

**Proposed Roof Terrace  
59B Oseney Crescent, London, NW5 2BE**

**DESIGN & ACCESS STATEMENT  
Planning Statement  
Heritage Statement**

**Resubmission September 2016**

# DESIGN & ACCESS STATEMENT

## DESIGN CONSIDERATIONS

### AMOUNT OF DEVELOPMENT

Planning permission is sought for the creation of a roof terrace on part of an existing rear extension.

The proposed terrace would have a footprint of 12 sqm or lower, as required to ensure the screen of the terrace will not cross a 45 degree line struck from the centre of the window of the neighbouring property most likely to be affected by the development.

This is a resubmission of previous application reference 2015/4022/P. The applicants believe that they have addressed the concerns raised to that scheme and in the light of research into other developments locally.

### LAYOUT

The proposed terrace would be a decked area over an existing rear extension, in replacement of part of the current roof, accessed via a replacement door from landing level between the first and second floors. The terrace would not be visible from the street as (i) the terrace will be facing away from the street and (ii) the existing external of the rear extension wall at the southern boundary will remain untouched.

### SCALE

The enclosure to the terrace on two sides would comprise a translucent glass screen reaching a height of 1.8 metres, as suggested by the Planning Officer.

### APPEARANCE

The proposed terrace has been designed as a discreet transformation of the roof, with no visual impact upon views from the public realm.

### ACCESS CONSIDERATIONS

The front door of the existing house does not have level access and no works to this part of the house are proposed. The proposed terrace would be reached through a replacement door at the level of the landing between the first and second floors. All those able to manage the existing stairs would be able to access the terrace area.

**Proposed Roof Terrace**  
**59B Oseney Crescent, London, NW5 2BE**  
**PLANNING and HERITAGE STATEMENT**  
**Resubmission September 2016**

## **CONTENTS**

INTRODUCTION

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF PROPOSAL

PRE-APPLICATION ENGAGEMENT

PLANNING POLICY CONTEXT

KEY ISSUES

- 1) DESIGN
- 2) IMPACT ON AMENITY

HERITAGE STATEMENT

STATEMENT OF SIGNIFICANCE

ASSESSMENT OF HARM & IMPACT ON THE CHARACTER AND APPEARANCE OF THE  
CONSERVATION AREA

CONCLUSION

APPENDIX I – EXISTING SITE PHOTOGRAPHS

APPENDIX II – RELEVANT PLANNING POLICY

APPENDIX III – LOCAL INFORMATION STATEMENTS

APPENDIX IV – COMPARABLE CONSENTS

## **INTRODUCTION**

This document is submitted in support of a full application which seeks planning permission for the creation of a roof terrace on the rear extension at 59B Oseney Crescent, London, NW5 2BE. This is part of a broader refurbishment project, which will include the improvement of the energy efficiency of the property in particular in the rear extension, but these internal works have already begun and do not require formal planning permission.

The document assesses the proposal against national and local planning policy which we consider justifies and supports the development.

This is a resubmission of previous application reference 2015/4022/P. The applicants believe that they have addressed the amenity concerns raised in the initial decision, matters of local character and in the light of research into other developments locally.

## **THE SITE AND ITS SURROUNDINGS**

The site comprises a three storey residential terrace property currently arranged as two separate residential dwellings – a one bedroom flat at the lower level and a 3 bedroom maisonette over - with a common entrance. The conversion was undertaken by Camden Council in the 1970s (NB: Camden is the freeholder of the whole house and gardens of both 57 and 59 Oseney Crescent, and has granted freeholder permission for alterations).

The property dates from the late C19th. The property is brick with details in stucco. It has white timber framed sash windows and period features including a front portico and ornate windows and uniform proportions, which are replicated along the terrace. The existing principal roof is a pitched roof and is covered with slate tiles.

The property faces directly onto Oseney Crescent, effectively north. It has a small front garden, and the demise at the rear of the property has an approximate 10m long rear garden surrounded by fences. 59B Oseney crescent does not have access to the rear garden.

The property and its five neighbouring properties (55 – 65) are residential houses of a similar size and scale. They were the last 6 units in the crescent to be constructed (post-1882).

The main building and side return do not appear to have any evidence of wall insulation. The building's heating is achieved via gas central heating, via wall mounted radiators.

The application site is located within a residential area a short distance from Kentish Town Road and from other services and facilities.

