

PLANNING STATEMENT

In respect of

Flat 5, 103 Priory Road

West Hampstead

London

NW6 3NN

On behalf of

Erkin Yildiz

RPS CgMs Ref: VJS/LP/20997

23 September 2016

QUALITY MANAGEMENT

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- A. Preliminary sketches of current proposal
- B. Email from Ms Laura Hazelton dated 01/09/2016

1 INTRODUCTION

- 1.1. This statement has been prepared by RPS-Cgms in support of a planning application for a proposed rear extension on an existing second floor roof terrace of No.103 Priory Road, West Hampstead, London, NW6 3NN. The extension is required to enlarge the existing kitchen of Flat 5, which is located on the second floor of these premises. The enlarged room would be used as a kitchen/dining room.
- 1.2. This application follows the submission of a series of application to provide a side and rear extension to this flat.
- 1.3. An application was submitted on 24th July 2015 and was withdrawn on 29th July 2015 due to concerns regarding the siting, size and massing of the proposed extension. The case officer was particularly concerned about the appearance of the extension when viewed from Priory Road, considering that an extension in this location would result in an insubordinate addition detracting from the outline of the original house. A revised application omitting this element of the scheme was submitted on 9 November 2015. This was for a second floor rear infill extension which the case officer advised would be acceptable. This application was approved on 8th December 2015 (Ref: 2015/6229/P).
- 1.4. The latest application, Ref: 2015/7172/P, sought the approval for the erection of a revised second floor side and rear extension with hipped roof and side dormer window wrapping around Flat 5. The application was refused by the Council on 16th February 2016 and an appeal against the refusal was dismissed by the Planning Inspectorate on 14th July 2016.
- 1.5. After the dismissal of the appeal the Applicant liaised with the Council to find an alternative solution and is now seeking planning permission for a much smaller extension to the rear of the property and to line up with the extension approved under planning application Ref.2015/6229/P.
- 1.6. This planning statement provides additional information relating to the policy context as set out in the NPPF, the development plan and supplementary planning guidance relevant to the proposed scheme and a planning appraisal of the proposed scheme in relation to these policies.

2 SITE AND SURROUNDING AREA

The Site

- 2.1 The application premises lie on the south side of Priory Road close to the junction with Compayne Gardens.
- 2.2 The premises are not included on the statutory list of buildings of architectural or historic importance and are not locally listed. However, they are within the South Hampstead Conservation Area and are identified as being part of a group of buildings which make a positive contribution to the conservation area. The group comprises Nos.103-107 Priory Road and No.78 Compayne Gardens.
- 2.3 The premises comprise a substantial detached and double fronted Victorian House. The premises have been extended to provide a two storey rear and side extension and a loft conversion which included the provision of front and rear dormer windows. The premises have also been converted to provide five flats. Flat 5, the subject of this application, is a three-bedroom flat which occupies the whole of the second floor and has access to a roof terrace on the flat roof above the existing two storey rear and side extension. The terrace includes black metal railings around its perimeter for safety purposes.
- 2.4 Other properties in Priory Road to the north of Compayne Gardens are primarily detached or semi-detached, two or three storey Victorian properties of different sizes and designs. The only property in this section of Priory Road which detracts from appearance and character of the conservation area is that at No.109 Priory Road, comprising a post-war five storey block of flats.
- 2.5 The application property is of a similar size to its neighbouring property to the north at No.105 Priory Road but is significantly smaller than the property of No.78 Compayne Gardens, which lies on its southern side.
- 2.6 The main rear elevation of No. 78 Compayne Gardens is set further back than the application premises and this property also includes a large single storey conservatory sited close to the boundary with No.103 Priory Road

3 PLANNING HISTORY AND PRE-APPLICATION ADVICE

Planning History of the site

- 3.1 The planning history records shown on the Council's website commence in 2008. There are no records of any consent for the provision of front and rear dormer windows or for the conversion to flats.
- 3.2 **2008/2069/P** – Planning permission was granted on 24 June 2008 for a single storey rear and side extension and replacement window (bathroom) in the side elevation all at ground floor level in connection with Flat 1 and relocation of a shed.
- 3.3 **2012/0324/P** – Planning permission was granted on 30 March 2012 for minor alternation to rear elevation including the replacement of an existing window with French doors.
- 3.4 **2015/2653/P** – Planning permission was granted on 1 May 2015 for a single storey rear extension with rooflights to Flats 1 and 2.
- 3.5 **2015/4258/P** – Planning permission was granted on 28 July 2015 for the erection of a two storey side extension to Flats 1 and 3 and first floor rear extension to Flat 3.
- 3.6 **2015/4273/NEW** – An application was made for a side and rear extension at second floor level to provide an extension to Flat 5. This application was withdrawn.
- 3.7 **2015/6229/P** – Planning permission was granted on 8 December 2015 for a second floor rear infill extension providing a modest extension to the kitchen of Flat 5.
- 3.8 **2015/7172/P** – Planning permission was refused (16/02/2016) and an appeal was dismissed (14/07/2016) for the erection of a second floor side and rear wraparound extension with hipped roof and side dormer window.

