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PROJECTS

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PLANNING, DESIGN & ACCESS STATEMENT

1 TOBIN CLOSE, LONDON, NW3 3DY

PROPOSED SIDE, SINGLE STOREY EXTENSION

Statement Dated: 24th January 2017

1. INTRODUCTION

We are instructed by Dr. Elizabeth Dick of Nos. 1 Tobin Close, London, NW3 3DY, to submit a planning application for determination by Camden Council for the erection of a single storey side extension, as shown in the submitted drawings. The application documentation is this **Planning statement**, the **Energy Statement plus associated documents**, plus the following drawings:

EXISTING DRAWINGS: 1127ED PRE REV C SH1 to SH6

PROPOSED DRAWINGS: 1127ED PRE REV C SH7 to SH13

Please note that the applications includes the confirmation of materials. This is so the scheme can move towards the build stage more quickly.

2. THE PLANNING HISTORY

On 21st January 2016, a LDC was consented for the erection of rear dormer extension with rooflights to front roof slope. The app ref was: **2016/0009/P**. There is no planning history that directly affects the current planning application.

3. THE SITE & SURROUNDS

The application site known as 1 Tobin Close is situated within a small estate also called Tobin Close, it being located just off Fellows Road in Camden Borough. The development, built at the beginning of the 1970's, is arranged as three lines of houses plus a block of flats called Kings College Court, separated by access roads, parking areas and gardens.

The line of houses along Fellows Road, which are part of the redevelopment, are numbered 29-55 and are taller than the two lines of houses that lie behind these. The main front elevation of the application site faces north and the rear garden elevation towards the south.

No. 1 Tobin Close is located at the western end of a central line of houses on the small estate, known as Nos. 1-8. These are medium sized, three bedroomed, two storey terraced houses, with No. 1 being a western end terraced unit. No. 8, at the other end of the line of houses, has had a relatively new side extension added. This is referred to in section 4.3. of this Statement.

To the west of No. 1 is a 22 storey tall block of flats known as Dorney. In addition, Kings College Court is being extended from 9 to 12 storeys. Thus, the immediate area has significant variety in terms of architectural form, height and massing, with not only a tower block in the immediate vicinity, but different height housing too.

The site is not within a conservation area.

4. THE PROPOSAL

4.1. SCHEME FEATURES

The proposal is for a single Storey, side extension to No. 1 Tobin Close, with the confirmation of the building materials. The floor, elevation and 3D drawings show the following scheme features:

- 1. The open space to the west side of the house is proposed to be filled with a single storey side extension, which will have a floor area of 14.8 square metres and a volume of 42 cubic metres.**
- 2. The extension will be linked to the ground floor living/dining room, to give a flexible use space that will significantly improve the facilities of the house.**
- 3. The extension will follow the curtilage boundary and will therefore have a more visually interesting curved wall on the outside, west side elevation.**
- 4. The side elevation will not simply be a blank brick facade, but will contain two architectural features: (a) a patterned brick wall and (b) a high level window along most of that elevation. This gives an elevation that, together with the pitched roof, will provide an interesting architectural form.**
- 5. To the front of the extension there will be a low flower bed, underneath the window to the internal main staircase. This will facilitate the setting back of the proposed extension from the main front elevation, making the new building mass subsidiary in its setting. The set back will be 2.275m, which is a significant distance on what is a small site.**
- 6. The roof will be to the side of the house with rooflight details and matching tiled finish. The roof will not be dominant in its setting and will be an attractive feature as seen from all directions.**
- 7. On the rear elevation, there will be a proposed bay window, which will add a positive visual detail to the rear elevation.**
- 8. No garden landscaping or plants will be lost.**

4.2. SCALE & APPEARANCE

The proposed extension represents a 'to scale' proportion addition to the overall house. It will be subsidiary in terms of scale and appearance to the host building and will not be dominant or overbearing in any way.

Currently, the open side part is contained by a tall fence, which is not attractive and dominates the pavement with a blank facade. Inserting a new extension in this area will enhance this view and will not result in an unacceptable amount of new building mass, as seen from the front, side and rear. The proposed side view will contain interesting architectural details and form, and will be of benefit to the area.

As seen from the front, the extension will be significantly set back from the main front elevation, at which point the proposed building will be relatively narrow. The widening shape of extension means that the proposed massing will have the greatest impact at the rear, where the garden opens out and there is surrounding landscaping.

The 3D illustration below is an extract from the application drawings – this shows how the proposed side part will be in keeping in terms of size and scale. The illustration shows how the high level window and patterned brickwork will provide an interesting feature in the street scene (and avoid a blank elevation situation).



Thus, in scale and appearance terms, the proposed extension will be appropriate, both within the context of the host building and the local setting.

4.3. THE LOCAL CHARACTER & TOWNSCAPE

The extension at No. 8 Tobin Close (at the other end of the line of terrace house that the application site is located in) is shown in the photograph below.



This extension is, in our opinion, not of great architectural merit. Our client has sought to provide a positive contrast to this proposal, and it is intended that the proposed extension at No. 1 will be a visually interesting ‘bookend’ to the line of terraced houses.

As it is possible to move around the public domain from the front, side and to the rear of the proposed extension, it is important that an interesting 3D form is proposed. The proposed extension will provide an architectural massing that will be an improvement over the No. 8 side extension. It will be visually interesting to look at from all directions, will have an attractive roof form and side elevation, and will sit appropriately in its setting. Of course it must not be forgotten that that local setting has significant variety in terms of building type, height and detailing.

