

**Planning Application**

To London Borough of Camden Council

**Resubmission of single storey roof extension with roof terrace to rear and external staircase at 1F Parsifal Road, London, NW6 1UG.**

On behalf of Ms A. Hamilton

**PLANNING STATEMENT**

March 2016



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**PLANNING STATEMENT**

**For a single storey roof extension with roof terrace to rear and external staircase on land at 1F Parsifal Road, London, NW6 1UG.**

On behalf of Ms A. Hamilton

March 2016

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Report Status	Final
Date of Issue	March 2016
<b>DISTRIBUTION</b>	
Date	Issued To:
March 2016	<b>London Borough of Camden Council</b>
March 2016	<b>NextPhase Development Ltd</b>
March 2016	<b>Ms A. Hamilton</b>
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## CONTENTS

<b>Item</b>	<b>Description</b>
1.0	Introduction
2.0	Site Location & Description
3.0	Planning Policy Assessment
4.0	Conclusion

THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING DESIGN & ACCESS STATEMENT AND ARCHITECTURAL PLANS SUBMITTED AS PART OF THE APPLICATION.

## 1.0 INTRODUCTION

1.1 This Planning Policy Supporting Statement forms an element of a resubmitted planning application to the London Borough of Camden Council (LBC) in consideration for a single storey roof extension with roof terrace to the rear and an external staircase within the property of 1F Parsifal Road, London, NW6 1UG. The application is made on behalf of the applicant Ms A.Hamilton (The Applicant).

1.2 The application is a resubmission of refused application 2015/3564/P, which was refused on the 18<sup>th</sup> November 2015 and seeks to overcome initial objections to the scheme by way of proactively identifying the planning case that sits in its favour.

### 1.3 Objectives

The predominant objective of this application is to increase the footprint of the property to deliver a family home for an expanding family into an existing settlement boundary, therefore to sustainably contribute to the existing housing stock, without causing any detriment of significance to existing surrounding receptors in NPPF terms.

1.4 The details of this application demonstrate the intentions to deliver the proposed development in a manner that causes no significant detriment to any potential receptor in the short or long term.

1.5 The proposal identifies in the forthcoming chapters its suitability in relation to the Development Plan as a whole, identifying it as “*sustainable development*” that which is supported by the National Planning Policy Framework (NPPF).

1.6 This statement examines any issues that may be identified upon assessment of the Development Plan and evaluates these against policy where appropriate.

- 1.7 This application takes into consideration the advice and requirements of Planning Policy Guidance 2014 (as updated).

## 2.0 SITE LOCATION & DESCRIPTION

- 2.1 The original Design & Access Statement provided by Design-NA Architecture in June 2015 is resubmitted alongside this application to provide the still relevant and pertinent design context and as such the full consideration of the situation of the property is examined in more detail in that document.
- 2.2 1F Parsifal Road lies in the Fortune Green ward of the Borough of Camden it is accessed of a private street off Parsifal Road, close to its junction with Finchley Road in an area predominantly defined by late Victorian terraces and mansion flats. The properties at 1A to 1G Parsifal Road are dwelling houses developed in the back garden land to numbers 519 to 525 of Finchley Road and the developments are carried out over a number of years.
- 2.3 1F Parsifal Road was granted planning permission along with 1E Parsifal Road in February 1978; they are detached in nature except for an original shared boundary in the south west corner of approximately 2m which has since been extended to the current length of 3.8m.
- 2.4 A high density nature of the area means that 1F Parsifal Road has a backland relationship not only with Finchley Road but also with Lyncroft Gardens and overall the area is considered to be a high density settlement.
- 2.5 The residential properties located in the surrounding settlement pattern consist of a scale of between 3 and 4 storeys with the properties in 5 Parsifal Road at 2 storeys a current exception to the general prevailing built development pattern of the surrounding area including a dense 3 to 4 storey settlement relationship between properties to the east on Lyncroft Gardens and Marlborough Mansions immediately east of those.