3.9 Pre-application advice

- 3.10 After the dismissal of the appeal against the refusal of the latest application, the agents liaised with the Council to find an acceptable solution to Applicant's need for a larger kitchen/dining area and an extension which would be acceptable to the Council in terms of its impact on the appearance of the property and the conservation area. Sketches of an alternative scheme with a smaller second floor rear extension were submitted to Ms Laura Hazelton, the Planning Officer that dealt with the previous applications.
- 3.11 The sketches of the amended proposal were submitted to the Council via email on the 22nd August 2016 (Appendix A). The Officer's opinion on the preliminary sketches was reported in an email dated 1st September 2016 which is attached in Appendix B. The Officer was supportive of the proposal.
- 3.12 The scheme hereby submitted has been adjusted to reflect the Officer's advice and complies with the local plan's policies on design, heritage and residential amenity, as demonstrated in the following chapter.

4 PLANNING POLICY FRAMEWORK

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 1990 require that planning applications must be determined in accordance with the development plan unless there are material considerations that indicate otherwise.
- 4.2 The relevant local development plan documents for the site are:
- The London Plan 2015 (LP) comprising Minor Alterations to the London Plan 2016 (MALP)
 - LDF Camden Core Strategy 2010 (CCS)
 - LDF Camden Development Policies (CDP)
- 4.3 The Character Appraisal and Management Strategy for the South Hampstead Conservation Area, published in February 2011 is also relevant.
- 4.4 The policies that need to be considered when assessing the proposed development are copied below. Under each group of policies there is a comment demonstrating that the proposal complies in full with them.

5 PLANNING POLICY CONSIDERATIONS

Architecture, Design and Heritage Assets

Policies

- 5.1 Policy 3.5 of the London Plan states that housing should be of the highest quality internally, externally and in relation to their context and to the wider environment.
- 5.2 Policy 7.8 of the London Plan states that developments affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural details.
- 5.3 Policy CS14 of the Camden Core Strategy seeks to ensure that the borough's places and buildings are attractive, safe and easy to use by all. To meet this objective the Council requires, among other things, developments to meet the highest standards of design that respects local context and character and to preserve and enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 5.4 Policy DP24 of the CDP, which should be read in conjunction with Core Strategy Policy CS14, requires all developments, including alterations and extensions to existing buildings to be of the highest standard of design and will expect developments to consider inter alia:
- 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;*
 - [...]
 - h) *The provision of appropriate amenity space.*

- 5.5 Policy DP25 of the CDP refers to the need for developments in conservation areas to take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas. It also states that development in conservation areas will only be permitted if they preserve and enhance their character and appearance.
- 5.6 The “Character Appraisal and Management Strategy for the South Hampstead Conservation Area” was published in February 2011. It sets out an assessment of the special interest of the conservation area in order to ensure that its key attributes can be protected and a management strategy put in place to ensure its appropriate enhancement.
- 5.7 No 103 Priory Road and the properties to either side are considered to make a positive contribution to the conservation area.
- 5.8 The site falls within the Colonel Cotton character area or some which includes properties on the west side of Priory Road and all properties west of these. The houses in this area although just as attractive as other houses in the conservation area are considered to be distinctly more commercial in their build comprising stock brick with stone or render and slate roofs and typically mid Victorian in style with domicile details.
- 5.9 The spatial character of South Hampstead is derived from the interplay of wide streets lined with mature trees and large and rhythmically spaced brick buildings. These properties are set back from the street in verdant front gardens. The elevations are carefully modelled, using recession and projection and decorative details to great effect. There is also a variety to balance the height and mass of properties and to retain an attractive, homely character.
- 5.10 The western section of the conservation area which includes the west side of Priory Road was developed by Colonel Cotton and is predominantly comprised of large two and three storey detached buildings with a very typical mid – 19th Century mix of style – while broadly Gothic in form they often enlist fashionable Classical revival details.
- 5.11 The appraisal refers to the fact that the greatest single development pressure in the area is the continued trend of former single family dwelling house, to flats and maisonettes. About 70% of residential properties in the South Hampstead Conservation Area are purpose built or converted flats. The trend for residential conversions has led to a number of associated development pressures including:

- Excavation of basement areas for additional accommodation;
- Rear extensions and loss of rear gardens to hard landscaping;
- Roof extensions and changes to roof profile and details.

