

**Future Planning and Development  
Town Planning Consultancy**

9 Grafton Road, NW5 3DX, London

**PLANNING, DESIGN & ACCESS STATEMENT**

Minor Material Amendment to Planning Permission 2015/5628/P

January 2016

## 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 minor material amendment to the recently granted planning permission 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*" (Camden reference 2015/5628/P) granted on 30 November 2015.
3. This application seeks permission for two minor changes to the scheme: firstly, increasing the depth of the first floor extension by 430mm and, secondly, the insertion of a narrow full height window on the southern-facing elevation of the first floor extension. Both of these changes are made to improve the functionality of the extension.

## 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. Aside from the permission to which this application relates, there are no planning history records relating to the application site contained on the planning register.

#### **THE PROPOSED DEVELOPMENT**

11. 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 was approved in November 2015. This application seeks permission for a minor material amendment the approved plans, as listed under condition 3 of 2015/5628/P.
12. The amendment to the scheme involves the enlargement of the extension at first floor level by increasing the depth of the extension from the rear elevation of the original building by 430mm, from 3150mm to 3580mm. This results in the internal floor area increasing by 1.09m<sup>2</sup>.
13. The amendment to the scheme also involves the insertion of a full-height window on the southern facing elevation of the first floor extension. The window

will be inserted at the point where the southern facing elevation of the first floor extension meets the rear elevation of the original housing.

14. The window will serve a small area of circulation spaces connecting the proposed office and existing landing. The window will not serve the extension and the area of circulation space served by the window will be separated from the proposed office by a door.
15. The window will use obscured glazing and will be a fixed window pane, i.e. cannot be opened.

## **PLANNING POLICY FRAMEWORK**

### National Planning Policy

16. 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.
17. 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

18. 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.
19. 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)

20. 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”*
21. 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**

- 22. The proposed development will be assessed in accordance with the provisions of the Development Plan.
- 23. The proposal seeks planning permission for a minor material amendment to the approved extension at 9 Grafton Road. The proposal does not result in any change of use.
- 24. The scale of the minor amendment is incremental, the change is proposed to improve the functionality of the overall proposal, in turn, improving the quality of the housing stock.
- 25. When viewed as part of the wider terrace, the scale of the amended extension is in accordance with, and remains subordinate to, 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.
- 26. The revised 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.
- 27. The approved extension was found to be acceptable in terms of amenity with regards to outlook and daylight to the neighbouring property at number 7 Grafton Road. Indeed, at first floor level, the approved extension is very modest and constitutes only limited increase in depth over the existing.

28. Given that only the first floor is changing by only 430mm, the revised extension will remain acceptable with regards to amenity.
29. The ground and second floor extensions will not change from the approved scheme, therefore these elements will remain acceptable.
30. The revised 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.
31. The window has been included to provide natural light to the first floor landing area, staircase and ground floor corridor. A window in this location will optimize natural light as a result of the south facing orientation.
32. The sleek and slender design of the window is in keeping with the sympathetic and contemporary aesthetic of the approved scheme. The window will however only be viewed from the rear garden of the neighbouring property (7 Grafton Road); it will have no impact on the overall appearance of the extension nor any impact on the Conservation Area.
33. The window will use obscured glazing; this will negate any impact on neighbors as a result of overlooking / loss of privacy. The application welcomes the imposition of a condition to ensure that obscured glazing is used and maintained in perpetuity.
34. The revised proposal will improve the sites suitability for home-working. The extension at first floor will provide additional floorspace for the proposed office;

this additional space will create a more suitable working environment for the current occupiers and future occupiers.

## CONCLUSIONS

35. This application seeks planning permission for a minor material amendment to the approved extension plans at 9 Grafton Road.
36. The proposed amendments to the extension are minor and will not give rise to any material impacts over what has already been approved. The additional floorspace of around 1m<sup>2</sup> will improve the functionality of the extension and the insertion of the window will provide much needed natural light to the circulation space.
37. The revised proposals are in keeping with the prevalent character of the host building and wider Conservation Area. The revised proposal will have no additional impact on amenity in terms of outlook, daylight/sunlight and privacy than what has already been approved.
38. 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 – 15.6m<sup>2</sup>

First floor extension – 7.1m<sup>2</sup>

Second floor extension – 4.8m<sup>2</sup>

### 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.