

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

SITE AT 14C CARLINGFORD ROAD, LONDON NW3 1RX

PLANNING APPLICATION BY

MS TRACEY FLYNN

PLANNING, DESIGN & ACCESS STATEMENT

(INCORPORATING HERITAGE ASSET IMPACT ASSESSMENT)

May 2013

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1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement accompanies the planning application submitted by Ms Tracey Flynn for the '*erection of front and rear replacement roof dormer extensions including rear balcony, reinstatement of second floor window on the front elevation, all in association with existing residential flat*' at 14C Carlingford Road, London NW3 1RX.
- 1.2 The planning application is for a revised scheme following the refusal of an earlier proposal (2012/4341/P) on 29th October 2012. The revised scheme is for development of the same character, and is lodged on behalf of the same applicant.

2. CONTEXT

Physical & Social Context

- 2.1 The application site, which is situated within the Hampstead Conservation Area, is located on the north side of Carlingford Road, and is occupied by a four storey terraced property which has been converted into three flats. This planning application concerns the top flat known as 14C Carlingford Road. The property incorporates small front and rear dormer windows.
- 2.2 Carlingford Road is a residential street which is fronted by terraced properties of similar scale and design on each side. The road slopes up towards the west. Front and rear dormer windows, of varying size and detailed design, are an established feature of the road and the wider area.

Relevant Planning History

- 2.3 The application property was converted into three self-contained flats following the grant of planning consent in August 1959.
- 2.4 Planning permission was granted on 10th December 2001 under reference PWX0103877 for the erection of an external garden staircase at rear upper ground

floor level and minor associated elevational alterations.

- 2.5 Planning permission was refused on 29th October 2012 under reference 2012/4341/P for the *'erection of front and rear box dormer extensions with rear balcony following removal of existing front and rear single dormer windows and reinstatement of a second floor window in front elevation in connection with residential flat (Class C3)'*. The application was refused for two reasons which assert that the design of the front and rear dormers, including the rear balcony, would harm the character and appearance of the building and its setting. No objection was raised to the proposal on residential amenity grounds, and no objection was raised in respect of the proposed reinstatement of the second floor window.

The Proposals

- 2.6 The application scheme proposes the construction of replacement front and rear dormers, both of which would be flat-roofed and centrally located within the roof slope, and set above eaves level and below roof ridge level. The proposed front dormer would incorporate two sash windows but would otherwise be tile clad. The rear dormer would include access to a balcony of the matching width to the dormer, and would incorporate two sash windows and centrally located access doors to the balcony.
- 2.7 The scheme also proposes the reinstatement of a sash window at second floor level on the property's front elevation. The original window was bricked up at some point. A velux roof light is also proposed on the front elevation.
- 2.8 All proposed works are associated with the retention and internal reconfiguration of the existing self-contained flat at second floor and roof level. The scheme involves the relocation of all bedrooms to the lower floor level, and the provision of an open plan living room and kitchen on the upper (roof) floor level.

Planning Policy Context – National Planning Policy

- 2.9 The National Planning Policy Framework (NPPF) states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning decisions should ensure that that developments function well, establish a strong sense of place, optimise the potential of the site, respond to local character while not preventing appropriate innovation, create safe and accessible environments, and are visually attractive as a result of good architecture and appropriate landscaping. Design policies should avoid unnecessary prescription of detail but should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access for new development in relation to the local area. LPAs should not impose architectural styles or tastes.
- 2.10 The NPPF states that, in determining applications, LPAs should require an applicant to describe the significance of the heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. In determining applications, LPAs should take account of (i) the desirability of sustaining and enhancing the significance of heritage assets, (ii) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and (iii) the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Planning Policy Context - The statutory development plan

- 2.11 The statutory development plan comprises the London Plan of July 2011, the Camden Core Strategy which was adopted in November 2010, and the Camden Development Policies DPD which was also adopted in November 2010. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and appeals to be determined in accordance with the development plan unless material considerations indicate otherwise.

The Core Strategy

2.12 The following policies of the adopted Core Strategy, as summarised, are considered to be relevant to the issues raised by this planning application:-

- Policy CS1 seeks to direct growth in Camden to the most suitable locations. Development should make full use of its site whilst respecting context and taking into account the quality of design;
- Policy CS5 states that the Council will manage the impact of growth and development in Camden including the need to protect and enhance heritage assets;
- Policy CS6 states that the Council will aim to make full use of Camden's capacity for housing which will be regarded as the priority land-use; and
- Policy CS14 states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development to be of the highest standard of design.

