

PLANNING AND DESIGN & ACCESS STATEMENT

**REVISED ROOF EXTENSION DESIGN FOLLOWING APPROVED
APPLICATION: 2015/4667/P**

**APPLICANT:
MR JAMES STAFFORD – NLD (RENTALS) LTD**

**AGENT:
PAUL CRAMPHORN – DETAILED PLANNING LTD**



Image 1: Existing Front Elevation

01. INTRODUCTION

This planning application is by Mr James Stafford of NLD (Rentals) Ltd. The application is for the revised design of the proposed rear dormers that were originally approved under the application 2015/4667/P.

Detailed Planning Ltd is the agent for this application and look forward to any discussions with the planning officer.

The documents included are:

- Planning Form
- Planning, Design and Access Statement (this document)
- Location Plan and Block/Site Plan
- Existing Plans
- Proposed Plan
- Existing Elevation/Sections
- Proposed Elevations/Sections

02. THE SITE, SURROUNDING AREA AND USE



Fig 1: Aerial view of the site and surrounding area (Google Satellite)

Grove Lodge is an 1880s terraced property converted into number of flats within the Highgate Village conservation area; it is not a listed building, but it is on the list of positive buildings making a positive contribution to the character of the area. The site is located on the west side of Highgate, west of The Grove. Highgate Station and local shops to the north and Hampstead Heath to the west are a short walk from the site.

Grove lodge consists of 5 houses, but only no. 9 and no. 11 are a part of this application. Proposed works will affect the top floor flat only. The proposal will not have an impact on the street scene, as the development is limited to the rear façade of the property.



Fig 2: Map of the surrounding area (Bing)

03. RELEVANT PLANNING POLICIES AND SITE HISTORY

Careful consideration to the planning policies below has been adopted throughout the design of this proposal.

LDF Core Strategy and Development Policies 2010

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

Camden Planning Guidance 2015 and 2013

CPG1 (Design)

CPG6 (Amenity)

National Planning Policy Framework

Highgate Conservation Area Appraisal and Management Strategy

04. DESIGN

Appearance

It is recognised the importance not to undermine the character of the conservation area. The applicant has sought the use of high quality materials and workmanship (DP24). The alterations to the property will be done so, sensitively and to a very high standard.

'Harmonious contrast' (CPG1 Design) will be implemented by adding contemporary dormers to the pitched roof finished with roofing slate tiles. Both dormer roof and dormer cheeks will be finished with code 5 lead roles. The rear windows to the dormer will be high quality slim

profile double glazed timber frame, divided with cedar timber slats. Placement of both glazing bars and timber slats was thoroughly considered – they are vertically aligned with the openings located on the lower floors to create harmonic and elegant cohesion between existing and new elements. The glazing will be reflective to mirror the surrounding environment and ensure increased privacy to the future occupiers of the apartment. Material palette can be submitted prior to construction if required.



Fig 3: Examples of glazed lead clad dormer and extension with reflective glazing

The Council is committed to design excellence and a key strategic objective of the borough is to promote high quality, sustainable design. The design and proposal considers character of existing building (DP24) and enhances the appearance of the property by combining traditional with contemporary style (DP25).



Fig 4: Visualisation of proposed development

Scale/Amount

Dormer size and scale are similar to the previous application for Grove Lodge, which was granted permission (2015/4667/P). Previous proposal included 4 dormers in different sizes with timber sash windows.

