



# Planning, Design and Access Statement on behalf of

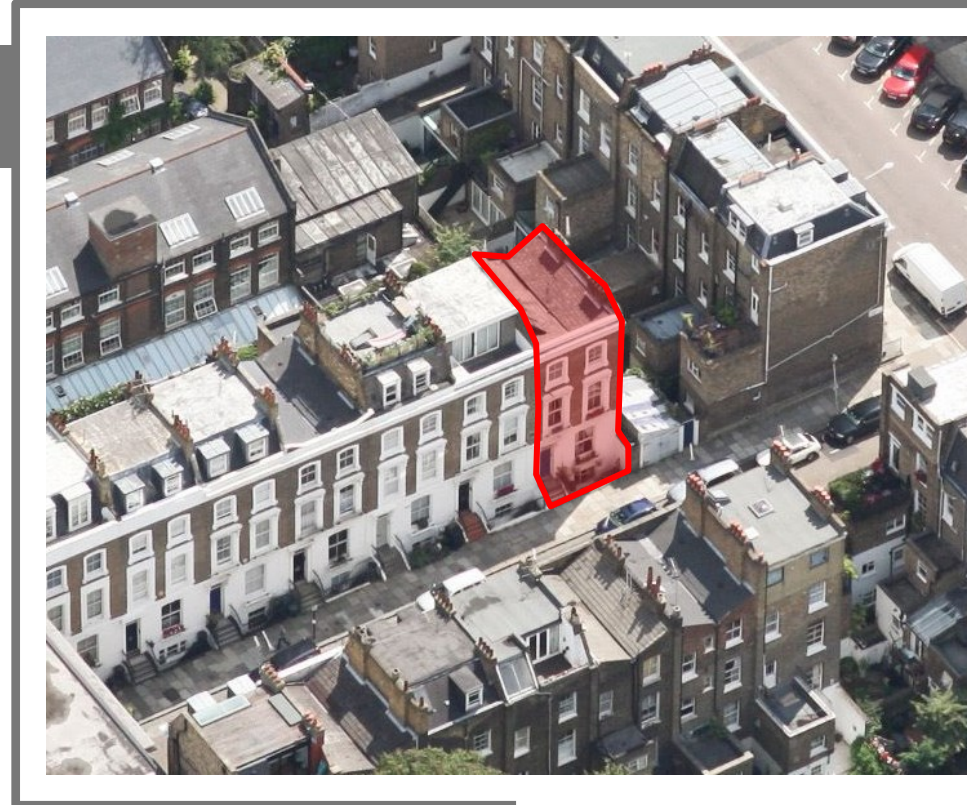
**Mr. and Mrs. Quick**

**Regarding the erection of a mansard roof  
extension to add additional living space  
plus internal alterations to the upper floors  
at**

