

Planning Statement

In respect of
9 Ellerdale Road
London
NW3 6BA

RPS CgMs Ref: 15328

October 2016

QUALITY MANAGEMENT

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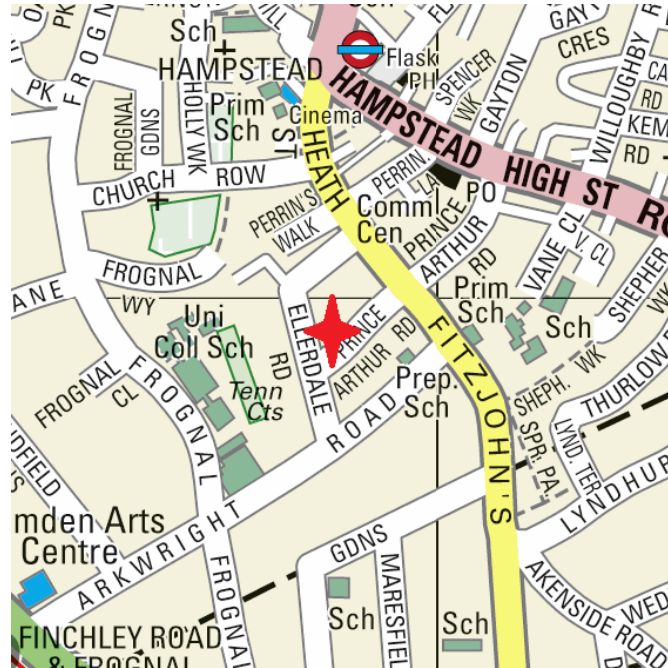
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1 INTRODUCTION

- 1.1 This statement is submitted in support of an application made on behalf of the occupiers of 9 Ellerdale Road to improve and make better use of its living accommodation.
- 1.2 Planning permission is sought for the following:

“Erection of replacement conservatory extension and roof extensions to single dwelling house (Class C3)”.
- 1.3 **Planning permission was approved in 2013 for this scheme (Reference: 2013/3793/P), however the three year time period for implementation expired on 2 July 2016. The owners of the property however are now in a position to commence works and therefore this application seeks consent for the same proposals as previously approved. No changes have been made to the design of the scheme as previously approved and the same set of scheme plans are resubmitted as part of this application.**
- 1.4 9 Ellerdale Road is within the London Borough of Camden (LBC), on the junction of Ellerdale Road and Prince Arthur Road. The location is identified below in Figure 1.1 indicated by the red star.

Figure 1.1: Site Location Plan



- 1.5 The previous approved proposals were the subject of pre-application consultation with officers at the London Borough of Camden and design amendment to reach agreement on the scheme. The two elements of the proposals are replacement of the rear conservatory and reconfiguration and extension of the roofspace.
- 1.6 This Planning Statement confirms the site's location and surroundings, and the relevant planning history of the dwelling. It identifies the key planning policies and assesses the proposals against these.
- 1.7 The application is accompanied by a Heritage, Design and Access Statement, which provides further detail on the context of the site, the evolution of the scheme, and the proposals.
- 1.8 Whilst the London Plan has been updated with minor modifications since the last approval, the Core Strategy and Development Management policies remain the same as those which the previous approval was considered against. As such there are no material changes from the determination of the previous scheme.

2 SITE AND SURROUNDING AREA

2.1 The section sets out a description of the site, together with its immediate and wider context. Further detail is also provided within the Heritage, Design & Access Statement submitted with the planning application.

The Site

- 2.2 9 Ellerdale Road is a semi-detached house, which adjoins 18 Prince Arthur Street. It accommodates lower ground, ground, first and second floor levels, with a third floor level within the existing roof and the tower element located to the front corner of the dwelling.
- 2.3 The house is not listed, but is located in the '*Fitzjohns and Netherhall Conservation Area*' and is noted as a building of merit.
- 2.4 The levels within the site are such that the principal ground level and house is set up above the height of the surrounding road and pavement. The site has an extensive boundary treatment on both Ellerdale Road and Prince Arthur Road. A large retaining wall surrounds the site, with trellace/landscaping located above. A garage is located within the site directly accessed from Ellerdale Road, this is set below the ground level of the dwelling to enable level access for vehicles from the street.
- 2.5 There are a number of large street trees which surround the site on both Ellerdale Road and Prince Arthur Street, which together with the boundary walls, provide screening of the dwelling.
- 2.6 The main roof of the dwelling is formed by two ridges to the north and south, one with a gable and one hipped. To the centre of the property, between these ridges is an area of flat roof, with a glazed lantern set back from the parapet line. The lantern is not an original feature and is not visible within the streetscene. The tower element, to the southern corner of the dwelling, has a separate pitched roof element.
- 2.7 At present there is existing bedroom accommodation within a loft room located in the northern roof pitch, accessed via a separate staircase from the second floor, and a room within the top of the tower structure, which is accessed via a ladder and narrow passage accommodated within the southern roof pitch. The accommodation is constrained as a result of its accessibility and proportions of this space.
- 2.8 To the rear of the dwelling a single storey extension has previously been constructed, which has a mono-pitch roof and provides access out across the top of the garage to the rear garden area.

