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PLANNING STATEMENT

[Incorporating Design & Access]

4 Frognal Close NW3 6YB

PROPOSAL

Removal of the existing single storey side extension and erection of a part two storey and part single storey side extension with a single storey extension to the rear of the property. The installation of solar panels on the main roof. The replacement of all existing (non original) painted timber windows and pvc windows with slim profile metal double glazed casement windows.

19th May 2016

1. **Introduction**

- 1.1. This application is in effect a variation of a previously approved scheme (Council ref: 2016/5953/P) which was granted planning permission on 16th February 2016 and remains extant. That scheme is similar to the one now being proposed with the principle difference being that the single storey rear extension would now extend right across the full width of the building up to the boundary with No3. Frognal Close. The current approved scheme shows the rear extension extending across approximately two thirds of the existing rear elevation to the host building.
- 1.2. On its own it would be possible to build a single storey full width rear extension by virtue of the Town & Country Planning (General Permitted Development)(England) Order 2015 and this has been confirmed with the issue of the decision dated 22nd March 2016 (Council ref: 2016/1516/P). As a matter of preference the applicant would prefer to build out the permitted development scheme for the full width rear extension rather than the aforementioned approved scheme with the single storey rear extension covering two thirds of the rear elevation.
- 1.3. Against this backdrop the proposal now submitted seeks the combining of the two schemes, one with the benefit of planning permission (2015/5953/P) and one with the benefit of deemed consent (2016/1516/P). Overall, in respect of extending the host building, the only difference between the scheme as approved (2015/5953/P) and the scheme now being proposed is that the single storey rear extension would be extended so as to reach up to the common boundary line with the adjoining property, No.3 Frognal Close.

2. **Site Location & Description**

- 2.1 The site location and description is taken from the Design and Access Statement submitted with the previous application (2015/5953/P) and is repeated here..
- 2.2 The building at 4 Frognal Close was designed by Ernst Freud in 1936-37 and forms one of a group of 6 semi-detached houses grouped in pairs around a private cul-de-sac. Each house is terraced to follow the rising ground with the end houses (Nos. 1 and 6) adjacent to Frognal, having a third storey to allow for a continuous roofline. The entrance is marked by a canopy, with the garage accessed from Frognal Close. The exteriors and the garden retaining walls are faced in two inch sand faced bricks with a rough texture and buff colour. Four of the 6 houses are listed (1 & 2 and 5 & 6), Nos. 3 & 4 are designated as buildings that make a positive contribution to the Redington / Frognal Conservation Area. The Listing Report states that Nos. 3 & 4 did not merit listing at the time due to the removal of the original internal features.
- 2.3 The existing building at 4 Frognal Close comprises a kitchen with dining and living areas located on the ground floor and five bedrooms situated on the first floor. A common bathroom and toilet serves four of the bedrooms with the master bedroom, having ensuite bathroom facilities.
- 2.4 The rear living and dining rooms open into a timber pergola, extending approx 2500mm into the rear garden along the whole rear elevation of the building. Brick piers provide support for timber beams, which in turn provide support to timber rafters supported off a timber plate fixed to the rear wall.
- 2.5 The premises have been vacant for a number of years.

3.0 Planning Policy

- 3.1 In preparing the scheme consideration has been given to those policies and guidelines as set out in the Council's pre application letter dated 1st June 2015

(Council ref: 2015/1513/PRE for a similar development on the application site. This was for additions and alterations including the erection of a part single storey with roof terrace above, part two storey side and rear extension and replacement of windows to the ground floor front elevation.

3.2 The relevant policies and guidelines are:

GLA – The London Plan (2015)

Policy 7.4 Local Character.

Policy 7.6 Architecture.

Policy 7.8 Heritage assets and archaeology.

Camden LDF - Core Strategy (2010)

Policy CS5 Managing the impact of growth and development.

Policy CS13 Tackling climate change through promoting higher environmental standards.

Camden LDF Development Policies 2010 - 2025

DP 22 Promoting sustainable design and construction

DP24 Securing high quality design.

DP25 Conserving Camden's heritage.

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 'Design' (2013).

CPG6 'Amenity' (2011).

Conservation Area Character Appraisal

The application site is located within the Redington/Frognal
Conservation Area Conservation Area

3.4 The application site is not listed.

4.0 Assessment

4.1 In relation to the approved scheme (2015/5953/P) the principle change in relation to extending the building is the change in the width of the single storey rear extension. In the approved scheme the rear extension extended approximately two thirds across the rear of the existing elevation of the dwelling house. This is now to be extended so as to cover the full width by reaching up to the boundary with the adjoining property, No. 3 Frognal Close.