Camden Development Policies DPD

2.13 The following policies of the Camden Development Policies DPD, as summarised, are considered to be relevant to the issues raised by this planning application:-

- Policy DP2 seeks to make full use of Camden's housing capacity;
- Policy DP24 requires all developments, including alterations and extensions, to be of the highest standard of design having regard to character, setting, context, the quality of materials, landscaping and accessibility; and
- Policy DP25 states that, in order to maintain the character of conservation areas, the Council will only permit development that

preserves or enhances the character or appearance of the area.

Planning Policy Context - Camden Planning Guidance

- 2.14 Camden Planning Guidance (Design) (CPG1) was adopted in 2011. The guidance states that the Council is committed to excellence in design, and schemes should consider the context of the development and its surrounding area, the design and use of the building itself, and the materials used. Good design should positively enhance the character, history and nature of existing buildings on the site and in the surrounding area. Alterations should take account of the character and design of the property and its surroundings. It may be appropriate for some new work to be distinguishable from the existing building but in other cases, closely matching design details and materials will be more appropriate. New windows and doors should match the originals as closely as possible, and external materials which match the original will usually be the most appropriate.
- 2.15 Paragraph 5.11 of CPG1 states that roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Such proposals will be generally considered acceptable where (in summary) (a) the pitch of the existing roof is sufficient to allow adequate habitable space; (b) dormers do not cut through the roof ridge or edge of the hip but are sufficiently far below (usually by way of a 500mm gap) the ridge or hip; (c) dormers do not interrupt an unbroken roofscape; (d) dormers are separate small projections which relate to the façade below; (e) dormers are located below the parapet line (where applicable); and (f) complimentary materials are used.
- 2.16 Paragraphs 5.25 and 5.26 of CPG1 provide guidance on roof level terraces. These should be located only at the rear of the property, and should not be wider than the dormer window and should be set back above the eaves so that the adjacent roof slope can be retained in front of the terrace.

Planning Policy Context – Hampstead Conservation Area Statement (HCAS)

- 2.17 The Hampstead Conservation Area was designated in 1968, and has been subject to a series of subsequent extensions. The HCAS identifies a series of sub-areas for

the purposes of character assessment. Carlingford Road, which falls within sub-area 3, is characterised by Victorian terraces of similar scale and period to either side, comprising three storeys with raised ground floors and semi-basements. A number of the properties have front and rear roof dormers some of which are unsympathetic and over large. The application property is identified as making a positive contribution to the character and appearance of the conservation area.

2.18 Policy H31 states that because of the varied design of roofs in the conservation area, it will be necessary to assess proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. Roof extensions are unlikely to be acceptable where they would be detrimental to the form and character of the building, where the property forms part of a symmetrical composition which would be harmed, where the roof is prominent particularly in long views, and where the building is higher than its neighbours.

2.19 Policy H33 states that where a roof extension is acceptable in principle, it should respect the integrity of the roof form, and matching materials should be employed.

3. PLANNING & DESIGN ASSESSMENT

Amount of Development

3.1 The proposed front and rear dormer extensions would create approximately 8 square metres of additional gross internal floor space at roof floor level.

Layout & Amenity

3.2 The proposed reconfiguration and extension on the upper flat will enhance the layout of the unit, and retain and provide habitable accommodation of a high quality in terms of spaciousness, daylight, sunlight, outlook and privacy. As in the case of the previously refused scheme, the proposal will have no material impact on the living conditions of adjoining occupiers.

Landscaping

3.3 The application scheme relates to the upper levels of the building only, and has no

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impact on site landscaping.

Use

- 3.4 The proposed increase in residential floor space is consistent with the established land-use character of the area, and is supportable against all levels of planning policy which seek to maximise the provision of residential accommodation in sustainable urban locations.

4. HERITAGE ASSET IMPACT ASSESSMENT

The special interest of the heritage assets

- 4.1 The application property is situated within the Hampstead Conservation Area. The relevant heritage assets, for the purposes of this assessment, are therefore this part of the conservation area, and the subject property.
- 4.2 This part of the Hampstead Conservation Area is characterised by residential terraces which have a broadly consistent form and scale but which feature a number of variations in their architectural detail including a wide range of designs of front and rear roof dormers. At the rear, many dormer windows include associated roof level terraces and balconies set behind railings. Notwithstanding this, the terraced properties in Carlingford Road, including their general uniformity of form, scale and architectural detailing, make a positive contribution to the character and appearance of the conservation area. However, the majority of the properties in the vicinity of the application site have been subject to significant alteration and extension at roof level at both the front and rear. The predominance of large dormer windows, and in some cases rear roof terraces, on these properties is now an established feature of this part of the conservation area.
- 4.3 The generally consistent streetscape, allied to the steep slope of Carlingford Road, is an important and valued feature of the conservation area. In this context, the rear elevations of the properties are of relatively less importance to the character and appearance of the conservation area in most cases due to lack of visibility from the public realm.