The property is not listed, but is located within the Bartholomew Estate Conservation Area.

## **DESCRIPTION OF PROPOSAL**

(Please see plans accompanying the application)

It is proposed to convert part of the existing side return roof on the first floor rear wing into a roof terrace. This element faces away from the street and the wall of the side return visible from the

public realm would not be modified. The proposed terrace would be invisible from the public realm and therefore have no visual impact on the Conservation Area (CA).

The roof terrace is proposed as timber decking, and would include an element of glass roof light of circa 2 metres by 1 metre to increase the natural lighting on the landing below, between the ground and first floors, which is currently window-less.

The balustrade for the terrace has been devised as a translucent glass screen, to allow light to pass through but protect adjoining properties from overlooking and inter-visibility. This will further minimise the visible effect of the terrace.

The access to the terrace will be by the way of a door located on the landing between the first and second floor. The door will replace an existing sash window, with three of the four sides of the door coinciding with the existing sash. The door will be made of glass and timber, in the style of the sash window it will replace. The bottom half of the door will be hidden from the street as above, by the roof of the side return.

All new walls, roofs, windows and doors will be constructed to meet current Building Regulation requirements and British Standards, in respect of thermal insulation and air tightness. Any existing elements replaced, will also meet these standards. This will represent a significant improvement on the thermal efficiency of the first floor room in the side return, which is currently cold during winters due to a lack of insulation of its two external walls and leaking windows. This room is indeed intended to become a bedroom.

The proposal is mindful of scale, form and massing; it has been carefully considered in terms of the amenity of nearby properties. The proposed conversion of roof terrace is modest compared to recently approved developments in the Borough (Please see Appendix IV for details)

With reference to the London Plan (Please see Appendix II) the proposed development seeks to up-grade the property to a properly fit-for-purpose as a contemporary family home. Currently it is substandard in terms of access to private open space and we consider also it is far from satisfactory in terms of its design contribution. The existing ill-conceived and badly executed rear extension will be improved into a much more interesting and amenable space, internally and externally. Daylight will be maximized and high insulation values will minimize heat loss post-development without impact on either the character of the area or the amenity of nearby dwellings.

In our view the proposed works are respectful of the local heritage and will maintain the character of the CA. The introduction of appropriate modern design and amenity is considered to constitute an enhancement. A recent consent for an extension at 13A Oseney Crescent (Ref: 2014/6925/P dated 16/06/2015), on the same street, is an example of a characterful contemporary design solution that complements the traditional appearance of the building it is appended to. Likewise, consent has been granted for development at 78A Caversham Road (Ref: 2013/2774/P dated 21/06/2013) where the ground floor side return has been extended in a glazed, contemporary style (this is in the rear garden directly opposite 59 Oseney Crescent across the rear gardens). The balustrade to the proposed terrace will be glazed, of similar appearance, and make a similar contribution to both these precedents.

Other refurbishment works will be undertaken internally to the flat but which do not require formal planning permission. They therefore do not formally form part of this application.

## PRE-APPLICATION ENGAGEMENT

The applicants have been in contact with the Council to obtain advice on this resubmission. The Planning Officer has stated that there is in effect an objection 'in principle' to the proposed roof terrace.

It is unclear how this can be the case; the LPA have approved over a dozen roof terraces in the Borough in the last 12 months (please see Appendix IV), the majority of which are in CAs, so the 'principle' of roof terraces *per se* must be acceptable, all things being equal.

## PLANNING POLICY CONTEXT

Legislation relevant to this case comprises the Town and Country Planning Act 1990 as amended and the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66 of which in particular sets out the basis of consideration of proposals in CAs.

National advice is encapsulated in the National Planning Policy Framework 2012 (NPPF) and complimentary document National Planning Policy Guidance 2014 (NPPG).

Local Policy relevant to the consideration of this application includes the following documents:

- a) London Borough of Camden Core Strategy adopted 2010
- b) London Borough of Camden Development Policies adopted 2010
- c) The London Plan 2011 as amended.

Relevant extracts are provided in Appendix II, along with comments relevant to this application.