Site Context

- 2.9 The surrounding area is made up of predominately residential properties however, No. 6 Ellerdale Road (Institute of St Marcellina) is used as accommodation and education centre for foreign students.
- 2.10 Within the vicinity of the Site there are two listed buildings; 6 Ellerdale Road (Institute of St Marcellina) is a five storey Grade I Listed building and 2 Ellerdale Road is a three storey Grade II Listed building. Both buildings lie north of the Site.
- 2.11 The form and design of properties within this area is very mixed with properties having been extended and adapted in a variety of ways. The prevailing heights range from two to five storeys.
- 2.12 The neighbouring property at 18 Prince Arthur Road is currently the subject of substantial extensions and alterations pursuant to planning approval 2011/1814/P. Full details of the approved scheme for this adjoining property are set out in the Planning History section below.

3 PLANNING HISTORY

3.1 A review of the planning history for the Site has been undertaken using the Council's online database.

3.2 The Council's online planning records include the following two recent planning applications in relation to the site:

2013/3793/P	9 Ellerdale Road London NW3 6BA	Erection of replacement conservatory extension and roof extension to single dwelling house (Class C3).	Application Approved	02 July 2013
2014/4617/P	9 Ellerdale Road London NW3 6BA	Extension of existing basement and excavation of lightwells, in addition to new landscaping.	Application Approved	07 November 2014

3.3 Planning permission was approved for the same development as proposed within this application in July 2013. That permission has however now expired and therefore this application seeks consent to enable the works to proceed.

3.4 In addition an extension to the existing basement was approved in 2014.

3.5 A large number of dwellings within the surrounding area have also been the subject of recent amendments and alterations.

3.6 No. 18 Prince Arthur Road, adjoining the application site was granted consent in 2011 for substantial alterations as follows:

“External alterations and additions including enlargement of the lower ground floor and creation of front lightwell covered by glazed rooflight, erection of part 1, part 2 storey rear extension at lower ground and ground floor level and creation of terrace with spiral stairs to garden at rear ground floor level, rooflights on front, rear and side roof slopes and alternations to windows and doors rear and side at lower ground and ground floor level all in connection with the conversion of 3 flats at lower ground level and 1 x 5 bed flat a lower ground, ground, first, second and third floor level (Class C3).” (Application Reference: 2011/1814/P)

3.7 Garden House Land, adjacent to 1 Ellerdale Road was granted consent subject to a Section 106 Legal Agreement for:

- 3.8 *“Erection of new single-storey dwelling house with two storey basement on land to the rear garden of No.81 Fitzjohn’s Avenue, with access off Elleradle Road.”* (Application Reference: 2015/7036/P).

4 PROPOSED DEVELOPMENT

4.1 The proposed Development is for the following:

- i) Extension and alterations at roof level;
- ii) Replacement of existing single storey rear extension with a rear conservatory.

Roof Extension

4.2 The proposal seeks to improve the usability and accessibility of this existing accommodation at third floor level. The scheme proposals the introduction of a new area of roof within the central void area to provide an appropriate connection between the areas of accommodation. The new roof slope is set back from the gutter line of the dwelling and set down from the existing ridges of the roofs to either side. As designed, and utilising existing materials, it will be sympathetic to the appearance of the roofscape within the streetscene.

4.3 A glazed roof element is proposed to the rear of the dwelling, obscured from view from the street, to provide natural light to the stairs, whilst a conservation roof light is to be inserted within the new roof slope to provide additional daylight to the accommodation at this level.

Rear Conservatory

4.4 The development proposes a conservatory which would be located on the northern elevation. The proposed conservatory will replace the existing single storey lean-to extension.

