

# 40 CROFTDOWN ROAD, NW5

## PLANNING STATEMENT

TO ACCOMPANY

THE APPLICATION FOR PLANNING APPROVAL WITHIN A CONSERVATION AREA, FOR  
THE PROPOSED REAR EXTENSION AND ALTERATIONS TO A TWO STOREY, LOWER MAISONETTE AT THE  
ABOVE MENTIONED PROPERTY



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# **LOWER MAISONETTE, 40 CROFTDOWN ROAD, NW5**

## **PLANNING STATEMENT FOR THE APPLICATION FOR FULL PLANNING APPROVAL IN A CONSERVATION AREA**

### **1.0 INTRODUCTION**

1.1 We are architects acting for Kate Rowland who is the owner and occupier of Flat A, which forms the lower maisonette at 40 Croftdown Road. The property, located on the south side of Croftdown Road and within the Dartmouth Park Conservation Area, is not listed and neither are any of the other dwellings of Croftdown Road within its immediate vicinity, although Camden Council have marked the property (amongst others along the road) as a 'building that makes a positive contribution'<sup>1</sup>.

1.2 The application is accompanied by the following drawings and photosheets:

- 742\_EX\_100 – As Existing Plans: Lower Ground + Upper Ground Floor
- 742\_EX\_200 – As Existing Elevations: Front + Rear
- 742\_EX\_300– As Existing Sections AA + BB
- 742\_PL\_100 – As Proposed Plans: Lower Ground + Upper Ground Floor
- 742\_PL\_200 – As Proposed Elevations: Front + Rear
- 742\_PL\_300 – As Proposed Sections AA + BB
- 742\_OS\_01 – Site Location Plan
- 742\_OS\_02 – Site Block Plans: Existing and Proposed
- 742\_PH\_01 – Photosheets 1

### **2.0 SITE & SURROUNDING AREA**

2.1 No. 40 Croftdown Road is a late 19<sup>th</sup> Century mid-terrace property on the south side of Croftdown Road within LB Camden's 'Brookfield Estate', which is situated along the south-western edge of Hampstead Heath.

40 Croftdown Road is a five-storey property, consisting of lower ground to second floors and a converted loftspace with an in-set balcony to the main rear roof. The property is divided into two maisonettes; this planning statement is in support of the proposals to the lower maisonette Flat A, which forms the lower and upper ground floors only.

2.2 The front façade consists of red stock brick with decorative brick string coursing at the top of the three storey rectangular bay window and main front façades. White painted sash windows can be seen above pavement level with white painted casement windows at lower ground floor, all of which are prominent features along the road. The red brick façade has been painted white below upper ground floor level, which is consistent with n<sup>o</sup> 42, the adjoining property to the left.

2.3 The rear façade consists of the main building and a four storey closet wing, both made up of buff London stock brick. A small single storey addition with hipped roof is situated adjacent to the closet wing and used as a WC, accessible from the main bathroom at lower ground floor level. The garden is currently accessed via this bathroom and solely used by the owner of the lower maisonette.

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<sup>1</sup> Dartmouth Park Conservation Area Appraisal & Management Statement (January 2009)

2.4 The development proposed at this time consists of internal alterations and a single storey extension whose pitched roof would incorporate a small recessed roof terrace accessed from upper ground floor level.

### **3.0 THE PROPOSAL**

3.1 Following careful deliberation by the architects, the aim of the development is to provide improved and enlarged living space, which facilitates enhanced access to the applicant's south-facing garden.

3.2 At lower ground floor level, the proposed development consists of the demolition of the existing small single-storey WC, the adaptation of the existing closet wing and the creation of a new single storey extension, which extends to two-thirds of the width of the property and projects 1.25 metres beyond the existing rear wall of the closet wing. The proposed rear wall would line through with that of the white-rendered rear extension wall at n° 42.

3.3 The proposal intends to increase the living areas within the property through the creation of a sun-room/guest bedroom located adjacent to the garden. Sliding, doubled glazed doors would provide access to a patio area leading from the rear and side elevations. Due to the proposed width of the extension the garden would also be directly accessible from the double bedroom located at the rear of the property.