The Council also has a number of Supplementary Planning Guidance (SPG) documents which are out of date now but which may be partly relevant, in as much as they do not conflict with the NPPF. The SPG 'Design' (CPG1) is possibly relevant to this application as it sets out detailed advice in respect of roofs, terraces and balconies and provides a general overview of accepted design principles within the Borough, thus:

### *Chapter 5 Roofs, terraces and balconies*

#### *Balconies and terraces*

*5.23 Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.*

*Consideration should therefore be given to the following:*

- detailed design to reduce the impact on the existing elevation;*
- careful choice of materials and colour to match the existing elevation;*
- possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;*
- possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook; and*
- need to avoid creating climbing opportunities for burglars.*

The proposed roof terrace on the side return will create a space away from the street and invisible from it.

The proposed terrace will also promote better quality family housing in the Camden Borough by providing private outdoor space which is not currently available to the property or the family that occupy it.

## **KEY ISSUES**

### *1) DESIGN*

We consider the advice above has been followed to the letter. The design of the proposed terrace has been conceived as an enhancement to the character and appearance of the area. The enclosed area is designed to be discreet, and will be invisible from the street. The terrace will be enclosed on 2 sides by existing walls, one side by a translucent glazed screen, and on the fourth side largely by the remaining roof and translucent glazed screen

Section 5 of CPG1 relates specifically to balconies and terraces and states that they should form an integral element in the design of elevations. The key to whether a design will acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located.

The local area is not characterised by previously extended properties, since only six adjacent properties have sizeable rear extensions in the vicinity, of which two are covered with flat roofs. The proposed work will only cause minimum alteration to the period parts of the property.

The impact of the proposal on the character and appearance of the Conservation Area will be limited. It would not be visible from public views and only noticeable from a few long distance vantage points in surrounding gardens and/or from some upper level windows of nearby properties. From those vantage points where the terrace can be seen it is considered that the proposals enhance the character and appearance of the Conservation Area, in line with the policies of the NPPF; Policy CS14 of the adopted Core Strategy and Policies DP24 and DP25 of the development Policies DPD

### *2) IMPACT ON AMENITY<sup>1</sup>*

The layout of the proposed terrace has been designed to ensure that there is minimal loss of privacy for surrounding residents. As advised in CPG1, the terrace is largely hidden from view and screened from views out by the remaining structure of the extension and the proposed translucent screen.

#### *Overlooking*

The terrace could theoretically overlook two windows on the first floor of one adjacent property (57B) and the window on the landing between the first and second floors in another adjacent

---

<sup>1</sup> It should be noted that of the windows referred to only one is not a functional unit related to a living space/habitable room.



property (61B), but the impact would be minimal due to the oblique angle of view that would have to be taken. In fact, the terrace could be partially overlooked from these windows, hence the translucent screen.

There are west facing and south facing ground floor windows (one each direction) to property 57A; however, since terrace area will be two storeys above those windows and therefore the oblique angle between the terrace and them will result in no inter-visibility between the two. In any case that side of the terrace will be screened, thereby removing any inter-visibility.

The screen will also prevent inter-visibility with the outside areas available to 57A and B, and 59A.

### *Light*

Since the terrace will not include the erection of any significant additional walling, apart from a small parapet required for technical reasons, and the screen will be setback from the edge of the wall, it will not reduce the amount of light currently available to properties nearby.

In terms of light, the previously mentioned west facing GF window is already constrained by its relative disposition to the existing rear extensions. The eaves of the rear extension overbear at present and effectively interrupt light from that side; the proposal will have no more material impact than at present.

The layout plan of the proposed development shows a 45° line struck from the centre of the window most likely to be affected by the development – this shows that the translucent screen will not be within the zone defined and by standard ‘rule of thumb’ assessment will have no more impact on light or view than the current roof slope.

### *Noise/Disturbance*

The extended property next door has a flat roofed rear extension used as a roof terrace /access to the rear garden below; the properties on Oseney Crescent all have back gardens, as do those on and Caversham Road, directly opposite to the rear and it is not noted or reported that there is an associated noise nuisance from either. It is anticipated that normal family use of what is in fact a very modest space would not cause a material change in the overall ‘noise profile’ where the gardens of 26 properties of this portion of Oseney Crescent and Caversham Road run adjacent within approximately 80m of each other.

We consider therefore the development will meet the aims of both CS5 and Local Planning Policy DP26 of the Camden Development Policies DPD and the NPPF which seeks to protect the amenity of existing and future occupiers.

