition to economic and social benefits, the extension will bring about significant environmental benefit through the upgrading of insulation and glazing to windows; an important consideration in the planning balance.
- 4.5 The proposed development would not have an adverse impact on heritage sensitivities. The consideration is whether this proposal alters, preserves or enhances the character of the conservation area as a whole. It has been found that less weight can be given to the importance of rear elevations within Conservation Areas and particularly those which are not visible; or alter roof forms. In this case, the quantum of the proposed development in addition to the design proposed cannot alter the character of the conservation area as a whole.
- 4.6 We respectfully ask that the development is approved.





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