5.12 In considering applications for development the report recommends that particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping and that roof extensions should not result in increased visual bulk or draw more attention than existing to the roof slope.

Comment

5.13 The proposed rear extension is situated on the south-eastern corner of the second floor flat, extending above the flat roof of the non-original rear extension of the first floor flat. The rear extension will have a depth of 1.5 m, would be 2.6 m wide and would fit flush with both the rear and side elevation of the existing building. The addition would have the same height and the same flat roof of the extension approved under application Ref.2015/6229/P. The joining of these two elements would create a continuous rear elevation and enable a small increase in the size of the kitchen/dining room.

5.14 The extension would be constructed with brickwork matching that of the host building. Its roof would be finished with kemper. The extension would have a rear glazed door serving the terrace and an obscure-glazed window on its south-eastern elevation.

5.15 For safety purposes when using the retained outdoor terraced area new 1.1 m high RAL: 9005 railings would be inserted along the perimeter of the terrace. These railings would be in the same location as the existing ones, respect the appearance of the ones located at the rear of the first floor and would fit seamlessly in the visual rhythm of the side and rear elevations of the building.

- 5.16 Due to its restrained proportions, recessed position and matching materials, the rear extension and the railings would fully respect the character, appearance and proportions of the host building and would preserve the setting of the South Hampstead Conservation Area.

Residential amenity

Policies

- 5.17 Policy DP26 of the CDP seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors that should be taken into account include visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light levels.

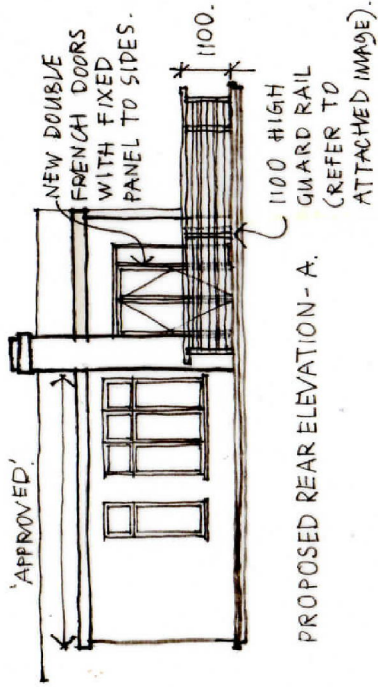
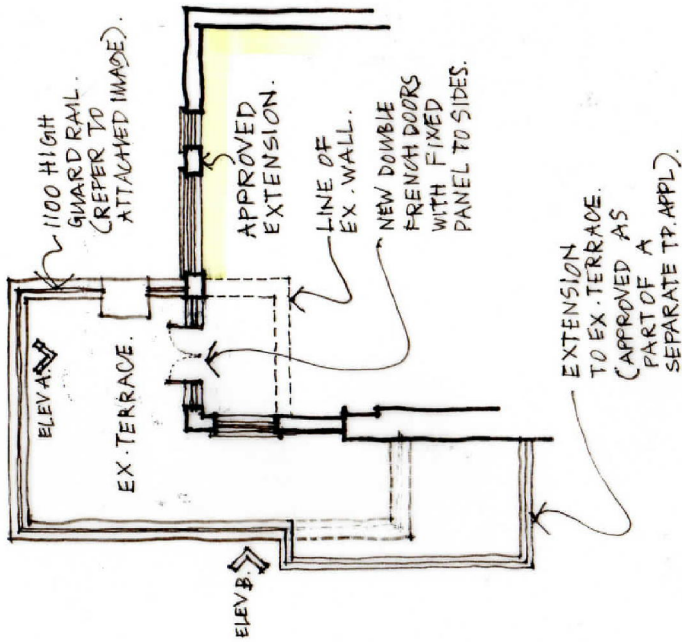
Comment

- 5.18 Given its small size and position the rear extension would not create overshadowing or overbearing effects on the adjoining properties. The new side window would be obscure-glazed to prevent overlooking of the property at 78 Compayne Gardens, while the new rear window would allow views of the adjoining rear garden only in a similar manner to that already existing.
- 5.19 The size of the terrace would be slightly reduced due to the erection of the extension and its railings would be replaced with new ones. Its impact on the amenity of the adjoining properties would be minimal.
- 5.20 For these reasons, it is considered that the proposed extension would not cause any undue harm to the residential amenity of the adjoining occupiers or the visual amenity of the area. As such, it would comply in full with Policy DP26 of the CDP.