- 4.4 The application property includes small front and rear dormers which contrast with the larger front and rear dormers which are an established feature of this part of the conservation area. The property also includes a bricked-up window at second floor level on the front elevation. The absence of the original window is considered to harm the character and appearance of the property. However, the application property can be considered to make a positive contribution to the character and appearance of the conservation area.

The impact of the proposal on the identified heritage assets

- 4.5 The earlier application was refused on design grounds. The officer's report refers to the excessive size of the proposed front dormer and to its incoherent design. In relation to the rear dormer, its size was deemed acceptable although its design was regarded as unsympathetic. Furthermore, concerns were raised about the form of enclosure for the rear terrace. In relation to design, the earlier scheme sought to replicate the pitched roof design of the existing dormers although it is acknowledged that this approach would have created a fussy and incoherent form of dormer. No in-principle objection was raised to replacement dormer windows and the incorporation of a rear roof terrace.
- 4.6 In addition to the previously refused application for 14C Carlingford Road, a recent approved scheme (2012/6424/P) for front and rear dormers at 8 Carlingford Road is a material planning consideration. As in the case of number 14, this nearby property incorporated small front and rear dormer windows which would be replaced by wider ('box-style') dormers, and by a rear terrace/balcony. Unlike the current application scheme, the approval at number 8 allowed dormer windows set into the roof at ridge level.
- 4.7 The proposed front dormer window at the application site will be narrower than the previously refused front dormer, and will incorporate a flat roof rather than a mix of roof forms. Furthermore, its scale will be sympathetic and subordinate to the host building through the incorporation of a roof line set well below eaves level, and side walls set well in from the party parapets. In terms of detail design, the dormer will include sash windows of subordinate size which will match the design of those found elsewhere on the front elevation of the main building. The scale and design

will contrast favourably with the larger and architecturally fussy dormer previously proposed. The overall size of the front dormer will also be no larger than that recently approved on 8 Carlingford Road but, unlike that scheme, its position on the roof will faithfully meet the criteria set out in CPG1. The dormer window will also sit comfortably in the context of the wide range of similar features found elsewhere along Carlingford Road but will display a more refined and restrained style and scale compared to many of these features. Appropriate and matching external materials will be used.

4.8 The proposed rear dormer has been redesigned to remove the previously proposed pitched roof elements at each end. Simple sash windows at each end of the dormer will 'frame' central doors which will provide access to the small terrace. The overall width and general height of the proposed rear dormer are unchanged. Appropriate and matching external materials will be used. The officer's report on the previously refused scheme confirms that the proposed rear dormer would not be visible from the public realm, and that its size was considered acceptable in the context of a terrace where most properties feature enlarged rear dormers. Given the design changes now incorporated, the proposed rear dormer can be regarded as entirely acceptable in terms of its location on the roof, its overall size and its design.

4.9 Turning to the proposed rear balcony which will be no wider than the rear dormer, it is acknowledged that CPG1 normally requires a feature of this kind to be set back behind a roof slope. In this case, however, there are numerous examples in this part of Carlingford Road of balconies located on or close to the rear elevation and enclosed by railings. It is also common ground that the rear elevation of the application property is not visible from the public realm. A section of lower roof above eaves level is retained, and this arrangement contrasts favourably with the approved form of balcony at 8 Carlingford Road where the scheme, the subject of approval 2012/6424/P, incorporates a raised section of rear wall which will intersect and 'break' the eaves line of the property. For all these reasons, the proposed rear balcony is not considered to harm the character or appearance of either the application property or this part of the conservation area.

4.10 Finally, the reintroduction of a window at second floor level on the front elevation of the application property is considered to enhance the appearance of the property

and this part of the conservation area. The detailed design of the window matches the adjacent window.

5. CONCLUSIONS

5.1 The revised application proposal responds to the objections raised by the Council to the earlier refused scheme. The Council has not raised an 'in-principle' objection to replacement front and rear dormers at the application site, and the recent planning approval for similar works at 8 Carlingford Road provides additional support for the current scheme. A smaller front dormer of simpler design is now proposed, and the design of the rear dormer has been similarly revised. The rear balcony is retained as part of the scheme but this feature will respect its context and, unlike the approved scheme for number 8, will retain part of the roof slope in front the railings.

5.2 The proposed front and rear dormer windows, and the rear balcony, will therefore preserve the character and appearance of the host property and this part of the Hampstead Conservation Area whilst also offering the material benefit of reinstating an original window on the front elevation. The proposal is therefore considered to comply with the development plan and with associated planning and design guidance including the specific criteria for dormer design as set out in CPG1.

6. ACCESS

6.1 The application site occupies a relatively accessible location close to local bus routes, shops and other services.

6.2 Access to the upper flat will be by way of a new internal entrance door and hall formed at existing first floor landing level, thereby providing a level entrance into the flat and an open hallway at second floor level.

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