**1 Egbert Street, London, NW1 8LJ**

**November 2016**

**Drawing and Planning Ref: EGBRD**



# 1.0 INTRODUCTION



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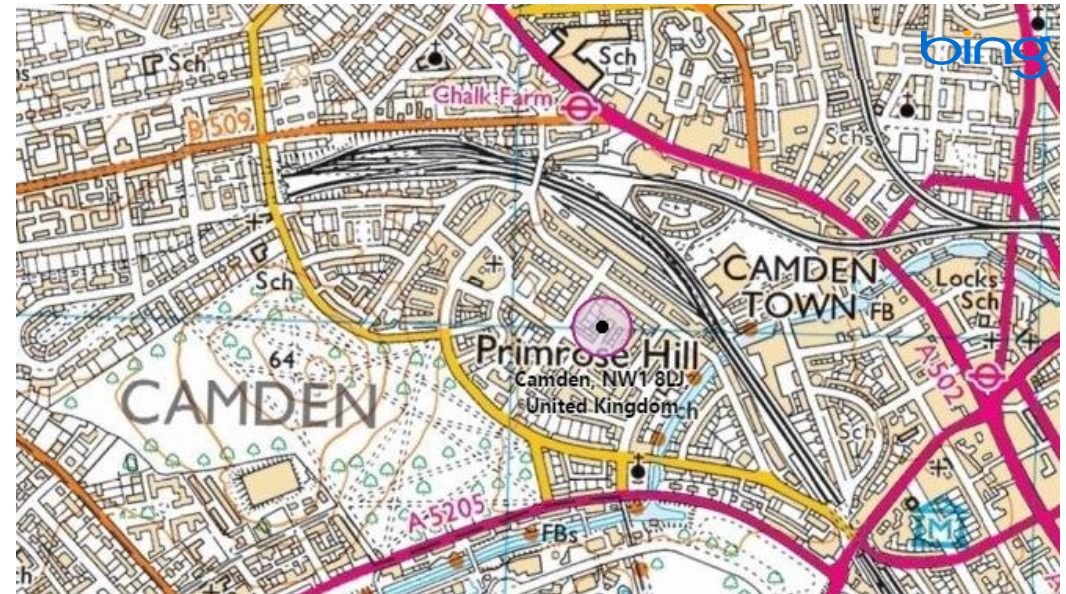
- 1.1 Drawing and Planning Ltd. have been instructed by Mr. and Mrs. Quick to prepare a Planning, Design and Access statement in support of obtaining planning permission regarding the erection of a mansard roof extension to add additional living space to this family dwelling, plus internal alterations to the upper floor levels.
- 1.2 The development coincides with the requirement to make efficient and effective use of an existing property.
- 1.3 This application pays careful attention to the property's characteristics with the development being implemented in accordance with Lifetime Homes standards throughout.
- 1.4 This proposal should be looked upon favourably as it will provide the host building with an increase of internal floor area for the benefit and enjoyment of the occupier. It will also create a more uniformed look along a street where mansard roof extensions are prevalent.
- 1.5 This 'Planning, Design and Access Statement' is submitted in support of the application and is pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. This application submission should be read in conjunction with the submitted forms and the accompanying drawings.
- 1.6 The proposal endorses the relevant Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant policies taken from the London Plan 2015 (with further including alterations). At a local level, the development coincides with the Camden Core Strategy and Development Policies (2010), Camden Planning Guidance (2011) and the Primrose Hill Conservation Area Statement (2000).