## HERITAGE STATEMENT

This desk-based study assesses the impact of the scheme on built heritage assets (standing buildings). It forms an initial stage of investigation of the area of proposed development and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.

The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014) and to standards specified by the Institute for Archaeologists (IfA Oct 2012/Nov 2012), Historic England (English Heritage as was; 2008, 2011), The Institute of Historic Building Conservation and the Greater London Archaeological Advisory Service (GLAAS 2014).

The function of a heritage statement is to:

- *identify the heritage assets or parts of heritage assets that that may be affected by the proposals;*
- *describe the significance of such assets, as required by national planning policy (see below for methodology used to determine significance);*
- *assess the likely impacts upon the significance of the assets arising from the proposals; and*
- *provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon built heritage assets and/or their setting*

The designated heritage asset in this case is the Bartholomew Estate Conservation Area. The buildings in Oseney Crescent are considered to be undesignated heritage assets.

**Bartholomew Estate CA** designated in 1992 is, as a baseline, a designated asset of HIGH significance. The Conservation Area Statement (LBoC 2000) defines the CA in 3 sub-areas; the site is within sub-area 1 '*The Christchurch Estate*'.

The character of Oseney Crescent is described as contrasting with the grid pattern of the rest of the sub-area and the buildings being of '*more grandiose style*'. The main focus of the area is the listed Church of St Luke with St Paul (1870s, Basil Champneys). (It should be noted that neither it nor its setting would be affected by the proposal).

Numbers 3-65 (odd) are noted as making a '*positive contribution to the character and appearance of the CA*'; it is assumed that this refers mostly to the frontage. The rear of the terrace is only mentioned as being part of a '*composite view*' when viewed from Cantelowes Gardens and Caversham Road and is ascribed no qualitative assessment.

Under the heading 'current issues', the document states that '*conversions have lead (sic) to a number of associated development pressures including:*

*f. loss of garden space*'

Under the heading 'guidelines' note BE31 states that:

## ROOF TERRACES

BE31 Planning permission may be required for the formation of roof terraces. It is advisable to consult the Planning Service to confirm if this is the case. Roof terraces are not part of the established character of the Conservation Area. The creation of high level balconies where they will be visually intrusive or result in partial removal of the roof will be resisted.

This policy is out of date (or at least has been overtaken by events) and is not born out in relation to the site and its immediate neighbours or the fact of the many roof terraces that are apparent in the wider area. Before the CA was designated, a number of roof terraces were constructed, mostly with consent. Subsequently, schemes with roof terraces and balconies have been approved in the CA (see Appendix IV). In the last year several schemes have been sanctioned nearby.

The character of the CA is, in our view, largely encompassed in its unity of form, distinct townscape and the compatibility of its materials. This is solely appreciated from the public realm and comprises the frontages of the terraces exclusively. The CA has been subject to change, minor and more major, through time without detriment to its overall character and appearance and therefore its significance.

**The undesignated assets Nos 55-65 (odd, inclusive) Oseney Crescent**, as a baseline, are of local interest only and therefore are of LOW significance. This small group was the last element of the crescent to be built and differ in form at least from other buildings in the area by virtue of the rear extension wings. Again, the individual units have been the subject of alteration through time, including subdivision and the creation of roof terraces, but the contribution to character and appearance have been maintained and therefore significance has not been affected.

## STATEMENT OF SIGNIFICANCE

Bartholomew Estate CA designated in 1992 is a designated asset of **HIGH** significance.  
The undesignated assets Nos 55-65 (odd, inclusive) Oseney Crescent are of **LOW** significance.

## ASSESSMENT OF HARM & IMPACT ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

It is considered that the designated asset of the CA is robust enough to withstand minor alterations, hence the approval of various proposals in the near vicinity in recent times; the creation of the roof terrace as proposed will have no impact whatsoever on the HIGH significance of the designated asset.

It is considered that the undesignated asset of the property in its immediate context is sufficiently robust to withstand minor alterations and the proposal will have no impact whatsoever on its LOW significance.

The significance of the CA is embodied mostly in the architectural form of the frontages and historic development of the townscape. There is a distinct difference in contribution to character by the rear areas which are largely unavailable to view and are, by the nature of this age and

type of development, less formal; more functional. Rear areas, where available to view, have been the subject of change through time and this pattern has not materially affected the character or appearance of the place to date. There is no suggestion that the cumulative effect of gradual change has somehow reached a tipping point as of now. The character of the area is robust enough to withstand appropriate change and it is considered therefore that the development will have no material impact on the significance of the designated asset.

