



Design, Access, & Planning Statement

69 Torriano Avenue, London, NW5 2SG

Single Storey First Floor Rear Extension

Introduction

This statement has been prepared by 4D Planning on behalf of Mr Sotiris Piccou, the owner of 69 Torriano Avenue, London, NW5 2SG.

Mr Piccou obtained planning permission last year (2015/0471/P) for a mansard roof extension and the conversion of the property into four units from its current two. That application originally included a rear extension at first, second, and third levels that was subsequently removed prior to approval. This application now seeks to add a modest rear extension at first floor level only to enable the previously-approved four units to be larger and more accessible.

The purpose of this statement is to demonstrate that the proposal does not conflict with relevant planning policies, and will not have any negative impact on the neighbouring properties or the character of the local area.

Existing Site

The application site is a three storey terraced building divided into 2 x 2 bedroom dwellings with a basement level extending the entire footprint of the building. The site has a small rear garden accessed from basement level as well as a light well at the front of the property with a metal staircase leading up to the pavement.

The site is located at the northern end of Torriano Avenue close to its junction with Leighton Road and is approximately half a mile from Kentish Town station.

To the rear of the site lies Torriano Cottages, described in the Kentish Town Conservation Area Appraisal as *“a cluster of nineteenth century houses with twentieth century insertions running along a private unmade lane...The cottages themselves are generally two storeys in height, modest in size and detailing, and mid Victorian in age.”*

It is not a Statutory Listed Building or Locally Listed Building, and is not within a Conservation Area.

Proposal

The proposal is to add a single storey rear extension at first floor level.

Design

Context - planning permission was obtained last year (2015/0471/P) for a mansard roof extension and the conversion of the property into four units from its current two. This application seeks to add a modest rear extension at first floor level only to enable the flats to be larger and more accessible.

Design – the rear extension will be at first floor level only and will sit directly on top of the flat roof above the ground floor. It will be 2.7m in depth and will match the existing property in terms of fenestration and materials.

Access – no changes are proposed to the existing main access. A new front door will be added and a replacement staircase that will serve the basement flat.

Use – the residential use of the property will remain unchanged.

Materials - all efforts will be made to ensure that the proposed work is sympathetic to the character of the existing and neighbouring properties. The extension will be made out of rendered brickwork with timber/upvc windows and a felt flat roof.

Privacy/Amenity – the proposed rear extension will not create any loss of light, outlook, or privacy to neighbours. It will be set back from the boundary with Davies Cottage by 2.8m and be at first floor level only. There are already windows across all floors on the rear elevation that overlook Torriano Cottages. The replacement rear windows at first floor level will not therefore worsen the existing risk of overlooking to Davies Cottage. In any case the rear windows of the extension, which will serve the kitchen and bathroom, will be obscured to avoid any risk of overlooking into the Davies Cottage rooflight which is over its kitchen.

Scale – the rear extension will be full width and 2.7m in depth. The height of the extensions will be 3.26m, in line with the height of the first floor.

Trees – there are no trees on the site that will be affected.

Parking – no changes are proposed to the existing parking arrangements. Given the excellent transport links of the location, reflected in the PTAL rating of 5, it is anticipated that the development would be a car-free development pursuant to policy DP18.

Bikes/Refuse/Recycling – is as existing, namely within the property boundary behind railings to the front elevation

Planning History

- 2015/0471/P** Erection of a single storey mansard roof extension and fenestration alterations for associated conversion from 2 x 2 beds to provide 1 x studio, 2 x 1 bedroom flats and 1 x 2 bedroom Maisonette. **Granted Subject to a Section 106 Legal Agreement.**
- PE9700366R1** Change of use of the lower ground and ground floors from restaurant (A3 use) to a two bedroom self-contained flat, and the erection of railings at the front; and alterations to fenestration at rear. **Granted.**
- PE9700366** Change of use of lower ground and ground floors from restaurant take away to a 2-bedroom self-contained flat, and the erection of railings at the front. (Plans submitted). **Withdrawn.**
- 8903050** Continued use for A3 purposes and the retention of a ventilation duct at the rear. **Granted.**

Planning Precedent

- 2016/0310/P** 170 Leighton Road London NW5 2RE. External alterations including erection of single storey lower ground floor side/rear infill extension, single storey first floor rear extension and single storey roof extension. **Granted**
- 2015/5550/P** 29 Leverton Street London NW5 2PH. Erection of a ground and first floor rear extension including alteration to the front elevation. **Granted**
- 2015/4659/P** 3 Falkland Place, NW5 2PN. Erection of first floor rear extension including replacement of windows and doors to rear. **Granted**
- 2015/5750/P** 31 Leighton Grove, NW5 2QP. Demolition of existing lower ground floor rear extension and erection of a three-storey rear extension. **Granted**
- 2014/5083/P** 6 Old Dairy Mews Kentish Town, NW5 2JW. First floor rear extension. **Granted**