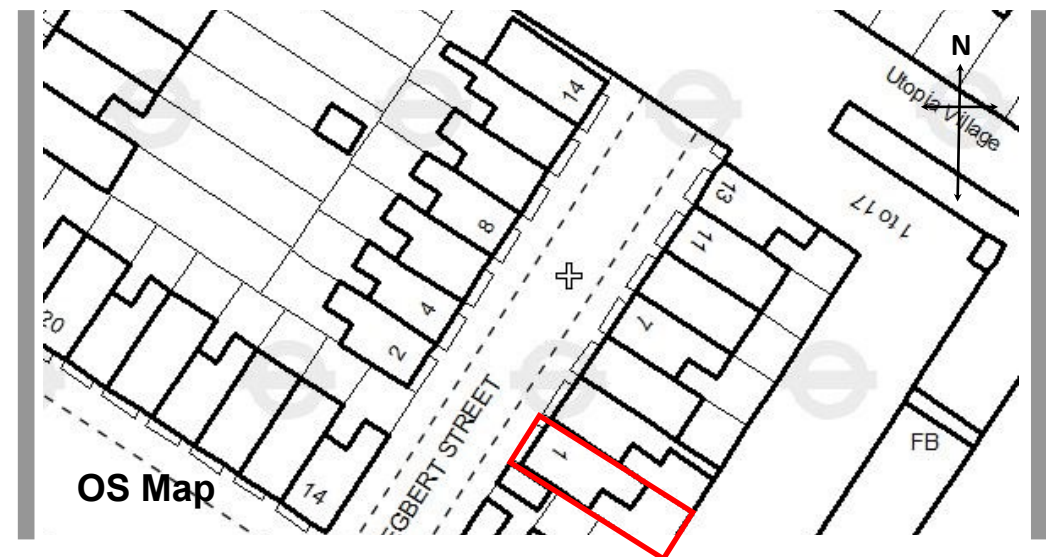
## 2.0 SITE AND AREA ANALYSIS



- 2.1 The application building comprises of a 4 storey end-of-terrace property arranged over lower ground, ground, first and second floor levels and is located on the south eastern side of Egbert Street. The property is set back from the public highway and benefits from front elevation access points on both the ground and lower ground floors. In support, a general site location map highlights the approx. location of the site and is accompanied opposite by an OS extract for ease of reference. A selection of photographs on page 6 of this statement show the building and area in its existing form.
- 2.2 The existing property benefits from a large rear garden and is characterised by a two storey rear projection with access to the garden space afforded through the lower ground level. Within the immediate area, there are a number of similar properties which have previously been granted for roof extensions similar to the one proposed within this application such as 12 Egbert Street (**2014/5248/P**), 6 Egbert Street (**2012/5508/P**) and directly adjacent to the subject site, 3 Egbert Street (**CTP/J10/3/17/17256**). All of these applications were approved by Camden Council.
- 2.3 The planning history for the site focuses on the use of the property and the extension potential. Originally a single family dwelling, the site was approved for the conversion into 2 units in 2004. This permission included the creation of a mansard roof extension, the formation of a crossover to the garage and the conversion to 2 self-contained units (**2004/3173/P—Granted**). This approval was never implemented. A similar application was submitted to council during the same month however was withdrawn by the applicant (**2004/3174/L**).
- 2.4 The application site lies within a predominantly residential area located close to the local centres of Chalk Farm and Camden Town. The application plot has an area of approx. 120sq.m. There are no designations of acknowledged importance to consider from a planning point of view. An extract from the London Borough of Camden Proposals Map is provided on page 10 of this statement. The site is within the curtilage of the Primrose Hill Conservation Area, however is not within proximity to any statutory listed buildings.
- 2.5 There are a variety of shops and services on offer to local residents and these are within walking distance from the site. Any future development shall be considered in association with the site's accessibility to all the conveniences and commodities that the location offers.
- 2.6 The site has good sustainability credentials. The site's general proximity to Chalk Farm and Camden Town Underground Station as well as Camden Road Overground Station offer direct routes into and out of Central London. There are also a variety of bus services that provide local connections to key destinations. Further information on the accessibility of the site via public transport is provided under section 5 of this statement. A desk based search of the application site confirms a PTAL rating of 2. The following page confirms the rating together with the location of local bus stops. A Time Mapping (TIM) assessment for the location of the site is also shown overleaf and illustrates the indicative walking times from the site's location.