The improved use and utility of the dwelling as a family house will have, in our view, a minor positive impact and therefore constitute an enhancement of the character and appearance of the area.

The roofs of the original dwelling, including the rear wing, were renovated at the time of the conversion by Camden Council in 1974. It is debatable whether the fabric of the roofs is original; the roof is sarked where it would have been mortar filleted and the timber appears not to be all contemporary with the original build. The removal of a section of this roof is unlikely to cause any material impact on any valuable heritage fabric.

The significance of the undesignated asset is largely in the contribution to the character of the CA, as above. The rear extension to 59B is not available to view and has been the subject of change through time; this has not materially affected the place to date. There is no suggestion that the cumulative effect of gradual change has somehow reached a tipping point. The building is robust enough to withstand appropriate change and it is considered therefore that the development will have no material impact on the significance of the undesignated asset.

In the absence of harm, there is no need to show community or any other benefit.

## **CONCLUSION**

The proposed roof terrace, along with the general refurbishment of the property will be acceptable in terms of design, scale and massing in relation the existing building, the heritage asset(s) and the wider street scene.

The proposed works will meet relevant local and national planning policies as well as the Council's Supplementary Planning Guidance relating to Design and the advice therein in relation to balconies and terraces.

It is considered therefore that the development will have no material impact on the significance of the Bartholomew Estate CA (designated asset) or the part of the terrace/the building 59 Oseney Crescent (undesignated asset).

In light of the above the proposal will also preserve and enhance the character of the Bartholomew Estate CA as defined within the Council's Conservation Area Appraisal and will follow the aims of the accompanying Management Plan.

It is respectfully requested that the application be approved.

## APPENDIX I – EXISTING SITE PHOTOGRAPHS



Aerial Photograph showing No. 59B Oseney Crescent NW5 2BE



Back View of 59B Oseney Crescent (aerial view)





Front view of 59 Oseney Crescent



View of existing extension roof of 59 Oseney Crescent where the proposed roof terrace will be located



View from the back of 59B Oseney Crescent towards the rear gardens of Caversham Road

## **APPENDIX II – RELEVANT PLANNING POLICY**

### National Planning Policy Framework 2012

---

The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance (NPPG) in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).

NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

**Para 126.** Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

**Para 127.** When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

**Para 128.** In determining applications, local planning authorities should require an applicant to describe the significance of any 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**Para 129.** Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

**Para 130.** Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

**Para 131.** In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

**Para 132:** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

**Para 133.** Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

**Para 134.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.



**Para 135.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**Para 136.** Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

**Para 137.** Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

**Para 138.** Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

**Para 139.** Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

**Para 140.** Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

**Para 141.** Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

**English Heritage (EH)**  
**CONSERVATION PRINCIPLES POLICIES AND GUIDANCE**  
**FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT**

*Assessing Heritage Significance*

*Understand the fabric and evolution of the place.*

*To identify the cultural and natural heritage values of a place, its history, fabric and character must first be understood. This should include its origins, how and why it has changed over time (and will continue to change if undisturbed), the form and condition of its constituent elements and materials, the technology of its construction, any habitats it provides, and comparison with similar places. Its history of ownership may be relevant, not only to its heritage values, but also to its current state.*

- We would like to see this statement from EH as an acknowledgement that change is a natural and welcome process. Granted the historical character of the property should be preserved and enhanced where possible but changes and additions form part of the natural development of buildings.

**Local Development Framework  
Mayor of London  
The London Plan  
Spatial Development Strategy for Greater London**

*Policy Areas*

*Design principles*

*4B.1 Design principles for a compact city*

*The Mayor will, and boroughs should, seek to ensure that developments should:*

- maximise the potential of sites*
- promote high quality inclusive design and create or enhance the public realm*
- contribute to adaptation to, and mitigation of, the effects of climate change*
- provide for or enhance a mix of uses*
- be accessible, usable and permeable for all users*
- be sustainable, durable and adaptable in terms of design, construction and use (see Chapter 4A)*
- address security issues and provide safe, secure and sustainable environments (policy 4B.6)*
- be practical and legible*
- be attractive to look at and, where appropriate, inspire, excite and delight*
- respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network*
- address health inequalities (policy 3A.23).*

*These principles should be used in assessing planning applications and in drawing up area planning frameworks and DPD policies. Design and access statements showing how they have been incorporated should be submitted with proposals to illustrate their impacts.*

- We would like to offer that in the spirit of the London Plan the proposed development seeks to maximize the use of the historical property. The existing ill-conceived and badly executed rear extension will be improved into a much more interesting and amenable space bringing it up to standard in terms of access to private outdoor space. Daylight will be maximized and high insulation values will minimize heat loss in the rear extension. The proposed development will be well detailed and of a high quality build. We believe it will be a positive contribution to the urban context.