3.4 The scheme proposes to provide amenity space at upper ground floor level by way of a small semi-enclosed terrace, which would be set within the pitched tiled roof of the proposed extension. As shown on section BB, it would be set back from the eaves by approximately 1.49 metres and the terrace would be set one step lower than the internal floor at upper ground level with a 1.1 metre tall solid balustrade along the rear façade. These dimensions are in compliance with the recommendations set out in section 5 of the Camden Planning Guidance CPG1 in order to prevent any loss of amenity to the adjoining neighbours. In order to provide further assurance of privacy for adjoining owners a 1.7 metre tall timber-clad screen is proposed to the western flank of the terrace.

3.5 At upper ground floor level it is proposed to provide access to the small, semi-enclosed terrace through the adaptation of the existing kitchen fenestration and through the creation of a single door leading from the study located within the existing closet wing.

3.6 Overall, the intention is to create a revised internal living environment within the property whilst at the same time constructing an appropriate rear termination to the accommodation in a contemporary style.

## 4.0 PLANNING HISTORY

- 4.1 A number of single-storey extension proposals of similar size and nature have been granted planning permission along Croftdown Road, as listed below:

### **44A Croftdown Road**

**Application N<sup>o</sup>: 2012/5902/P** Householder (date: 24/12/2012)  
Erection of single storey rear extension at lower ground floor level to self-contained flat  
(Decision: Permission granted)

### **42 Croftdown Road**

**Application N<sup>o</sup>: 2014/7053/P** Householder (date: 21/11/2014)  
Single storey rear extension  
(Decision: Permission granted)

### **17 Croftdown Road**

**Application N<sup>o</sup>: 2015/4680/P** Householder (date: 07/10/2015)  
Single storey rear extension  
(Decision: Permission granted)

- 4.2 Balcony and roof terrace proposals of a similar size have been granted permission along Croftdown Road as listed below:

### **34 Croftdown Road**

**Application N<sup>o</sup>: PE9700169R2** Full Planning Permission (date: 26/06/1997)  
Erection of a second floor rear extension and insertion of dormer window with terrace in rear roof slope  
(Decision: Permission granted)

### **13 Highcroft (Croftdown Road)**

**Application N<sup>o</sup>: PE9800428R2** Full Planning Permission (date: 01/09/1998)  
Erection of a roof extension to provide stair enclosure, erection of metal balustrades and formation of new roof terrace  
(Decision: Permission granted)

### **15 Highcroft (Croftdown Road)**

**Application N<sup>o</sup>: PEX0000696** Full Planning Permission (date: 27/11/2000)  
Erection of metal railings and formation of new roof terrace  
(Decision: Permission granted)

### **52 Croftdown Road**

**Application N<sup>o</sup>: PEX0300202** Full Planning Permission (date: 18/03/2003)  
Erection of a rear balcony at first floor level and alterations to form French doors  
(Decision: Permission granted)

- 4.3 The following applications are on record at the London Borough of Camden in respect of 40 Croftdown Road:

**Application N<sup>o</sup>: 9003436** Full Planning Permission (date: 18/09/1990)  
Construction of rear dormer window and balcony as shown on drawing n<sup>o</sup>s 250/01 and 02  
(Decision: Grant full or outline permission with conditions)

**Application N<sup>o</sup>: 9100670** Full Planning Permission (date: 21/06/1991)  
Erection of a balcony at rear first floor level as shown on 2 unnumbered drawings. Revised by letter 13.10.91  
(Decision: Grant full or outline permission with conditions)

**Application N<sup>o</sup>: PE9700580** Full Planning Permission (date: 17/10/1997)  
Conversion of loft space including formation of dormer window to provide additional accommodation  
(Decision: Withdrawn application – revision received)

**Application N°: PE9700580R1** Full Planning Permission (date: 26/02/1998)  
Creation of roof terrace on rear elevation  
(Decision: Grant full planning permission with conditions)

**Application N°: PE9800618** Full Planning Permission (date: 18/08/1998)  
Retention of unauthorised rear roof alteration  
(Decision: Refuse planning permission and enforce)

**Application N°: PE9800626** Permitted Development (date: 21/08/1998)  
Application for Certificate of Lawfulness of an existing use for use as two self-contained flats. As shown on unnumbered floor plan.  
(Decision: Grant certificate of lawfulness, existing use)

## 5.0 POLICY CONSIDERATIONS

5.1 Although the development is comparatively minor in extent, it nevertheless needs to be evaluated in respect of The London Borough of Camden's Planning Guidance CPG1 and Core Strategy, which has been considered by the architects when designing this scheme.