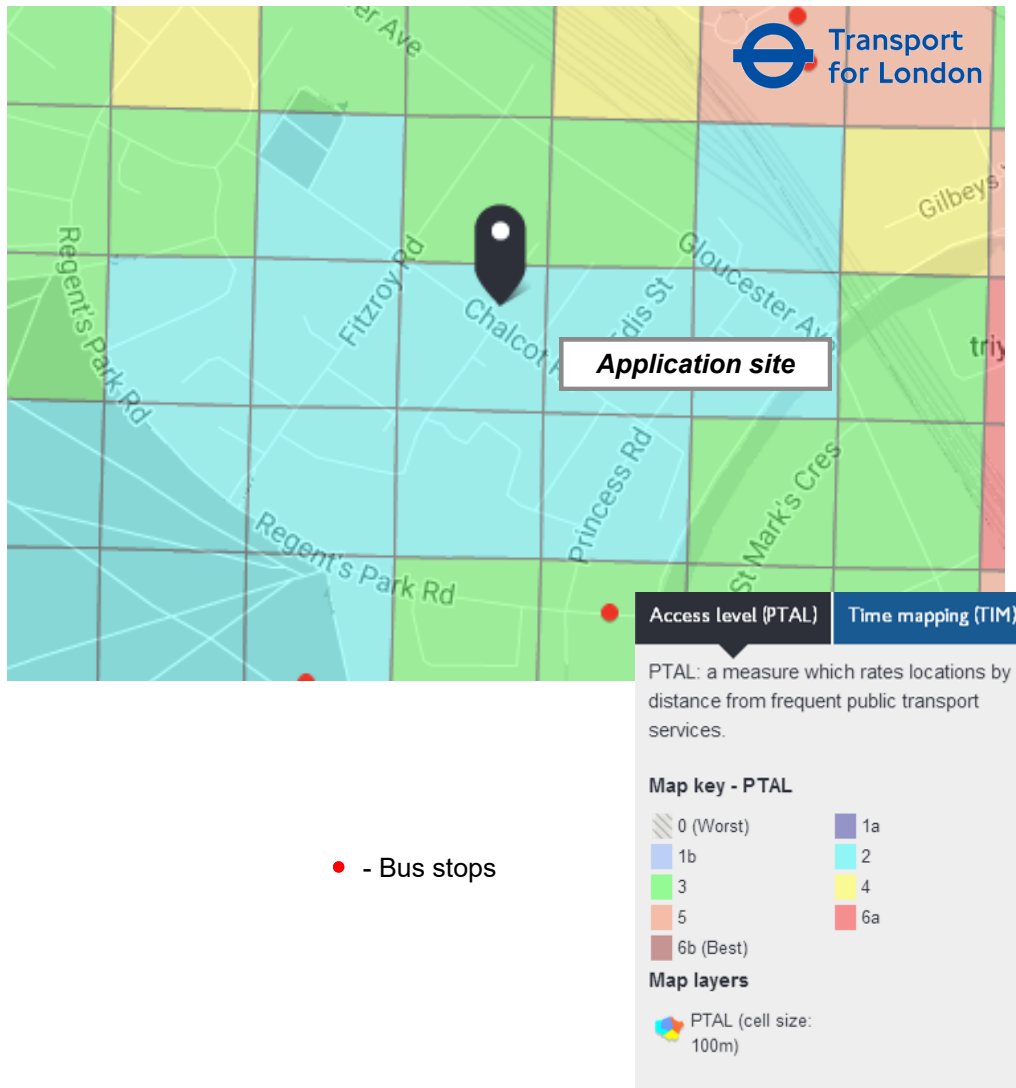


Extract from Bing maps to highlight the general location of the application site.

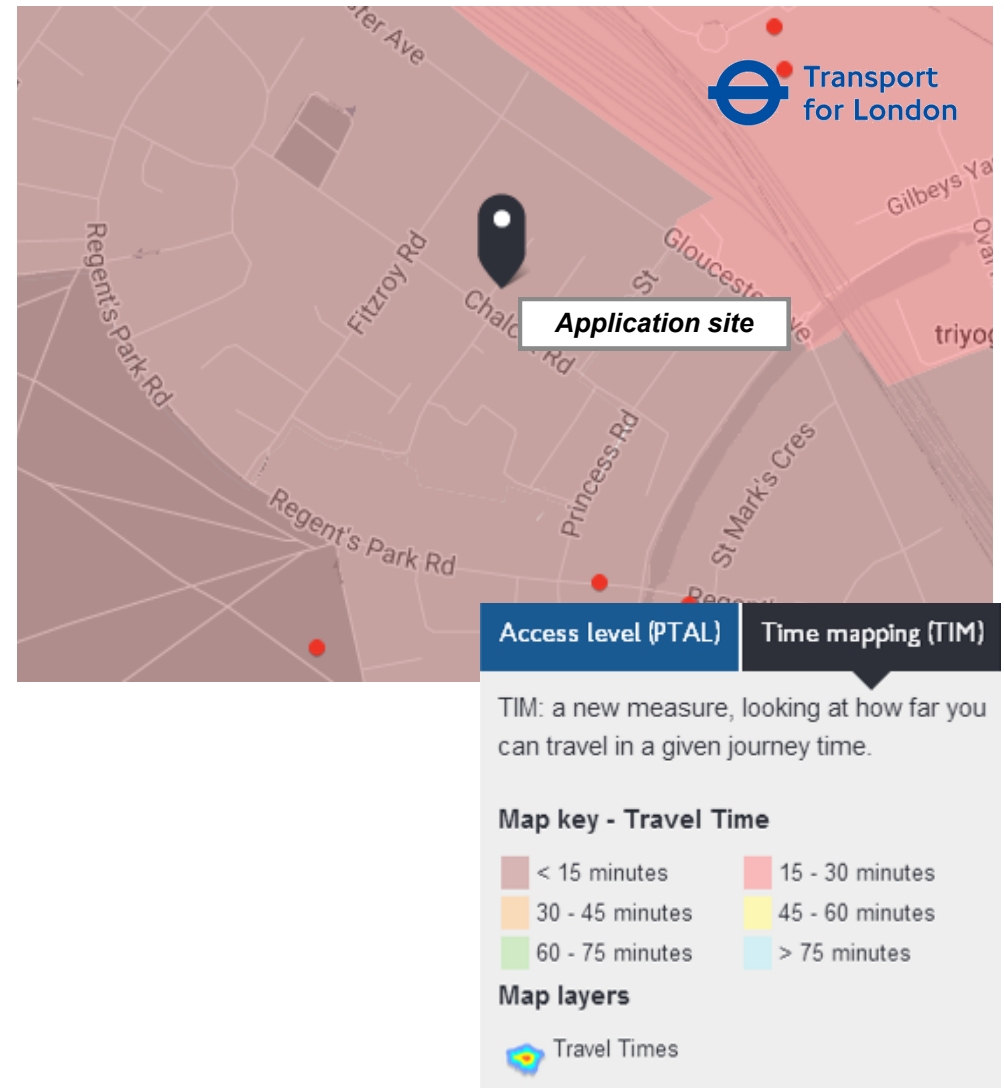




## Access Level (PTAL)



## Time Mapping (TIM) - TIM: a new measure, looking at how far one can travel in a given journey time



# Aerial Photography



*Aerial photograph outlining the location of application site and surrounding area taken from Bing maps*