**Council Policy**  
**Camden Core Strategy 2010-2025**  
**Local Development Framework**

*A sustainable and attractive Camden – Tackling climate change and improving and protecting Camden's environment and quality of life*  
*CS14 Promoting high quality places and conserving our heritage*

*Policy*

*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;*

*Camden's heritage*

*14.9 Camden has a rich architectural heritage with many special places and buildings from throughout Camden's history (see map 6). 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. We have prepared conservation area statements, appraisals and management strategies that provide further guidance on the character of these areas. We will take these documents into account as material considerations when we assess applications for planning permission and conservation area consent in these areas.*

*14.11 We have a responsibility to preserve and, where possible, enhance our heritage of important areas and buildings. Policy*  
*DP25 in Camden Development Policies provides more detailed guidance on the Council's approach to protecting and enriching the range of features that make up our built heritage.*

- In line with EH and the London Plan there is an emphasis to preserve and enhance the historical context. It is our view that the proposal is respectful of the historical building and contributes positively to the local context and character.
- We believe that from the future's perspective the proposed development will be seen as a positive contribution to the evolution of the neighbourhood.

## Camden Development Policies 2010-2025

### Local Development Framework

*Core Strategy policy CS14 – Promoting high quality places and conserving our heritage sets out the Council's overall strategy on promoting high quality places, seeking to ensure that Camden's places and buildings are attractive, safe, healthy and easy to use and requiring development to be of the highest standard of design that respects local context and character. Camden has a unique and rich built and natural heritage, with many areas with their own distinct character, created by a variety of elements including building style and layout, history, natural environment including open spaces and gardens, and mix of uses. We have a duty to respect these areas and buildings and, where possible, enhance them when constructing new buildings and in alterations and extensions.*

#### *Policy DP 24 - 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;*
- 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.*

- |  |
|--|
| <ul style="list-style-type: none"><li>• In line with DP 24 the development will be of the highest design and standard. The proposed materials are respectful of the original building. The proposed balustrade for the terrace has been devised as a translucent screen.</li></ul> |
|--|

## **Camden Planning Guidance 1 - Design**

### *2 Design Excellences*

#### *General guidance on design*

*2.6 Camden is committed to excellence in design. The borough contains many special and unique places, many of which are protected by conservation area status. In accordance with draft London Plan policies 7.1–7.7, Core Strategy policy CS14 requires development schemes to improve the quality of buildings, landscaping and public spaces and we will not approve design which is inappropriate to its context or fails to improve the character of an area.*

*2.7 We are working with our partners to promote design excellence and improve public buildings, landscaping and the street environment. We have established the Camden Design Initiative which seeks to encourage involvement, awareness and understanding of good design and this is promoted through the bi-annual Camden Design Awards which acknowledge high quality and innovative design. We are also a promoter of the national Civic Trust Awards which are awarded to buildings judged to have made a positive cultural, social or economic contribution to the local community.*

*2.8 In order to achieve high quality design in the borough we require applicants to consider buildings in terms of context, height, accessibility, orientation, siting, detailing and materials. These issues apply to all aspects of the development, including buildings and other structures (e.g. substations, refuse or cycle storage), outdoor spaces, landscaping and access points and should be considered at an early stage in the design of a development, as these elements are often difficult to change in later stages.*

#### *Context*

##### *2.9 Good design should:*

- positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas...*

#### *Building design*

##### *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). For further information, refer to CPG3 Sustainability Renewable energy (A shadowing exercise may be required for tall buildings or where they are near open spaces);*
- consider the extent to which developments may overlook the windows or private garden area of another dwelling;*
- consider views, both local and London wide, and particularly where the site is within a recognised strategic viewing corridor (as shown on the policy Proposals Map);*
- consider the degree of openness of an area and of open spaces, including gardens including views in an out of these spaces contributions to the character of certain parts of the borough;*
- provide visual interest for onlookers, from all aspects and distances. This will involve attention to be given to both form and detail;*
- consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other 'active' features at ground floor; and*
- incorporate external facilities such as renewable energy installations, access ramps, plant and machinery, waste storage facilities and shading devices into the design of the development.*

Careful consideration must be given to ensure that the facility does not harm the built environment.