6 SUMMARY AND CONCLUSIONS

- 6.1 After several stages of negotiations and adjustments, the applicant is now seeking to optimise the usability of his family's flat with a small rear extension that would complement the extension approved under application Ref. 2015/6229/P. The preliminary version of this proposal benefitted from the specific advice of the Planning Officer who processed the latest planning applications for the property. The scheme hereby submitted respects her advice and complies in full with the local plan's policies on design, conservation and residential amenity.
- 6.2 The extension would not protrude from the side elevation of the property and would align with its rear aspect. Its matching brickwork and roof form would create a continuum with the existing building and would prevent adverse impacts on the character and setting of the conservation area.
- 6.3 The existing terrace would be fitted with a new railing and its area would be slightly reduced. Its impact on residential amenity would not change.
- 6.4 The application has been prepared following a positive pre-application advice and all the outstanding issues have now been resolved.
- 6.5 For the reasons set out in this statement, we consider that the proposal would now be in full accordance with national, regional and local planning policy and we respectfully request that full planning permission is granted.

APPENDIX A



FLAT NO.05
 103 PRIORITY ROAD.
 SK.104.
 N.T.S.
 22.08.2016.

pma
 PO BOX 1034, WERBLEY
 MIDDLESEX, M20 9GJ

APPENDIX B

From: Hazelton, Laura [REDACTED]
Sent: 01 September 2016 16:50
To: Valerie Scott [REDACTED]
Subject: RE: Flat 5, 103 Priory Road, London NW6 3NN

Valerie,

Thank you for your email.

I have looked over the sketches, and the proposed extension looks much more acceptable than the previously refused scheme. I agree that the use of matching materials would ensure it is sympathetic to the host building, and provided it does not extend past the side building line, it is likely to be acceptable.

If there is a parapet surrounding the roof terrace, I would advise setting the railings back from it rather than sitting on top of it to minimise their visual impact. If the railings were like-for-like with what is there now, I can confirm that their replacement would not require planning permission. I note that at the moment they match the existing railings at first floor level, and if you wanted to change their design, it would be preferable if they all matched.

I hope this is of assistance.

Kind regards,

Laura Hazelton
Planning Officer

Telephone: [REDACTED]



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From: Valerie Scott [REDACTED]
Sent: 22 August 2016 17:58
To: Hazelton, Laura
Cc: [REDACTED]
Lorenzo Pandolfi
Subject: FW: Flat 5, 103 Priory Road, London NW6 3NN

Laura

I refer to our telephone conversation following the dismissal of the appeal relating to the Council's refusal of application Ref:2015/7172/P. As discussed our client would now like the Council to consider a much smaller rear elevation to their flat which would line up with the approved extension to their kitchen and just make this room a more useable area. I enclose some sketch drawings which show the size of extension proposed. This would be designed to be more traditional in its appearance matching the fenestration and brickwork of the existing property. The architect has shown some French windows leading on to the terrace with just a small window to the side of these

doors. They have also shown a window on the side elevation which again is designed to match the existing fenestration. Whilst I know that the Council are unwilling to encourage any further extensions to the property I hope that you will agree that the proposals now shown would not be harmful to its appearance and would be simply providing a squaring off of the extensions already approved. Whilst small in size this extra bit of space to the kitchen/diner would be extremely beneficial to my clients living conditions and will not be visible from the street or any other public vantage point.


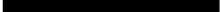
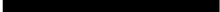
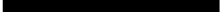
Our clients would also like to provide some replacement railings in order to make the terrace safe for children's play. We discussed whether this would require planning permission and you felt that subject to design with the use of simple black railings it would probably not be considered as a material alteration. Your further confirmation of this would be appreciated.

Your views on these proposals would be appreciated. If you consider any changes to the detailed design would make this proposal more acceptable to the Council please do let us know so that we can ask the Architect to incorporate this into the design.

I look forward to hearing from you.

Kind regards

Valerie

Valerie Scott
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