# Photographic Analysis



Front elevation



Entrance to the site



Rear elevation



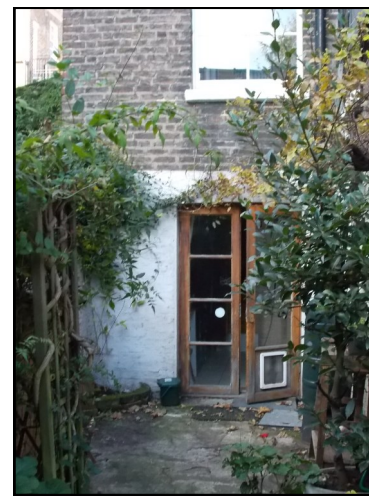
Rear elevation



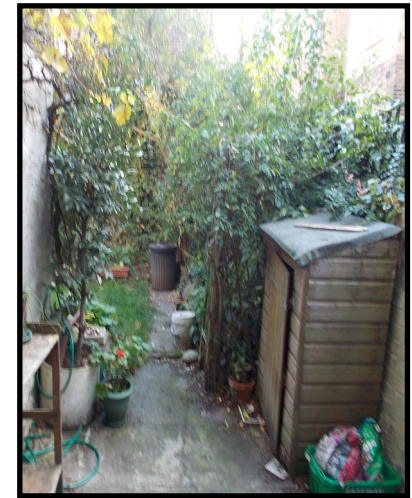
Street scene showing other mansard roof extensions adjacent to the site



Mansard roof on the opposite to proposal site



Access to the garden area via the lower ground level



Rear outlook from existing patio door

# 3.0 PLANNING POLICY CONTEXT



## CENTRAL GOVERNMENT GUIDANCE

### National Planning Policy Framework (NPPF)



- 3.1 The National Planning Policy Framework (NPPF) document sets out the Coalition Government's most up-to date vision for future growth. At the heart of the document is a presumption in favour of sustainable development. In the opening paragraph the Minister for Planning identifies that:

***“The purpose of planning is to help achieve sustainable development.”***

- 3.2 The Ministerial Foreword highlights that ***“sustainable development is about positive growth – making economic, environmental and social progress for this and future generations”***. The opening statement goes on to state that ***“Development that is sustainable should go ahead, without delay.”***

- 3.3 There are principally three aspects which define sustainable development and these are based on the associated economic role, the social role and the environmental role. In terms of the economic aspect land has to be made available where there is a demand to support growth. The social role is focused on providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment. The environmental role involves the protection of the natural, built and historic environment. The NPPF goes onto to stipulate:

***“to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system”***

- 3.4 Paragraph 17 of the NPPF sets out the core planning principles. Of particular relevance, the document states that Council's must look to:

***“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth and; take account of the different roles and character of different areas, promoting the vitality of our main urban areas”***

- 3.5 Paragraph 58 states that local planning policies and decisions should aim to ensure developments optimise the potential of sites in order to accommodate development. Paragraph 59 of the NPPF concerns design noting the following:

***“Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally”.***

- 3.6 Chapter 7 is titled 'Requiring good design' and sets out that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people. Paragraph 60 recognises that:

***“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”***

## REGIONAL PLANNING POLICY GREATERLONDONAUTHORITY

### The London Plan 2015 (with further alterations)

- 3.7 The London Plan provides the Spatial Development Strategy for Greater London. The document has undergone review with there being some modifications which have been taken into account upon analysis.
- 3.8 The plan promotes economic growth within Outer London and under the heading of 'Vision and Strategy' states that:

***“Outer London has important strategic functions as a place to live, and it will be important to ensure the area continues to provide a range of homes in sufficient numbers to support its own economic success, and that of inner and central London”***