4.2 In terms of design the full width extension would be entirely in keeping with the scale, design, massing and finish of the host dwelling house building. Furthermore, the combined part two storey side extension and part single storey rear extension would remain subservient to the host building thereby reflecting an appropriated form of development. Overall this would have positive effect on the prevailing character and appearance of this part of the Redington/Frognal Conservation Area.

- 4.3 It is to be noted that the single storey extension to the rear will be an actual extension to the building and not an 'add on' in the form of a conservatory. This point is emphasised as the guidance set out in CPG1 (Design) generally discourages conservatories at the rear of houses to be full width. However with regard to single storey rear extensions there is no such restriction providing the following criteria are met:
- The rear extension will not be visible from the street;
 - The rhythm of existing rear extensions are respected;
 - Extensions to preserve the architectural integrity and composition of the host building
- 4.4 In this case the extension to the building as proposed will not conflict with any the above mentioned criteria. A similar conclusion appeared to be have been reached by The Heath & Hampstead Society when consulted upon in relation to the first set of plans under cover of planning application 2015/5953/P which was subsequently approved with a less than full width single storey extension. In their letter dated 3rd November 2015 the Society made the following comment in relation to the proposal for a full width rear extension; *'The full-width rear extension, although seemingly criticised in earlier consultations fits reasonably well with the architecture of the Close'*. A copy of the letter attached as Appendix 1 to this statement.
- 4.5 The overall design, finish, window and door openings to the part two storey part single storey extension are proposed to be exactly the same as that approved under cover of 2015/5953/P.
- 4.6 The depth of the single storey rear extension will be 3.0m, that is, the same as that which can be built under the permitted development proposal (2016/1516/P). At this depth there will be no effect on the amenities of the

occupier(s) of the adjoining property No.3 Frogmal Close, in terms of overlooking, loss of privacy, loss of outlook or loss of daylight or sunlight.

- 4.7 On top of the main roof, solar panels are proposed to be installed and this has been done as an alternative solution to providing a green roof in fulfilling the general objectives of sustainable design and construction.
- 4.8 As with the consented scheme (2015/5953/P) the proposal will not affect any existing trees. All existing trees and their root system in close proximity to the construction works would be protected in strict accordance with the 'Pre-Development Arboricultural Report and Tree Survey' prepared by Wasells dated 2nd October 2015. A copy is submitted with this planning application.
- 4.9 Also, the applicant will be will to enter into a legal agreement with the local authority to prepare a Construction Management Plan.
- 4.10 No access issues arise in respect of this application.

5.0 Conclusion

- 5.1 The proposal is for the removal of the existing single storey side extension and erection of a part two storey and part single storey side extension with a single storey extension to the rear of the property. The installation of solar panels on the main roof. The replacement of all existing (non original) painted timber windows and pvc windows with slim profile metal double glazed casement windows.
- 5.2 The proposal is similar to the previously approved application (Council ref 2015/5953/P) with the principle difference being that the single storey rear extension would now extend up to the common boundary with the adjoining property No.3 Frogmal Close. The applicant has indicated a preference of building out a full width extension and on this basis has sought confirmation

that such an extension can be built under permitted development. The Council has confirmed this under cover of decision notice 2016/1516/P dated 22nd March 2016..

- 5.3 The extensions as proposed will be in keeping with the design, massing, scale and finish of the host dwelling house building. It will reflect a positive contribution to the character and appearance of the Redington/Frogmal Conservation Area.
- 5.4 There will be no detrimental effect arising as a result of the development with regard to the amenities of adjoining residential occupiers. Solar panels are proposed on the main roof in preference to the need to provide for a green roof.
- 5.5 As with the current approved scheme (2015/5953) the proposal will not have any damaging effect on the trees within the site or trees located in the adjoining properties. The applicant is prepared to enter into a Section 106 agreement regarding the preparation of a Construction Management Plan.
- 5.6 For the above reasons the local planning authority is respectfully requested to grant planning permission for the proposal the subject of this application.



The Heath & Hampstead Society

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2015/5953/P

Address: 4 Froggnal Close NW3

Description: Rear extension; window replacement

Case Officer: Raymond Yeung

Date 3 November 2015

This group of houses, designed by Ernst Freud in the 1930's, is of significant architectural importance, and are locally listed. They deserve to be statutorily listed..

The full-width rear extension, although seemingly criticised in earlier consultations, fits reasonably well with the architecture of the Close.

The design of the replacement windows, however, does not; this must include the format and detail of the new large glazed doors. Replacement by powder-coated aluminium windows is quite acceptable, but the proposed radical change in the format of glazing bars would be discordant, and damage the architectural unity of the Close. There is no reason why a like-for-like replacement cannot be functionally acceptable, and we call for them to be modified accordingly. An equivalent design for the glazed doors could be devised.

Otherwise, we would have to ask for refusal.