4.5 The conservatory has been designed to fit in with the existing fabric of the building and will be constructed of redbrick, timber and glass. It will incorporate traditional joinery framework, classical columns and top hung opening windows, which are in keeping with the style of the existing building. The conservatory is of similar proportions to the extension which it is to replace to the rear of the dwelling.

Other amendments

4.6 Other minor amendments are proposed to the fenestration of the dwelling to improve levels of light, which have been designed and positioned to ensure they respect the appearance of the building and the character of the conservation area.

5 DEVELOPMENT PLAN

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires '*planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise*'.
- 5.2 In this instance, the Development Plan is governed by Section 38(2) of the Act and consists of:
- The London Plan (March 2016);
 - London Borough of Camden Core Strategy (adopted November 2010); and
 - London Borough of Camden Development Policies (adopted December 2010).
- 5.3 A range of other planning documents at national, regional and local level together with supplementary and best practice guidance, have also been considered. Planning Policy Guidance and Planning Policy Statements have now been superseded by the National Planning Policy Framework (NPPF) in March 2012 and National Planning Practice Guidance (NPPG) in March 2014 and as such the NPPF and NPPG have been considered as part of this application.
- 5.4 In June 2016 Camden Council submitted the '*Camden Local Plan*' to the Planning Inspectorate, but at this stage the policy is emerging and carries limited weight at this stage.

Site Designations and Allocations

- 5.5 The site is designated on the Proposal Map as being within the '*Fitzjohns Netherhall*' Conservation Area.

6 PLANNING ASSESSMENT

6.1 This section provides a detailed assessment of the scheme against the policies and criteria of the Development Plan.

Roof Extension

6.2 **Development Policy DP24 ‘Securing High Quality Design’** requires all development, including alterations and extensions, to be of the ‘highest standard of design’ expecting developments to consider factors including:

- Character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building, where alterations and extensions are proposed;
- The quality of materials to be used;
- Provision of appropriate hard and soft landscaping including boundary treatments.

6.3 It is further outlined in **paragraph 24.7** that development should consider:

- The character and constraints of its site;
- The prevailing pattern, density and scale of surrounding development;
- The impact on existing rhythms, symmetries and uniformities in the townscape;
- The compatibility of materials, their quality, texture, tone and colour;
- The composition of elevations;
- The sustainability of the proposed design to its intended use;
- Its contribution to public realm, and its impact on views and vistas; and

- The wider historic environment and buildings, spaces and features of local historic value.

- 6.4 **Core Strategy Policy CS14 ‘Promoting High Quality Places and Conserving our Heritage’** requires that places and buildings respect local context and character. It seeks to preserve and enhance Camden’s rich and diverse heritage assets. **Paragraph 14.11** further states that the Council has a responsibility to preserve and enhance the heritage of areas and buildings.
- 6.5 **DP25 ‘Conserving Camden’s Heritage’** outlines that the Council will only permit development within Conservation Areas that preserves and enhances this character.
- 6.6 The roof extension was designed taking into account the Council’s pre-application advice prior to the approval of the previous planning application (2013/3793/P). The roof extension was substantially revised, amending the location of the proposed roof slope and revising the proposed materials to ensure this addition to the roofscape is sympathetic to the dwelling and of an appropriate visual appearance within the streetscene and conservation area.
- 6.7 The proposed roof extension has been set back from the gutter line of the dwelling, and is positioned below the existing ridge heights, to ensure the roof slope is of a subordinate appearance. The roof is proposed in slate, to match the existing roof materials and provide a consistent appearance within the streetscene. As a result the proposed extension will appear as a contiguous part of the existing roof slope, sympathetic to the appearance and character of the existing dwelling and maintaining the character of the conservation area.
- 6.8 The proposal enables the reconfiguration of the existing accommodation at this level, providing enhanced accessibility and linking the current separate roof spaces into an appropriate and usable area of accommodation.
- 6.9 The proposal results in the removal of an existing lantern, however this is not an original feature of the property and is not visible within the streetscene. A conservation rooflight is proposed within the new roof slope, which is located and sized to be consistent with the rhythm and appearance of the existing dwelling and its fenestration. As located the proposed window will not result in any impact on the amenity of surrounding properties.
- 6.10 A verified view of the proposed amendment to the roof has been prepared and submitted with the planning application, and is enclosed within the Heritage, Design and Access Assessment. The verified view demonstrates that the proposal will have no harmful impact on the existing building, the streetscene or the conservation area.
- 6.11 The Heritage, Design and Access Assessment concluded that the proposed roof alteration will preserve the unusual roof form of the property, which is an integral part of the character of the property. It will be a sympathetic addition to the existing roof scape as designed, and is of a high

quality design utilising appropriate high quality materials which will preserve the character and appearance of the conservation area. The proposal is therefore in accordance with **Policies CS14, DP24 and DP25**.