- 3.9 Strategically, policy 3.5 promotes the highest quality of design applicable to housing developments across the capital and relates to all manner of aspects which include good internal and external standards and development which responds to the site's context and its impact on the wider environment. The policy also refers to the relevant space standards to ensure that development provides good levels of accommodation.
- 3.10 Policy 3.8 forms is entitled 'Housing Choice'. In particular, the policy encourages Lifetime Homes standards in addition to taking account of the changing age structure of London's population and, in particular, the varied needs of older Londoners. The policy also encourages appropriate provision to accommodating families with attention being paid to their local needs. This policy should be read in conjunction with policy 7.1 which also promotes lifetime neighbourhoods when addressing housing mix.
- 3.11 Policy 7.2 is entitled 'An Inclusive Environment' and stipulates that:  
***"applicants for planning permission should demonstrate their commitment to achieving high quality inclusive design, how their proposals ensure an accessible environment, how they have engaged with users (including for example organisations of disabled and older people) and the processes used to achieve these."***
- 3.12 Policy 7.4 Local Character states that development should provide a high quality design response that has regard to:
- "a) the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;***
  - b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;***
  - c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;***
  - d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area"***
- 3.13 Policy 7.6B states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing.
- 3.14 Policy 7.15 Reducing noise and enhancing soundscapes states that development proposals should avoid any adverse noise impacts and improve the surrounding area through the promotion of appropriate soundscapes.

## LOCAL PLANNING POLICY

- 3.15 Camden's Local Development Framework contains the Core Strategy and development policies of the London borough. The relevant policies are addressed below.

### LDF Core Strategy and Development Policies (2010)

- 3.16 Policy CS5 is entitled 'Managing the impact of growth and development' and states that in managing development and growth, particular attention will be given to:
- a) providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;***
  - b) providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;***
  - c) providing sustainable buildings and spaces of the highest quality;***
  - d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.***
  - e) making sure that the impact of developments on their occupiers and neighbours is fully considered;***
  - f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; &***
  - g) requiring mitigation measures where necessary.***
- 3.17 Policy CS14 refers to 'Promoting high quality places and conserving our heritage' and states that the council will ensure 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;***
  - c) promoting high quality landscaping and works to streets and public spaces;***
  - d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;***
  - e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.***





- 3.18 Policy DP24 is entitled 'Securing high quality design' and states that the council will require all development to existing builds to be of the highest standard of design whilst also respecting the surrounding character of the area.
- 3.19 Policy DP25 refers to 'Conserving Camden's heritage' and is relevant to the proposal as the site lies within the Primrose Hill Conservation Area. In order to maintain the character of the conservation area, Camden will:
- a) **take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;**
  - b) **only permit development within conservation areas that preserves and enhances the character and appearance of the area;**
  - c) **prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;**
  - d) **not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; &**
  - e) **preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.**
- 3.20 Policy DP26 is of direct relevance to what is being sought and outlines the considerations for 'Managing the impact of development on occupiers and neighbours'. These factors include:
- a) **visual privacy and overlooking;**
  - b) **overshadowing and outlook;**
  - c) **sunlight, daylight and artificial light levels;**
  - d) **noise and vibration levels;**
  - e) **odour, fumes and dust;**
  - f) **microclimate;**
  - g) **the inclusion of appropriate attenuation measures.**
  - h) **an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;**
  - i) **facilities for the storage, recycling and disposal of waste;**
  - j) **facilities for bicycle storage; and**
  - k) **outdoor space for private or communal amenity space, wherever practical.**

## CAMDEN PLANNING GUIDANCE

- 3.21 CPG1 is entitled 'Design' and sets out the design standards for roof extensions and notes that Camden Council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape in the borough. In regards to Mansard roofs, it is noted that:

***This form is acceptable where it is the established roof form in a group of buildings or townscape.***

Furthermore, the design guidance notes that the three main aspects to consider when designing a mansard roof extension are the pitch and profile; external covering; and windows.

- 3.22 CPG6 refers to 'Amenity' and the relevant section in regards to this proposal is section 7 entitled 'Overlooking, privacy and outlook'. It notes that:

