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Our Ref: 2015/2434/P
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Cassandra Low,
The Planning Inspectorate
3/04 Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Dear Ms Low,

Appeal Site
75 Chetwynd Road, NW5

Appeal by Mr Pietro Fratta and Mrs Arianna Tucci against refusal of planning permission (2015/2434/P) on 24/06/2015 for an extension to rear at second floor level.

1.0 Summary

1.1

1.2 This is an important site, identified as a positive contributor in the conservation area. It forms part of an identical pair, with No. 77 next door, within the terrace.

1.3 The planning application was refused on the following reason:

The proposed rear extension at second floor level, by reason of its location, design and bulk would be harmful to the character and appearance of the host building and the Dartmouth Park conservation area. The proposal would therefore be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25

(Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

1.4 The Council's case is largely set out in the officer's delegated report which details the site and surroundings, the site history and an assessment of the proposal. A copy of the report was sent with the questionnaire.

1.5 In addition to the information sent with the questionnaire, I would be pleased if the Inspector could take into account the following information and comments before deciding the appeal.

2.0 Status of Policies and Guidance

2.1 In arriving at its current decision the London Borough of Camden has had regard to the relevant legislation, government guidance, statutory development plans and the particular circumstances of the case.

2.2 With reference to the National Planning Policy Framework 2012 (NPPF), policies and guidance contained within Camden's LDF 2010 are up to date and accord with paras 214-216. The council's policies should therefore be given substantial weight in the decision of this appeal. The NPPF was adopted in April 2012 and states that development should be refused if the proposed development conflicts with the local plan unless other material considerations indicate otherwise.

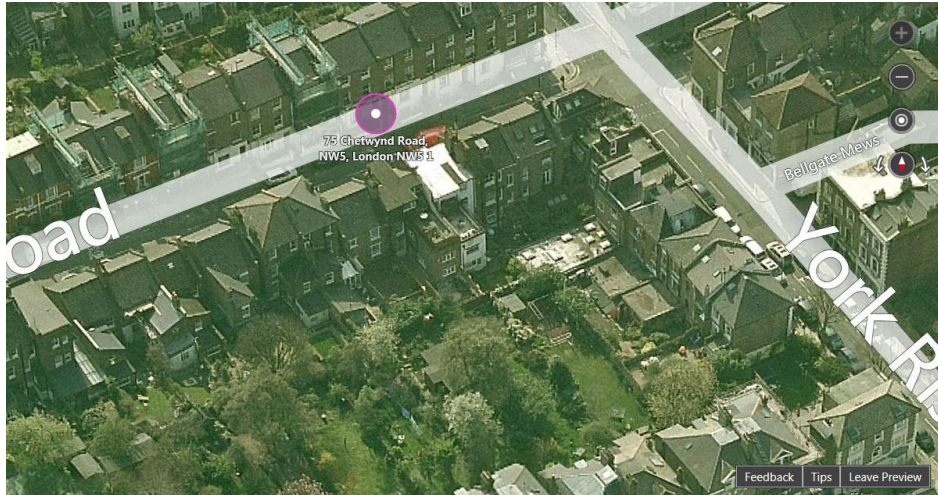
2.3 Since the time of the decision and prior to the appeal the Council has adopted amendments to the Camden Planning Guidance 1 – Design. This revision has been subject to public consultation and was approved by the Council in July 2015. The most recent changes to CPG 1 involve updates to waste and recycling standards and inclusive access. The changes to the CPG do not affect the officer's recommendation or appeal.

3.0 Comments on appellants grounds of appeal

3.1 The appellants' grounds of appeals are summarised below and addressed beneath as follows:

1. The rear elevation of the road is heterogeneous;
2. The design is sympathetic to the conservation area;
3. The extension is required to meet the minimum national and London standards;
4. No objections were made;
5. Amenity space will still be available to the occupants;
6. The property is the only one with a flat roof and rendered rear elevation;
7. The proposal would not be visible from the road;
8. Precedent example (2014/3651/P).

1. The officer report acknowledges the building is in a terrace of properties with varying roof profiles and that there is no particular pattern in the rear elevation. However, the extension would be higher than one full storey below the eaves of the property as required in CPG1 Design (see 4.13 page 29) and would extend beyond the roof profile onto the closet wing extension.
2. The property is identified as a positive contributor to the Dartmouth Park conservation area. Whilst the extension would not be visible from the streetscene, it would be visible from properties along York Rise to the west and Dartmouth Park Road to the north (parallel to Chetwynd Road). The extension would not be subordinate to the main property, would add bulk at high level and would alter the character of the property to the detriment of the host building and the conservation area as a building making positive contribution to the area. The design and impact on the conservation area are unacceptable.
3. The existing dwelling is not considered substandard in terms of space.
4. Whilst no objections were made and it was noted in the officer report the proposal would not harm neighbours amenity, the development would still be unacceptable for design reasons adding bulk at high level.
5. The proposal was not refused on the grounds that the occupant would lose amenity space. The reason for refusal relates solely to the design of the extension and the bulk it would add which is considered harmful to the host building and conservation area.
6. The property is one of a pair at this location (77 Chetwynd also has a flat roof) with a flat roof. The proposal is contrary to design guidance and would be harmful to the host property and conservation area. The extension would add bulk at a high level by extending the roof out onto the closet wing. The extension would unbalance the pair. The 'bing' aerial image below shows the subject site in white with number 77 next door.



7. As mentioned, the development would not be visible from the road but is still considered harmful to the rear elevation of the property and would be visible from the properties along York Rise and Dartmouth Park Road.

8. The appellant has used 2014/3651/P at 67A Chetwynd Road as an example of a similar development. 2014/3651/P is in fact an approval of details application, the original application number is 2012/4597/P. 2012/4597/P for '*Erection of an infill extension at first floor level and a partial infill mansard roof extension at second floor level, and alterations to the York Rise elevation in connection with existing use as a self-contained maisonette (Class C3)*' was granted after two refusals (2011/1482/P and 2012/1513/P) for similar developments. Planning applications are dealt with on a case by case basis. The character of the property is different to the subject site and is not considered to form a precedent for the appellants' development.

4.0 Conclusion

- 4.1 Based on the information set out above, and having taken account of all the additional evidence and arguments made the proposal is considered contrary to policies CS14 (promote high quality places) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4.2 The information submitted by the appellant in support of the appeal does not overcome or address the Council's concerns. The proposal presents no benefits that would outweigh the harm identified above.

- 4.3 For these reasons the proposal fails to meet the requirements of policy and therefore the Inspector is respectfully requested to dismiss the appeal.

4.4 If the Inspector is of a mind to accept the appeal, proposed conditions have been included in Appendix A below.

4.5 If any further clarification of the appeal submission is required please do not hesitate to contact Tessa Craig on the above direct dial number or email address.

Yours sincerely

Tessa Craig
Planning Officer
Culture and Environment

Annex A

Condition(s) and Reason(s):

Planning Permission 2015/2434/P

1. The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

LP02, LP03, EX01, EX02, EX03, EX04, EX05, EX06, PL01, PL02, PL03, and PL04.

Reason: For the avoidance of doubt and in the interest of proper planning.