2.6 The Proposed Development

The proposal looks to incorporate a new zinc clad 1 storey roof extension with a curved profile on the existing flat roof of 1F Parsifal Road in order to provide additional accommodation for the growing family within its residence. The proposing roof has taken into consideration scale and massing proportionality in relation to the surrounding area whilst providing common ground with similar scale development in the form of mansard roofs in the immediate and surrounding area.

2.7 The design of the new extension has been undertaken with the intention of delivering new built footprint whilst causing little landscape or visual impact to surrounding receptors.

2.8 Further information in relation to the design and structural considerations of the new dwelling are detailed in the accompanying Design & Access Statement.

### 3.0 PLANNING POLICY ASSESSMENT

#### 3.1 Planning Policy Framework

Analysis of the application against the Development Plan refers to the assessment of the following national and local planning policy and guidance documents pertinent to the application site:

- National Planning Policy Framework (NPPF) (March 2012)
- London Plan (2015) (Consolidated with alterations since 2011)
- The London Borough of Camden Core Strategy (2011)
- The London Borough of Camden Development Policies (2011)
- Supplement Planning Guidance

#### 3.2 Local Planning Policy

##### **London Borough of Camden Core Strategy (2011)**

#### 3.3 Core Strategy Policy 5 states:

*“The council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy in other local development framework documents, with particular consideration given to:*

- a) Providing uses that meet the needs of Camden’s population and contribute to the borough’s London wide role*
- b) Providing the infrastructure and facilities needed to support Camden’s population and those work in and visit the borough*
- c) Providing sustainable buildings and spaces of the highest quality*
- d) Protecting and enhancing our environment and heritage and the amenity and quality of life of the local communities.*

*The council will protect the amenity of Camden’s residents and those working in and visiting the borough by:*

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- e) *Making sure that the impact of developments on their occupiers and neighbours are fully considered*
- f) *Seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas in communities; and*
- g) *Requiring mitigations measures where necessary.”*

3.4 It is considered that the proposal secures the ability for a family in residence in the borough to remain in the dwelling that they currently occupy by way of allowing for an extension that is considered reasonable and appropriate in terms of developing spaces of the highest quality, in turn supporting the infrastructure and facilities needed to support a member of the borough and increasing the architecturally aesthetic quality of the building to the benefit of enhancing the surrounding environment.

3.5 Further to this it is considered that the proposals have fully considered the impact of the development upon surrounding receptors and look to incorporate the development in a manner that offers no significant detriment to the surrounding area. The design has incorporated successful mitigation by way of alleviating harm through intelligent design so as to on balance bring forward benefits that accord with Policy CS5 without developing harm that is considered to be significant. As such it is considered that the proposal accords with Policy CS5.

3.6 Policy CS14 states:

*“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, Listed Buildings, archaeological remains, Scheduled Ancient Monuments and Historic Parks and Gardens*
- c) Promoting high quality landscaping and works to streets and public spaces*
- d) Seeking the highest standard of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible.*
- e) Protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside of the Borough and protecting important local views."*

3.7 The nature of the scheme identifies the requirement to meet points *a* and *b* of the policy and it is considered that in both cases the proposal accords with these requirements. It is considered that the development delivers a high quality extension to the existing built fabric that adds a significant architectural enhancement in a way that does not offer significant detriment to surrounding receptors. As such it is considered that the proposal enhances the standard of design for the building and as a result increases the standard of design for the area in a manner that does not offer detriment to surrounding receptors and respects local context and character in a way that is considered proportionate. As a result of this where it can be said that Camden's settings of importance are impacted by the development (which is limited) it is considered that the development is of enough of a non-prominent nature so as to preserve Camden's settings assets. As such it is considered that the proposal accords with Policy CS14 of the Core Strategy.