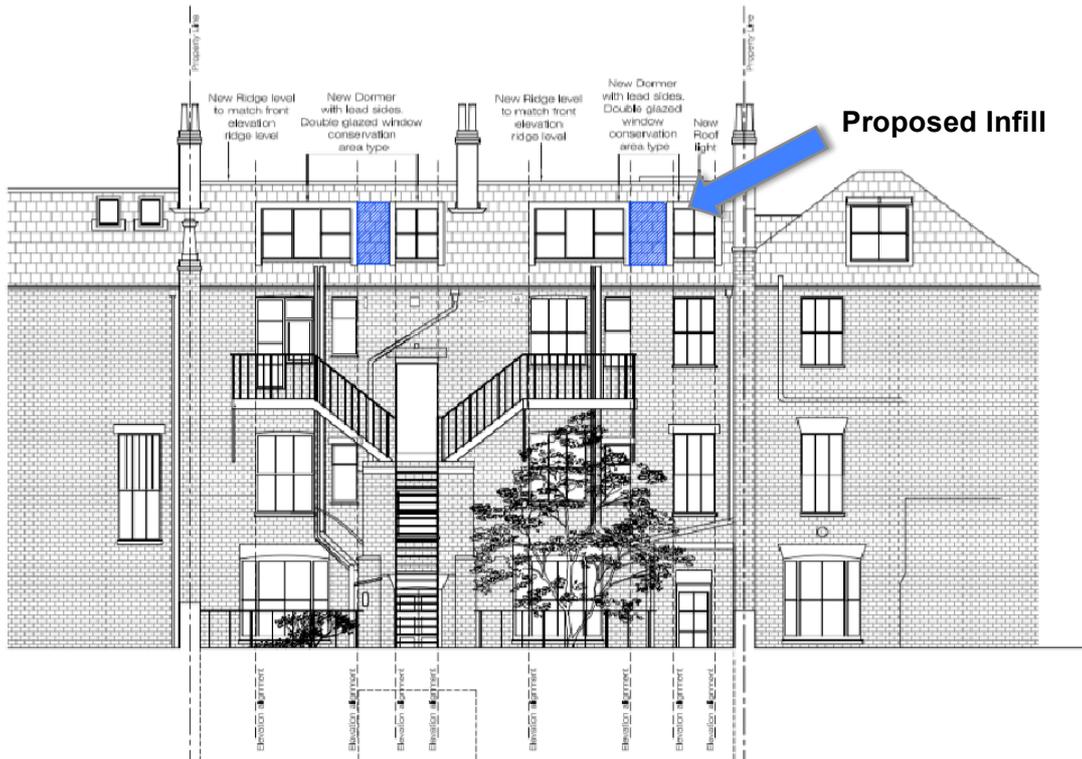


Fig 5: Roof extension proposed in the previous application

The design proposed in this application includes 2 dormers minimally increased in size, set back by 1400 from boundary with property no. 13 and 550mm from boundary with property no. 7 (within the guidance CPG1 of 500mm). The proposed rear dormers are set down from the ridge by around 800mm, CPG1 recommends 500mm.

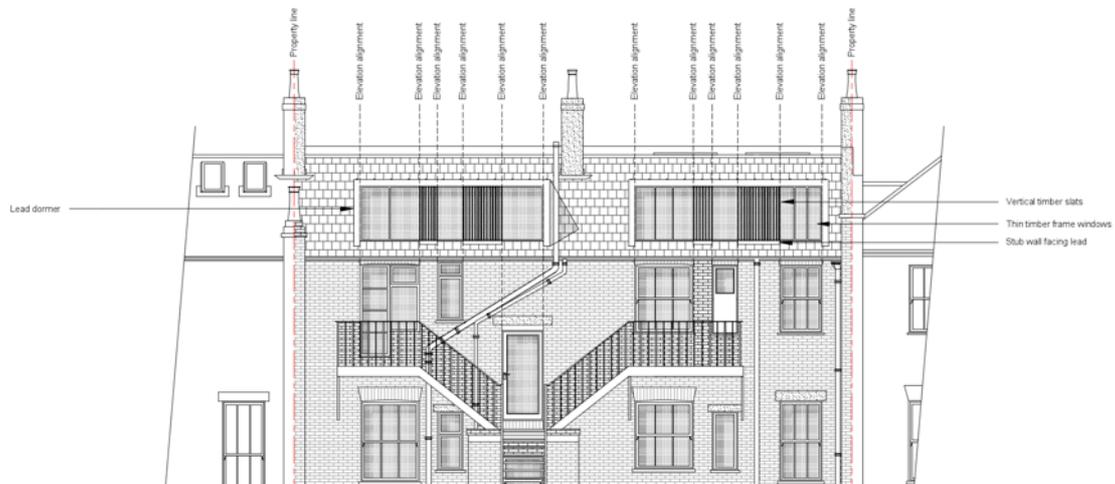


Fig 6: Roof extension proposed in this application

Proposed size of the roof extension will provide additional space to the new apartment, thus space standard is more satisfying than in the previous application and occupier's amenity increased.

Layout

It is considered that proposed roof extension a suitable addition to the rear façade, which does not cause any light or amenity nuisance to the neighbouring properties. The proposed rear dormers provide good quality visual outlook to the garden that can be enjoyed by the occupants.

The positioning of the dormers should not cause any privacy issues (CPG6 7.4). However, it is recognised there could be overlooking concerns to gardens of No. 7 and No.13, therefore vertical timber slats are proposed to minimise the nuisance. Therefore, overlooking will be no worse than that already approved.

The rear dormers proposed provide good quality visual outlook to the garden that can be enjoyed by the occupants.

Environmental Statement

The construction of the extension and renovation of this property will meet and exceed (where possible) the current building regulation standards. The improvement will be far greater than the existing fabric.



Fig 7: Visualisation of proposed development

05. ACCESS & TRANSPORT

Access to the property will be unchanged. The property can be accessed via main entrance on Hamstead Lane.

06. CONCLUSION

The proposed development has been sensitively and carefully considered; with the considerations, design measures taken to reduce impact and compliance with relevant policies, it is thought the scheme is a positive and viable option that will have very little impact upon the amenities of adjoining occupiers, or upon the character and/or appearance of the conservation area, therefore, there seems clear justification to recommend this application for approval. The harm to the Highgate Village Conservation Area would be negligible and no discernible harm to the neighbouring amenity in terms of overlooking, privacy or overshadowing would be caused.

KIND REGARDS,

PAUL CRAMPHORN (BSC) HONS
DETAILED PLANNING LTD
020 8150 0494

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