- The photos contained on the sheets clearly show the current level of overlooking and how the terrace will have minimal effect.

## Materials

*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 durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well-designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials. We will encourage re-used and recycled materials, and further guidance is contained within CPG3 Sustainability (Sustainable use of materials).*

## 4 Extensions, alterations and conservatories

### KEY MESSAGES

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended.
- You can make certain types of minor alterations without planning permission (see below) external alterations.

## 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. More detailed guidance on design considerations is contained within CPG1 Design (Design excellence chapter).*

## Rear extensions

*4.9 A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight.*

### General principles

*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;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- 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;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

*4.11 Materials should be chosen that are sympathetic to the existing building wherever possible (see also CPG3 Sustainability on Sustainable use of materials).*

#### *Height of rear extensions*

*4.12 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. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height.*

*4.13 In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections*

#### *Width of rear extensions*

*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.*

*4.15 In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.*

### *5 Roofs, terraces and balconies*

#### *Balconies and terraces*

*5.23 Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.*

*Consideration should therefore be given to the following:*

- detailed design to reduce the impact on the existing elevation;*
- careful choice of materials and colour to match the existing elevation;*
- possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;*
- possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook; and*
- need to avoid creating climbing opportunities for burglars.*

- The proposed roof terrace on the side return will create an outdoor amenity space away from the street and invisible from it. The proposed materials are respectful of the original building. The proposed balustrade for the terrace has been devised as a translucent screen to prevent overlooking and avoid privacy issues while minimising the visible impact of the terrace.



### **APPENDIX III - LOCAL INFORMATION STATEMENTS**

#### **Affordable housing statement**

The application is not for 10 or more residential units, therefore no affordable housing will be expected.

#### **Air quality assessment**

The application is of minor works, and no impact on air quality is expected.

#### **Airport Safeguarding Zone details**

The site does not lie within the Airport Safeguarding zone.

#### **Biodiversity survey and report**

The site does not lie adjacent to a watercourse, and it is therefore assumed that there will not be any protected species on this site.

#### **Daylight/ sunlight assessment**

No daylight/ sunlight assessment is deemed necessary.

#### **Economic statement**

The application is of minor works, and no community economic benefit will be achieved.

#### **Energy efficiency statement (including renewable energy statement)**

All new thermal elements will meet or exceed the current requirements under Building Regulations.

All new building components where applicable will be sourced from sustainable sources.

A SAP calculation / EPC will be acquired if required by Building Control.

#### **Environmental Impact Assessment**

The application is of minor works, and no EIA is deemed necessary.

#### **Flood risk assessment**

The site does not falls within an area of high flooding potential, therefore no statement is deemed necessary.

#### **Heritage statement**

The Building is not a listed building.

The site does not fall within an area of Archaeological Priority, as defined in the development plan.

#### **Land contamination assessment**

No contamination is known or suspected.

#### **Noise assessment**

The application does not provide for any additional noise over the existing property.

#### **Open space assessment**

This application does not affect any community "open Space".

#### **Parking and access arrangements**

Existing on street parking exists at the front of the property, and is not to be changed.

**Photographs and photomontages**

Please refer to section above.

**Planning statement**

Please refer to section above.

**Refuse disposal details**

Domestic refuse & recycling bins are located at the front of the property. (as per adjacent properties). Domestic refuse is to be collected from this property as per the Local Authorities current policy.

**Section 106 Heads of Terms (draft)**

This application is not a major application, and a S106 is not deemed necessary.

**Site waste management plan**

Any debris from the build works will be disposed of at the Local Authority Waste & Recycling Centre.

**Statement of Community Involvement**

No statement of Community involvement is deemed necessary.

**Sustainability Statement**

All new thermal elements will meet or exceed the current requirements under Building Regulations. All new building components where applicable will be sourced from sustainable sources.