- 6.12 The proposal remains the same design as previously approved and continues to comply with the adopted Core Strategy and Development Management policies.

Conservatory

- 6.13 The existing building has previously been extended with the inclusion of a single storey, mono-pitch roof extension to the rear of the house. At pre-application stage modifications were proposed to the existing extension, including the introduction of rooflights. Following the receipt of advice from the Council the proposal was changed to replace the existing extension with a traditional timber conservatory.
- 6.14 The conservatory is located in the same position as the existing extension and is of similar proportions to that existing. It has been carefully designed to take account of the character and constraints of the site and is in keeping with the character and proportions of the existing building. The proposed materials and composition of its elevations are compatible with the host property. Whilst it will be partially visible within the street, the location and appearance of the conservatory is such that it will have a sympathetic appearance in relation to the existing dwelling and within the streetscene.
- 6.15 The Heritage, Design and Access Statement demonstrates that the conservatory will be of a mass and form more in keeping with the character of the property and that the new structure presents an enhancement to the host building and the conservation area. Overall the conservatory is therefore in accordance with Policies CS14, DP24 and DP25.
- 6.16 **Development Policy DP26 'Managing the Impact on Development on Occupiers and Neighbours'** states that the Council will only grant permission for development that does not cause harm to the amenity of neighbours. Development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties.
- 6.17 The proposed conservatory as located and designed will have no harmful impact on the amenities of the neighbouring properties, in terms of outlook, privacy, sunlight and daylight or noise, and will not result in the loss of any garden space as it is located on the footprint of an existing structure. The proposal is therefore in accordance with **Policy DP26**.
- 6.18 The proposed conservatory will also improve the levels of light within the property as this structure will provide a double height space enabling light from ground level to enter the

conservatory. As such this element will assist in improving the living conditions and standard of accommodation within the existing dwelling.

- 6.19 Overall, it is considered that the design of the conservatory is of high quality and has fully considered the character, setting and context of the site and surrounding area, as well as the amenity of existing and neighbouring occupiers. Again the conservatory remains the same design as previously approved and continues to comply with the adopted Core Strategy and Development Management policies.

7 CONCLUSION

- 7.1 The amendments and additions proposed within this application seek to improve the existing accommodation within 9 Ellerdale Road, whilst ensuring an appropriate response in relation to the character of the existing dwelling, the streetscene and the heritage considerations at the site.
- 7.2 The proposals include the provision of an extension and alterations to the roof and the replacement of the existing rear single storey extension with a conservatory. Some minor works are also proposed to the fenestration of the building.
- 7.3 The proposal has taken into account the relevant Development Plan policies and is submitted together with a Heritage, Design and Access Statement to fully assess the proposals.
- 7.4 The proposal will not cause harm to the built or natural environment, or local amenity, and will not result in flooding or lead to ground instability. The Heritage, Design and Access Statement concludes that the design will preserve the setting of the property and views towards it in the conservation area.
- 7.5 The rear conservatory element will replace an existing single storey lean-to extension. It will be sympathetic to the existing property in terms of scale, form, design and materials. It will not result in any undue impact on neighbouring properties, but will deliver an improved level of amenity for the residents of 9 Ellerdale Road, particularly in relation to the basement of the dwelling. The replacement conservatory is demonstrated within the Heritage Statement to present an enhancement to the host building, and this to the conservation area.
- 7.6 An extension is also proposed to the roof to improve the accessibility and use of the existing accommodation at this level. The proposed alteration at roof level are of a high quality of design and materials and will have an acceptable appearance in relation to the dwelling, the streetscene and conservation area, as demonstrated by the verified view submitted as part of the application. The addition preserves the unusual form of the roof, and the contribution that this makes to the characteristic rooflines of the conservation area.
- 7.7 The proposals are the same as previously approved within application 2013/3793/P and remain in accordance with the adopted Core Strategy and Development Plan policies which continue to apply today.
- 7.8 Overall, the proposals provide high quality alterations and extensions to the existing dwelling, improving the overall standard and quality of the accommodation. They take into account the context of the site, the surrounding properties and the amendments and extensions that have been approved and constructed in the area. The proposals within this application present

sympathetic additions that will be appropriate to the property and to the conservation area, and are compliant with the relevant development plan policies.