### 3.8 **London Borough of Camden Development Policies (2011)**

Policy DP24 states that:

*“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*
- i) Accessibility.”*

3.9 The proposal offers a roof level extension to an existing dwelling and as such it is considered that the development relates to points *a* to *c* of the policy. As identified in the Design & Access Statement the proposal and its design, its scale and its form has taken into consideration the character of neighbouring and surrounding buildings within a densely populated urban settlement where buildings of a significantly larger scale dominates the aesthetic of the streetscene and to which in relation to it the dwelling of the application is subservient. It is considered that the alterations that are proposed as already identified are of the highest standard of design and given the subservient nature and the proposed mitigation in the intelligent design to cause limited harm to surrounding receptors, including those on Finchley Road and Lyncroft Gardens. The proposal has identified clearly that the development has considered the

- character, setting, context and form of neighbouring buildings and it delivers a proportionate and reasonable development that offers no detriment in comparison.
- 3.10 With regard to point *d* it is considered that the proposed extensions are proportionate to the scale of the existing building; in built form terms the extension is subservient to the existing dwelling and the nature of the curved space provides a proportionate extension that offers limited impact of scale and massing to surrounding receptors. Further to this in regards to point *c* it is considered that the use of zinc provides a high quality and aesthetically pleasing material to the development improving and enhancing the architectural fabric of the building and therefore as such improving the architectural fabric of the surrounding area. As such it is considered that the proposal accords with the relevant parts of Policy DP24 in full.
- 3.11 Policy DP25 relates to impact upon Conservation Areas within Camden. It should be noted that whilst the site is located in close proximity to the boundary of the West End Green Conservation Area the limited visibility of the site from public views means that the impact upon the Conservation Area is considered to be negligible and as such the proposal accords in full with the requirement of the policy.
- 3.12 Policy DP26 states that:
- “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*
  - d) Noise and vibration levels*
  - e) Odour, fumes and dust*
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*f) Micro climate*

*g) The inclusion of appropriate attenuation measures*

*We will also require developments to provide:*

*h) An acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space*

*i) Facilities for the storage, recycling and disposal of waste*

*j) Facilities for bicycle storage*

*k) Outdoor space for private or communal amenity space wherever practical.”*

3.13 In relation to this policy it is considered that points *d* to *k* are considered already provided given the nature of the existing dwelling. It is therefore considered that consideration needs to be provided to points *a* to *c*. Further consideration of issues in relation to overlooking, visual privacy and overshadowing are provided within Supplementary Planning Guidance CPG6 (Amenity) within which paragraph 7.9 states that:

*“When designing a development you should also ensure the proximity, size or cumulative effect of any structures do not have an overbearing and / or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.”*

3.14 The consideration of a previous application referred to the consideration of an inspector’s position in relation to an earlier development that was dismissed at appeal in September 1999. However it should be noted that the decision was issued at a time before the existing Development Plan was in place and was a materially different development. As such it is considered that the proposal should be reviewed independently against the Development Plan at this point in time.

- 3.15 The original submission provided a daylight and sunlight report which has been resubmitted in relation to this application which demonstrates there is a negligible impact on daylight and sunlight of the surrounding residential properties including properties at 35 Lyncroft Gardens and 1E Parsifal Road (the properties which have previously been used as the baseline for impact by the proposal). In relation to daylight and sunlight terms therefore it is considered that the proposal offers no detriment to point *c* of Policy DP26.
- 3.16 Further to this the mixture of obscuring clear windows in collaboration with privacy screens prevent any opportunity for overlooking and therefore provides a development that is acceptable and in accordance with point *a* of Policy DP26.
- 3.17 In the determination of the original application in this instance the officer considered the original inspectors report to provide the basis for opining the development offers an overbearing nature of a roof extension in this location due to the general topography and layout of the built environment.
- 3.18 The Inspector in the original application considered that the development by virtue of its height, bulk and proximity would impact in an overbearing nature on the occupiers of 35 Lyncroft Gardens; this matter is clearly one that has been overcome in relation to this proposal. The officer in the assessment of this application has previously considered that the proposal offers an overbearing and dominating effect on the same property.
- 3.19 It is considered that any impact of overbearing scale onto 35 Lyncroft Gardens is considered minimal given baseline conditions of scale and massing of the built environment in the locality. Any harm or lack of accordance with part *b* of Policy DP6 is limited and sufficiently outweighed by the rest of the Development Plan which identifies that the proposal would provide a high quality extension that is proportionate in terms of its scale for the retention of a family home in the locality.
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3.20 As such it is considered that the proposal accords with Policy DP26 in full, as where any limited harm is identified in relation to point *b* it is significantly outweighed by material considerations that have to be taken into consideration on assessment of the Development Plan as a whole.