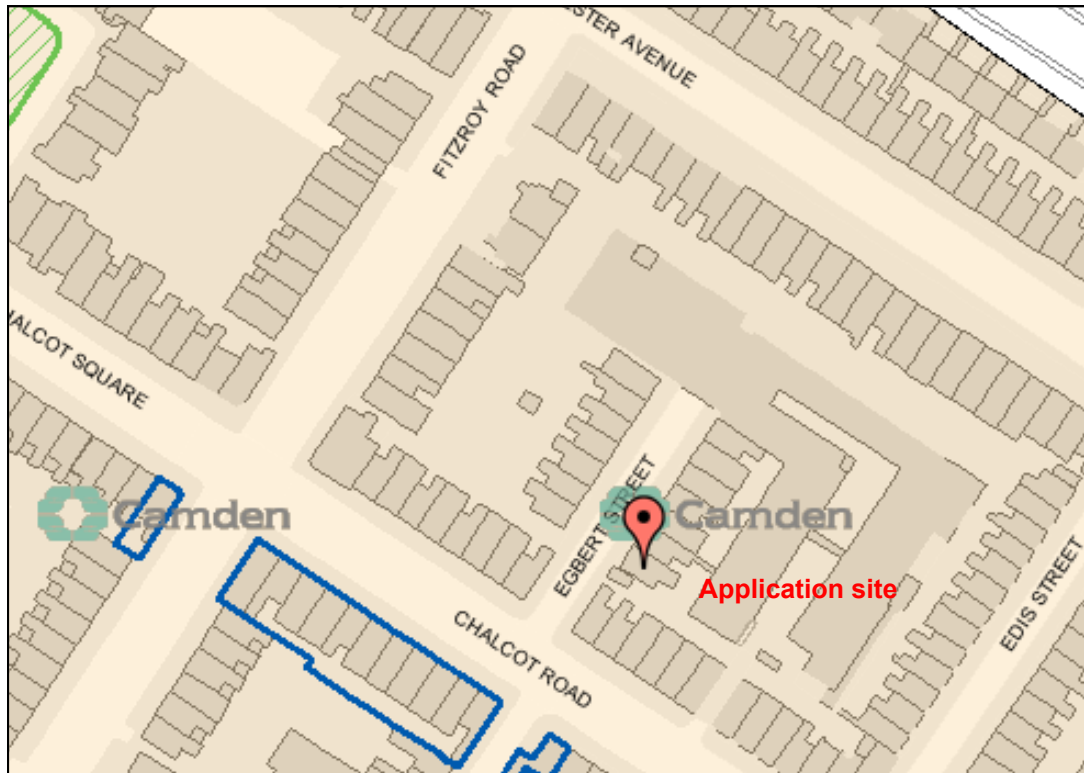
- ***Development are to be designed to protect the privacy of existing dwellings;***
- ***Mitigation measures are to be included when overlooking is unavoidable;***
- ***Outlook from new developments should be designed to be pleasant;***
- ***Public spaces benefit from overlooking as natural surveillance.***

- 3.23 The Primrose Hill Conservation Area Statement (2000) aims to provide a clear indication on the approach development must make to preserve and enhance the conservation area. In regards to Egbert Street, the statement notes that it has a distinct urban character with a high degree of enclosure with views terminated by the nearby industrial and residential buildings. It further states that in regards to roof extensions, they are unlikely to be acceptable where:



- ***It would be detrimental to the form and character of the existing building***
- ***The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired***
- ***The property forms part of a symmetrical composition, the balance of which would be upset***
- ***The roof is prominent, particularly in long views and views from the parks***
- ***The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent***



# Proposals Map



## Map key

-  Conservation Area
-  Primrose Hill

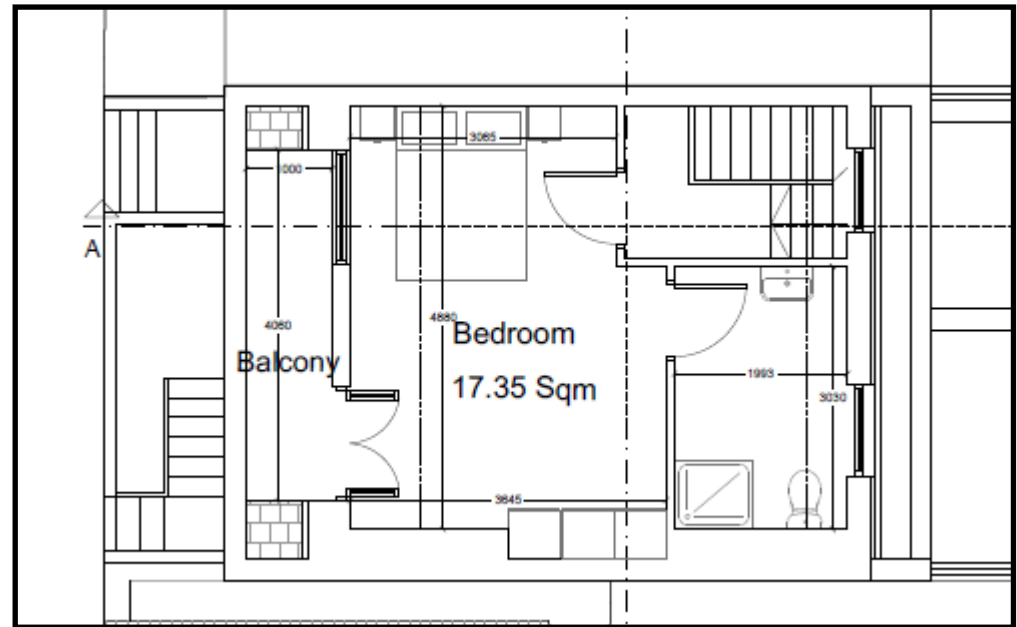
Extract from the London Borough of Camden Planning Policy map

