

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

3rd March 2017

REF: 30 Harmood Street London NW1 8DJ

Design Process, Appearance & Access

Key points

This Design & Access Statement is in support of a Planning Application which seeks permission for a ground and first floor extension of the property located at 30 Harmood Street.

Please note, this application is being submitted without prejudice to the applicant's planning rights of appeal in respect of previous planning refusal ref 2016/6020/P

The existing property is located on 30 Harmood Street in a small single family Georgian terraced house situated within the Harmood Conservation Area, within the Borough of Camden. The building is not listed and consists of 3 bedrooms, a shower room, a kitchen, dining and living room, top floor box room with a garden to the rear.

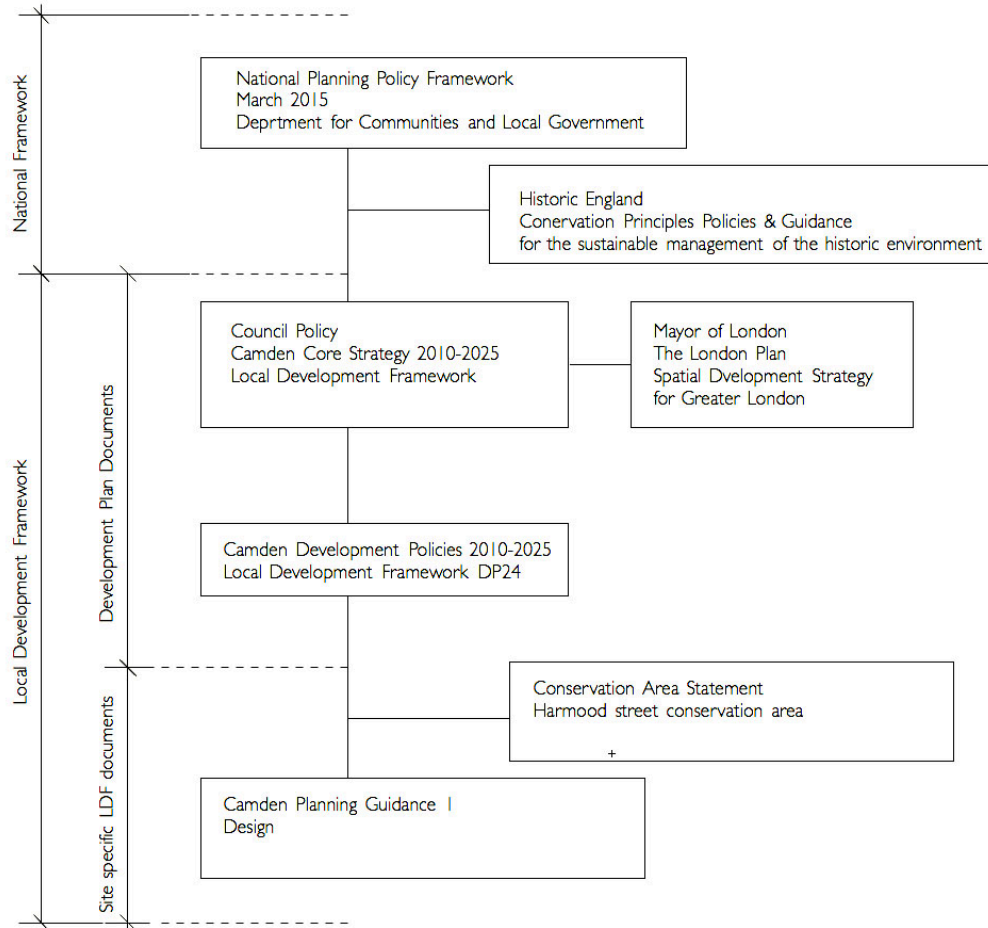
The houses in this terrace are modest in scale and do not easily accommodate the modern needs of a family. The home owners have a young child and are currently expecting a second one later this summer and intend to renovate this house into their long term family home.

Over time, the original bathroom of the house was split by an irregular shaped partition, creating a disabled shower room for an elderly person and a small and irregular shape single bedroom. This arrangement does not provide sufficient facilities for a young family. The bedroom next to the bathroom has sufficient room for a single bed but no space for homework or play, which will increase the demands on the limited living areas. The second floor box room does not provide sufficient head height to make the space habitable and the stairs to the space are steep making it difficult to access this room. The proposed extensions in this application, aim to address these issues to better the needs of the present generation and ensure the sustainability of the house in the future.

This proposed extension comprises the part demolition and extension to the kitchen at ground floor, first floor infill extension, providing a new ensuite bathroom and two skylights to the roof, one for the staircase and one for the new shower room.

Statutory Context

The following framework documents are referred to:



National Framework

Communities & Local Government
Planning Policy Statement 5
Planning for the Historic Environment

Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets

HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

ANNEX 2: TERMINOLOGY

CONSERVATION

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

In our view the proposed works are respectful of the local heritage and seek to celebrate and enhance the historical character.

The development seeks to enhance the local heritage by creating a contemporary new addition that responds to current needs.

English Heritage (EH)

CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT

Assessing Heritage Significance

Understand the fabric and evolution of the place

62 To identify the cultural and natural heritage values of a place, its history, fabric and character must first be understood. This should include its origins, how and why it has changed over time (and will continue to change if undisturbed), the form and condition of its constituent elements and materials, the technology of its construction, any habitats it provides, and comparison with similar places. Its history of ownership may be relevant, not only to its heritage values, but also to its current state.