Planning Policy

The following relevant policies apply:

1. National Planning Policy Framework, 2012 (NPPF)
2. The London Plan, 2015
3. Camden Core Strategy, 2010
4. Camden Development Policies, 2010
5. Camden Planning Guidance SPD, 2015

1. National Planning Policy Framework 2012 (NPPF)

The Presumption In Favour Of Sustainable Development

The National Planning Policy Framework states that there is “*a presumption in favour of sustainable development*”, and that for planning authorities this means “*approving development proposals that accord with the local development plan without delay.*” The sections below will demonstrate that the proposal accords with the local development plan. Amongst the twelve planning principles set out by the NPPF, it is stated that planning should “*not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives*”, and “*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*”.

The proposal supports this presumption as it seeks to provide long-term improved amenity for all present and future occupants of the property in a high quality design by creating larger and more accessible unit.

2. The London Plan (2015)

Policy 7.4 Local Character – states that “*Development should have regard to the form, function, and structure of an area, place or street...*” and “*Buildings, streets and open spaces should provide a high quality design response that ... has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass...*” and “*allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area*” and “*is informed by the surrounding historic environment*”.

Policy 7.6 Architecture – states that *“Buildings and structures should: be of the highest architectural quality... comprise details and materials that complement, not necessarily replicate, the local architectural character... not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings,... and “optimise the potential of sites”*. This proposal meets all of these objectives and is in line with the London Plan.

Local Policy

3. Camden Core Strategy (2010)

The Core Strategy recognises the need to make the most efficient use of Camden’s limited land.

Policy CS1 - Distribution of Growth states that *“The Council will promote the most efficient use of land and buildings in Camden by... (d) seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.”*

Policy CS5 - Managing the impact of growth and development makes clear that *“The Council will protect the amenity of Camden’s residents and those working in and visiting the borough.”* Paragraph 5.8 states that the Council will *“expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.”*

Policy CS14 - Promoting high quality places and conserving our heritage *“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...”*

The proposal is of a high quality design and steps have been taken to ensure they are respectful to the surroundings and that there will be no negative impacts on resident or neighbour amenity, or the character of the wider area.

4. Camden Development Policies 2010-2025

Policy DP2 - Making full use of Camden’s capacity for housing

The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by: a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site...

Policy DP5 - Homes of different sizes

“The Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. We will: a) seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non residential floorspace”.

In the Table intermediate affordable 2 beds are high priority, intermediate affordable 1 beds are medium. The proposed extension will create additional floor space to allow larger units that comply with London Plan minimum space standards and a greater potential dwelling mix.

DP 18 – Parking standards and limiting the availability of car parking

The Council will seek to ensure that developments provide the minimum necessary car parking provision. The Council will expect development to be car free in the Central London Area, the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, and other areas within Controlled Parking Zones that are easily accessible by public transport.

Policy DP19 - Managing the impact of parking

19.14 *“In order to promote more sustainable modes of travel, the Council generally welcomes proposals to reduce the amount of off-street parking in the borough, provided that the removal of spaces would not: • lead to a shortfall against minimum parking standards relating to bicycles, people with disabilities, service vehicles, coaches and taxis (see Appendix 2); • cause difficulties for existing users, particularly if the spaces are used by shoppers, by nearby residents, or for the operational needs of a business; or • displace parking to controlled parking zones, particularly in identified areas of parking stress.”*

The rear extension in itself would not create any additional parking pressure. In any case the 2015 application allowed an increase from two to four units given the excellent transport links reflected in the PTAL rating of 5 which make the development suitable for car-free development.

DP24 – Securing high quality design

“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...”

24.6 *“The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality contemporary design will be welcomed”.*

24.12 *“Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings.”* 24.13 *“Overly large extensions can disfigure a building and upset its proportions. Extensions should therefore be subordinate to the original building in terms of scale and situation”.*

24.13 *Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. Overly large extensions can disfigure a building and upset its proportions. Extensions should therefore be subordinate to the original building*

The proposal complies with all of the requirements set out in DP24. The extension is subordinate to the original building in terms of scale, and respects the context of both the principal and neighbouring buildings.