# 4.0 DESIGN AND LAYOUT



- 4.1 This application seeks planning permission for the erection of a mansard roof extension with one front dormer window plus 2 roof lights to the rear elevation. The front elevation dormer will be inset to provide a private terrace in connection with the existing single family dwelling. The proposed roof addition would provide a habitable floor space of approximately 27.5m<sup>2</sup>.
- 4.2 Egbert Street is characterised by its high degree of enclosure and three storey terrace houses along both sides. These properties also benefit from original basement areas, with planning permission having been sought and granted for the creation of mansard roof extensions along the majority of the street.
- 4.3 There are seven properties on the terrace - to which the application site forms part of - five of which, support mansard roof extensions. Similarly, five out of seven properties on the opposite side of Egbert Street, benefit from existing mansard roof extensions. It is believed that these extensions have become part of, and therefore form specific characteristic features of the streetscape.
- 4.4 Mansard roofs are also visible along nearby streets (e.g. Chalcot Road) and are therefore due to the proximity and nature of the roof extensions, this proposal will not affect the setting of the Conservation Area. It is also noted within CPG1 that mansard roof extensions are the most appropriate form of extensions for a Georgian or Victorian dwelling - provided the character has been established.
- 4.5 The mansard design would enable the internal spaces to be used efficiently whilst also keeping the bulk and scale to a minimum and respecting the surrounding character. The proposed roof will be pitched to a maximum of 65 degrees to align with Camden's design guidance.
- 4.6 The proposed mansard roof extension will be equally sized to the adjacent property, number 3 and will also incorporate a terrace to the front. This terrace, due to its set back from the front elevation, will not cause undue overlooking or privacy issues. It will also benefit the architectural style and setting of the conservation area as it will not be over dominant or intrusive.
- 4.7 The mansard roof design would adjoin to the existing raised parapet wall of the mansard roof at number 3 Egbert Street. This will create symmetry and a relationship between the built form of both properties.
- 4.8 A single dormer windows has been proposed to the front with two roof lights being proposed for the rear. These windows have been aligned to the existing windows below. These windows will support timber sash frames to match the existing property and follow the guidance set out within the Primrose Hill Conservation Area appraisal. The mansard material will use natural slate in order to match the adjacent roof extensions.

- 4.9 With regards to protecting the amenity of neighbouring properties and the amenity of the surrounding area, the mansard roof extension has been designed to not cause any material loss of daylight, outlook or privacy to any neighbouring property.
- 4.10 Having regard to overlooking, It is noted that there is no impact on the adjacent neighbour due to the position of the roof extension and the windows. The mansard extension will also not cause any additional harm to the neighbouring properties as there already is an element of overlooking with the existing front and rear windows on the property.
- 4.11 Internally, the new level will be used in association with the existing single family dwelling with a large bedroom positioned centrally, with the benefit of an en-suite bathroom proposed to the rear of the extension.
- 4.12 The front elevation, as previously mentioned, will support a balcony area, accessed from the bedroom space. This balcony has been designed to respect the symmetry with the neighbouring property at 3 Egbert Street. This balcony area will support a depth of 1 metre and will not cause any harm to the streetscape or the conservation area.



Mansard roof extension internal layout as proposed

# 5.0 CONCLUSION

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- 5.1 This application proposes the erection of a mansard roof extension to add additional living space to a single family dwelling, alongside internal alterations to the upper floor levels with the provision of a front elevation dormer window & 2 rear elevation roof lights.
- 5.2 The detailed design that has been proposed within this application is considered to respect the features of the existing building and is to also be in keeping with the character and style of the surrounding patterns of development.
- 5.3 The proposal would not raise any material amenity issues such as overlooking and right to light that could adversely affect the neighbouring properties due to its sensitive design.
- 5.4 The proposal was carried out in full compliance to the National Planning Policy Framework and the relevant Development Plan Policies in the form of The London Plan 2015 (with further alterations) together with the London Borough of Camden's Local Development Framework Core Strategy and Development Policies. Also considered was various Camden Planning Guidance and the Primrose Hill Conservation Area Statement.
- 5.5 For the reasons outlined within this statement, it is requested that the Council look upon the scheme favourably.