It is contended that the proposed extension will be of benefit to local character and the local townscape.

4.4. ACCOMMODATION BENEFITS

The applicant's family requires more living space and would rather not move house to achieve this. The proposed scheme, which has been carefully thought through, is the best possible solution to their requirements. The scheme will provide for their housing needs and a wider housing choice, allowing them to stay for the longer term at the property. The scheme will also benefit future occupants.

4.5. SITE USAGE

One of the aims of the scheme has been to make a full and effective use of the site without reducing the garden area and without spoiling the architectural features of the house (which a roof extension might do). The proposal thus maximises the use of the site in a positive and proactive manner.

4.6. BUILDING MATERIALS QUALITY

The proposed building materials are shown in the application form and are applied for at this application stage, not via a planning condition. If any further details are needed, such as a materials palette drawing, please can you advise us.

4.7. AMENITY ISSUES

There will be no loss of light or overbearing impact. The visual amenity of the area will be improved by a high quality extension, which will look like a 'bookend' to the line of terraced houses. An unsightly, tall timber fence will be replaced by a patterned brick wall with pitched roof above.

Overall, it is contended that local amenity will be improved by the proposal.

4.8. THE PROPOSED ENERGY BENEFITS

The applicant is keen not only to provide an extension to the house that is of high design quality but wishes to have a new building that is of benefit to the living standards of the occupants. Of the one way of doing this is by having regard to energy usage and climate change issues.

The proposed development, please see the submitted **Energy Demand Statement by Darren Evans**, will provide for a **4.78%** reduction in energy demand for the house and a **5.65%** improvement in CO2 emissions, when compared with a building regulations baseline dwelling. This improvement is achieved through increasing the existing roof insulation from 150mm to 300mm, switching to low energy lighting throughout and improvements to the fabric of the proposed extension.

Thus, the Council's planning policy on climate change and sustainable development (see below) will be positively supported.

5. THE PLANNING POLICY CONTEXT

The following policies are relevant to the case and are all complied with:

THE CORE STRATEGY:

CS14 – Requires development of the highest standards of design. This policy will be positively complied with.

CS13 – The policy encourages measures to address climate change. The proposed energy improvements (see section 4.8. of this Statement) will make the proposed development strongly comply with this policy – the impact of climate change should be minimised. The policy also promotes the efficient use of land and buildings.

CAMDEN DEVELOPMENT POLICIES 2010-2025

DP5 – Homes of different sizes. The proposal meets the objectives of this policy to provide a range of accommodation types.

DP6 – Lifetime home standards. The proposed extension will be ground floor accessible and will have enough room to turn a wheelchair.

DP22 & DP23 – The proposed energy improvements are a positive application of sustainable development principles, thus complying with the objectives of this policy.

DP24 – Taking the policy factors into account:

- a) **The design will be an innovative and imaginative way of infilling the unused open space to the side of the application site, which is currently surrounded by a tall fence....the infill extension will be an improvement over this and will markedly improve the street scene and local distinctiveness.**
- b) **The extension will be in scale with the host building and will not be dominant in the local setting.**
- c) **The materials will match the existing. The side elevation will be an attractive patterned brick and the roof will be tiled with roof lights. Bay window to the rear.**
- d) **The proposal attempts to provide a visually interesting scheme as see from all directions**
- e) **N/A**
- f) **No landscaping will be lost.**
- g) **Attractive curved wall boundary treatment.**
- h) **The garden area will be maintained.**
- i) **Accessibility will be via the main house.**

Policy DP24 is complied with, and especially the following justification:

Design should respond creatively to its site and its context. This concerns both smaller-scale alterations and extensions and larger developments, the design and layout of which should take into account the pattern and size of blocks, open spaces, gardens and streets in the surrounding area (the 'urban grain').

DP26 – There will be no impact on neighbours.

LONDON PLAN POLICY AND THE NPPF – Those policies requiring a good standard of design and architecture are complied with. We are able to provide a more exhaustive assessment of **London Plan** and **NPPF** policy, if this is needed.

CPG1 – DESIGN GUIDANCE

CPG1 contains extensive guidance on good design. In relation to this it is contended that the guidance below on house extensions is complied with, with the proposed extension:

- **being secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;**
- **respecting and preserving the original design and proportions of the building, including its architectural period and style;**
- **respecting and preserving existing architectural features, such as projecting bays, decorative balconies or chimney stacks;**
- **respecting and preserving the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;**
- **not causing a loss of amenity to adjacent properties;**
- **allowing for the retention of a reasonable sized garden; and**
- **retaining the open character of existing natural landscaping and garden**
- **being no taller than the porch; and**
- **being set back from the main building.**

CPG6 – AMENITY

The proposed extension will not harm neighbouring amenity and visual amenity will be improved.

6. CONCLUSION

The proposed single storey side addition will make for the effective and efficient use of urban land and is a logical and well thought out addition to the existing house, providing much needed habitable floor area and helping to widen the occupants' housing choice. The scale will be in keeping with the size of the host building and will positively impact on local character and townscape quality, without harming amenity in any way. The development will be energy efficient and sustainable, as is demonstrated in the application documentation. The proposed building materials are sought to be approved at this stage and these will be of high quality and acceptable within the urban context.

It is contended that there are sound grounds to grant permission and approve the building materials.

PETER D KYTE MRTPI
ENABLING PROJECTS (TOWN PLANNERS)
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