3.21 National Planning Policy

**National Planning Policy Framework (NPPF) (March 2012)**

The framework sets out the government’s requirements for the planning system and is a material consideration in planning decisions. The main objective of the NPPF is to push the planning system to contribute to the achievement of “*sustainable development*” through the performance of 3 mutually dependant roles; an economic role, social role and an environmental role.

3.22 Paragraph 9 of the NPPF states that “*pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in peoples quality of life, included (but not limited to):*

- *Making it easier for jobs to be created in cities, towns and villages*
- *Moving from a net loss of biodiversity to achieving net gains for nature*
- *Replacing poor design with better design*
- *Improving the conditions in which people live, work, travel and take leisure;*  
*and*
- *Widening the choice of high quality homes*

*Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas”.*

3.23 Paragraph 12 of the NPPF states that “*proposed development that accords with an up to date local plan should be approved, and proposed development that conflicts should*

*be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up to date plan in place”.*

3.24 Paragraph 14 confirms that there is presumption in favour of sustainable development and in terms of decision making this means:

- *“Approving the development proposals that accord with the Development Plan without delay; and*
- *Where the Development Plan is absent, silent or relevant policies are out of date, granting planning permission unless*
- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the framework taken as a whole: or*
- *Specific policies in this framework indicate development should be restricted”.*

3.25 In their decision-making role as much as in their plan making role, local planning authorities are encouraged to be positive towards sustainable development:

Paragraph 186. *“Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.”*

Paragraph 187, *“Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”*



3.26 Paragraph 50 states a need *“to deliver a wide choice of high quality homes, widen opportunities for home ownership and creation sustain, inclusive and mixed communities, local planning authorities should;*

- *Plan for a mix of housing based on current and future demographic trends*
- *Identify the size, type and tenure and range of housing that is required in particular locations, reflecting local demand.”*

3.27 It is considered that the proposal meets the requirements of the National Planning Policy Framework by providing a proportionate and sustainable extension to an existing dwelling which retains a family home in the area and offers a development which on balance outweighs any limited harm by way of its material benefits. As such it is considered that the proposal accords with the definition of sustainable development in NPPF terms.

#### 4.0 CONCLUSION

- 4.1 Overall it is considered that the proposal accords with the pertinent policies of the Development Plan as a whole to meet the definition of sustainable development in NPPF terms.
- 4.2 The original application decision considered that the proposal by virtue of its size, bulk and proximity to No.35 Lyncroft Gardens would provide an overbearing and unacceptable sense of enclosure with particular consideration of point *b* of Policy DP26 of the Development Management policies of the London Borough of Camden Local Development Framework. However as identified in the previous paragraph it is considered that any defined limited harm created in relation to point *b* is clearly and significantly outweighed by the material benefits of the proposal. As such it is considered that the potential limited harm created to No.35 Lyncroft Gardens is not significant in NPPF terms to warrant the refusal of the development when the benefits of the proposal are clearly defined against the Development Plan.
- 4.3 As such it is considered that the proposal accords where necessary with the Development Plan and it is respectfully requested that the consideration of the above assessment of planning policy is taken on board to allow the permission of development to succeed.

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