Policy DP25 - Conserving Camden’s Heritage

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;...d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area.

The site is not within the Kentish Town Conservation Area. However, in the delegated report from the 2015 application it was stated that the *“site warrants assessment under Policy DP26 considering the location of the site on the boundary of the Conservation Area and its impact on the setting of the Conservation Area.”* In that delegated report it was found that *“On Balance, the erection of the proposed mansard and subsequent increase in height is not considered to overpower or overwhelm the setting of the Conservation Area resulting in no discernible harm.”* It is submitted that the same applies to the proposed rear extension which is only at first floor level, and similarly does not overwhelm the setting of the Conservation Area.

The Kentish Town Conservation Area Appraisal makes no mention of 69 Torriano Avenue, nor any properties on Torriano Avenue, noted as buildings that make a positive contribution to the Conservation Area. In any case the rear extension will be of a virtually identical design and fenestration to the existing rear of the building, and will be further from the boundary of the properties on Torriano Cottages than the rear elevations of many of the neighbouring properties, so the setting of the Conservation Area would not be materially affected.

DP26 – Managing the impact of development on occupiers and neighbours

“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...”

Due to the scale, height, position, and distance from neighbouring houses it is not believed that the rear extension will create any material risk of overlooking, loss of privacy, or loss of light or have any other impact on the amenity of neighbours whatsoever. The use of obscured glass will ensure that there is no risk of overlooking into Davies Cottage.

5. Camden Planning Guidance SPD 2015

CPG 1 - Design

Paragraph 2.10 *“Good design should: • ensure buildings do not significantly overshadow existing/proposed outdoor spaces (especially designated open spaces), amenity areas or existing or approved renewable energy facilities (such as solar panels)...; • consider the extent to which developments may overlook the windows or private garden area of another dwelling...”*

Paragraph 2.12 *“Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings... The quality of a well-designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials”*

Paragraph 4 Extensions, alterations and conservatories *“Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.”*

Materials: *“Wherever possible you should use materials that complement the colour and texture of the materials in the existing building”*

4.7 Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.

Scale 4.8 *“Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach*

Rear Extension

4.9 *“A rear extension is often the most appropriate way to extend a house or property.”*

4.10 *“Rear extensions should be designed to: • be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; • respect and preserve the original design and proportions of the building, including its architectural period and style; ... not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;...and • retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

The SPD states that *“in order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist...”* And that *“extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.”*

The proposed rear extension is more than one full storey below the current roof level, and is set well back from the boundary of the property (**how far?**)

4.14 *“The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions. In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape.”*

Summary

- This proposal is of a much smaller scale than the three storey rear extension originally applied for (but subsequently removed) in application 2015/0471/P. It will only be at first floor level, be 2.7m deep and set back from the rear boundary with Torriano Cottages by over 2.8m
- The extension will create additional floorspace to enable larger units that exceed London Plan minimum space standards improving the amenity of all future occupiers, and a greater potential dwelling mix.
- The extension will not create any loss of light or outlook to neighbours.
- There are already windows on the rear elevations of no 69 (and other buildings along the terrace) that overlook Torriano Cottages. Therefore the replacement rear windows will not worsen the existing overlooking conditions. In any case the replacement windows will be obscured to avoid any risk of overlooking into the Davies Cottage rooflight.
- It will match the existing property in terms of design, fenestration, and materials
- There is precedent for first floor rear extensions throughout Kentish Town, including within the Kentish Town Conservation Area itself.
- The site is not within the Kentish Town Conservation Area. However, even if the setting of the Kentish Town Conservation Area is considered given the site location on the boundary, the proposed rear extension has negligible impact on the setting of the conservation area.
- The building line of the proposed rear extension will be further from the boundary of the properties on Torriano Cottages than the rear elevations of many of the neighbouring properties which are closer to the boundary of the properties at Torriano Cottages.
- There is at least one extension at first floor level backing onto Torriano Cottages in the same terrace at 69 Torriano Avenue.

It is hoped that officers will support this proposal and if for any reason there are any concerns, it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.

Photos



Aerial photo showing rear elevation of 69 Torriano Avenue; rear building line of adjoining properties; and existing first floor extensions along the terrace backing onto Torriano Cottages



View from first floor rear window to rooflights to Davies Cottage; View from inside Davies Cottage out of the rooflight towards 69 Torriano Avenue



Front Elevation of 69 Torriano Avenue; View from first floor rear window showing flat roof over ground floor and the depth of the rear building line of the terrace, which is much closer to Torriano Cottages than the proposed line of the rear extension