**Town Centre uses – evidence to accompany applications**

The application does not involve retail or leisure developments.

**Transport assessment**

No amendments to car parking is proposed within this application.

**Travel Plan (Draft)**

No amendments to travel are incorporated within this application.

**Tree survey/ arboriculture assessment**

No trees are to be affected on this site or the adjoining sites; therefore no survey is deemed necessary.

**Ventilation/ extraction statement**

The application does not involve retail, business, industrial or leisure or other similar developments, nor is ventilation or extraction equipment proposed to be installed.

**Wind study**

The Application does not involve tall buildings, therefore no Wind Survey is deemed necessary.

# **APPENDIX IV – OTHER CONSENTS AS OF 01/09/2016**

<b>Modern extensions complementing the character of the area in the same street / rear garden</b>			
<b>Address</b>	<b>Consent/Date</b>	<b>CA</b>	<b>Notes</b>
13 Oseney Crescent	2014/6925/P	Y	Modern extension
78A Caversham Road	2013/2774/P	Y	Modern glass side return extension
<b>Existing Roof terraces in the vicinity of 59B Oseney Crescent NW5 2BE</b>			
<b>Address</b>	<b>Consent/Date</b>	<b>CA</b>	<b>Notes</b>
78 Bartholomew Road	-	Y	Open railings RT over FF extension
81 Bartholomew Road	2013/5381/P 11/09/2013 PE99001036 11/01/2000	Y	2013 – new windows Trellis RT on 1 <sup>st</sup> and 2 <sup>nd</sup> storey
82 Bartholomew Road	84241 21/05/1982	Y	On top of GF extension Open railings
84 Bartholomew Road	12168 19/10/1971	Y	On top of GF extension Open railings
11 Bartholomew Villas	8401998 23/11/1984	Y	2F open railings
19 Bartholomew Villas	2016/3994/P Pending	Y	2F wall and open railings
62/64 Bartholomew Villas	-	Y	FF open railings
71b Gaisford Street	2009/2795/P 13/08/2009	Y	Approved with railings
117 Gaisford Street	PEX0100587 21/09/2001 34250 02/09/1982	Y	On top of FF extension
64 Lawford Road (former Duke of Cambridge PH)	APP/X5210/A/14/222/4018 PE99001036 11/01/2000	Y	Appeal dismissed on heritage grounds FF and 2F open railings
70 Patshull Road	2008/5179/P 22/12/2008	Y	Creation of RT at SF
72 Patshull Road	8903556 (??1989) 2016/3994/P (pending)	Y	Conversion extension and RT
74/76 Patshull Road	-	Y	2F
<b>Approvals for Roof terraces in LB of Camden 09/2015 – 08/2016</b>			
<b>Address</b>	<b>Consent/Date</b>	<b>CA</b>	<b>Notes</b>
47 Burrard Road	2015/5585/P	-	<b>Appeal allowed</b> Glass balustrade, 2 <sup>nd</sup> floor rear wing.
42 Camden Square	2015/6094/P	Y	Extension, associated RT
40 Chester Terrace	2016/1104/P	Y	RT Balustrade & screening <b>Listed Building</b>
17 Croftdown Road	2015/4680/P	Y	Replacement works incl. RT
67 Goldhurst Terrace	2016/2650/P	Y	3F RT

152 Goldhurst Terrace	2016/3355/P	Y	New RT as FF – see officer's report re: 'design & mitigation'
16 Healey Street	2016/1839/P		RT Balustrade and screening – see also No. 14
158 Iverson Road	2015/4837/P	N	New rear extension and RT
39 Lady Somerset Road	2015/6845/P	N	New glass balustrade
45 Lisburne Road	2015/7112/P	Y	2F RT (retrospective)
31 Mackeson Road	2016/0451/P	Y	New rear dormer and RT
44 Marquis Road	2015/5433/P	Y	Extension and RT
22 Montpelier Grove	2016/1082/P	Y	FF RT
1E Parsifal Road	2016/1622/P REFUSAL	Y	Appeal Lodged
50 Rochester Road	2016/4502/P Pending		UGF RT
19 St Paul's Terrace	2015/4539/P		Extension with RT
90 Torriano Avenue	2016/3920/P Pending		3F RT
45 Twisden Road	2016/1280/P		Railings and decking to upper floor
34 Westbourne Road	2016/3819/P Pending		Extension of existing RT