### 5.2 CPG 1 – Design: Chapter 4 - Extensions, alterations and conservatories

In accordance with the policies set out in chapter 4, which focus on good architectural and urban design, the architects have sought to address paragraphs 4.9 to 4.15 in concern of rear extensions. This guidance relates to Core Strategy Policy CS14 which promotes high quality places and the conservation of heritage and Development Policy DP24, securing high quality design.

As the proposal is a small rear addition at lower ground floor level, it remains subordinate to the original building and aligns with the flank wall of the existing extension of n° 42.

Due to the considered design of the proposed terrace described in section 3 of this statement, and given that the proposed extension does not extend to the full width of the host building, the development does not cause loss of amenity to the adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution, privacy, overlooking or sense of enclosure.

The development retains the existing area of soft landscaped rear garden and raised planter beds which make up the modest sized but well-used amenity space to the lower maisonette.

### 5.3 CPG 1 – Design: Chapter 5 Roofs, terraces and balconies

The aspects of architectural design set out in this chapter were taken into consideration in the development of the proposed semi-enclosed roof terrace and relates to Development Policies DP24 Securing high quality design and DP25 Conserving Camden's Heritage.

The proposed upper ground floor external terrace is set back and accommodated within the pitched roof of the proposed extension in order to reduce the impact on the existing elevation and as one method to prevent overlooking as mentioned in 5.24 of LB Camden's CPG1. A further design consideration which prevents overlooking is the 1.7 metre tall slatted timber screen to the side façade of the proposed terrace which prevents overlooking of the neighbouring property but retains the existing levels of daylight & sunlight into no. 40.

As illustrated in Figure 7: Roof terraces within CPG.1 and as adopted within the proposed scheme, the roof terrace is set back from the eaves of the proposed roof extension by more than 1.4 metres with the roof slope forming part of the 1.1 metre high balustrade.

#### 5.4 **CPG 6 – Amenity**

The Council requires new buildings, extensions, modifications and small-scale alterations and additions to achieve a high standard of amenity in a manner that does not change the overall impact upon adjoining properties. The proposed development protects the privacy of adjoining residents and respects the relationship between development on the application site and its neighbours.

Due to the proposed extension not covering the full width of the host building, there would be no significant increase in the sense of enclosure to adjacent buildings and external spaces. Overall there would be minimal reduction in amenity space to the applicant's property where a small portion of an existing patio area would be replaced with the proposed development.

The roof terrace, as stated previously, provides additional outdoor amenity space to this flat while maintaining privacy - both for its occupants and their neighbours.

#### 6.0 **ACCESS AND PARKING**

6.1 Current pedestrian access to the property is via a staircase from street level leading down to a sunken front paved area facing Croftdown Road carriageway. Minor alterations to the front garden to permit bicycle storage as well as improved refuse and recycling storage to both flats within n° 40 are proposed within this scheme. At present, the current refuse storage area lacks ventilation causing strong unpleasant smells. As shown on the drawings new planting is proposed outside the front facing lower ground floor windows so as to enhance the attractiveness of that area. Access to the front of the house will still remain as existing.

6.2 Part of the front dwarf wall to the pavement of Croftdown Road currently provides limited guarding onto the sunken outdoor area at lower ground floor level and as such it constitutes a fall hazard. The proposals include the addition of reclaimed traditional black-painted railings to the parts of that wall where a hazard exists and these would be as close a match as possible to the equivalent existing railings at n° 38.

6.3 Access to the rear garden will be significantly improved: at present sole access is through the existing bathroom. The proposed scheme would provide garden access from the rear bedroom on the lower ground floor as well as from two sets of sliding doors in the sun-room/ guest bedroom.

#### 7.0 **TREES**

7.1 No trees will be affected by the proposed development.

## **8.0 CONCLUSION**

- 8.1 We believe that the proposed design respects and enhances the character of the rear of the host building and that given the special care taken in its detailed design near the adjacent site boundary with n° 38 it would, if approved, not result in any loss of amenity to the adjacent properties. The proposed single storey extension is in proportion both to the neighbouring extension at n°42 and to the size of the original house at n°40. In the light of all these factors we, and our client, hope that these proposals will be given favourable consideration by LB Camden and that the application will be deemed to be acceptable for the granting of planning approval.

KL/JKA September 2016