We would like to see this statement from EH as an acknowledgement that change is a natural and welcome process. Granted the historical character of the property should be preserved and enhanced where possible but changes and additions from part of the natural development of buildings.

Local Development Framework

Mayor of London
The London Plan
Spatial Development Strategy for Greater London

Policy Areas

Design principles

4B.1 Design principles for a compact city

The Mayor will, and boroughs should, seek to ensure that developments should:

- * maximise the potential of sites*
- * promote high quality inclusive design and create or enhance the public realm*
- * contribute to adaptation to, and mitigation of, the effects of climate change*
- * respect local context, history, built heritage, character and communities*
- * provide for or enhance a mix of uses*
- * be accessible, usable and permeable for all users*
- * be sustainable, durable and adaptable in terms of design, construction and use (see Chapter 4A)*

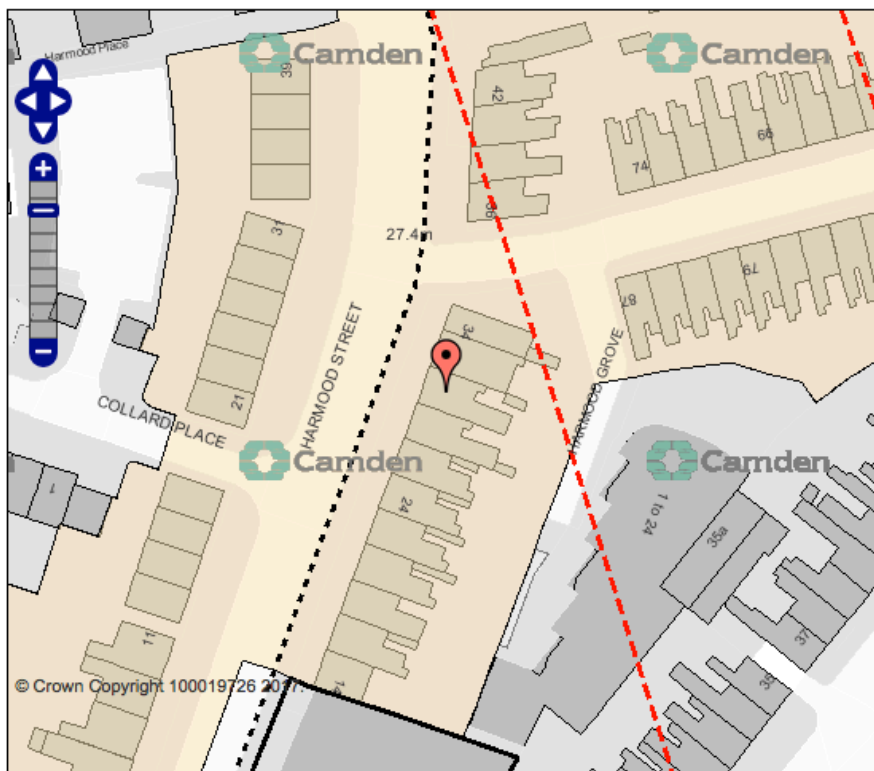
- * address security issues and provide safe, secure and sustainable environments (policy 4B.6)
- * be practical and legible
- * be attractive to look at and, where appropriate, inspire, excite and delight
- * respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network
- * address health inequalities (policy 3A.23).

These principles should be used in assessing planning applications and in drawing up area planning frameworks and DPD policies. Design and access statements showing how they have been incorporated should be submitted with proposals to illustrate their impacts.

We would like to offer that in the spirit of the London Plan the proposed development seeks to maximize the use of the historical property.

Council Policy

Extract from the GIS Interactive planning map:



Map key

- Conservation Area
- Harwood Street

For more information, or if you are unable to view the map, please contact the [Forward Planning and Projects Team](#)

Pre Application letter dated 06/02/17



Date: 06/02/2017
Our ref: 2016/6576/PRE
Contact: Helaina Farthing
Direct line: 020 7974 3303
Email: Helaina.Farthing@camden.gov.uk

By email

Dear Mr C McNabb,

Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8EQ

Tel: 020 7974 6750
Fax: 020 7974 1680
planning@camden.gov.uk
www.camden.gov.uk/planning

PRE-APPLICATION PLANNING ADVICE: 30 HARMOOD STREET, NW1 8DJ
PROPOSAL: ERECTION OF GROUND FLOOR AND FIRST FLOOR INFILL EXTENSION TO THE REAR;
SECOND FLOOR EXTENSION TO THE REAR; AND TWO NEW ROOF LIGHTS (CLASS C3).

Thank you for submitting a request for pre-application advice for 30 Harmond Street, NW1 8DJ. This advice is based on the plans referenced 00101-00100 Rev C; 00101-00101 Rev C; 00101-00102 Rev F; 00101-00104 Rev A; 00101-00103 Rev B; Design and Access Statement dated October 2016 and a site visit carried out on the 8th of December 2016.

Proposal

Advice is sought for an infill ground and first floor extension and a second floor extension at the rear of the property. The second floor extension would utilise an existing storage cupboard within the roof. Two roof lights are proposed within the existing butterfly roof. The planning application (ref: [2016/6020/P](#)), was refused by the Council on the 31st of January 2017. It was agreed by the agent on site that the application was to proceed with the refusal. Therefore, this pre-application advice further addresses the scheme.

Site description

The application site is a two storey end of terrace property located on the eastern side of Harmond Street.

The surrounding area primarily consists of residential development. In particular, No's 14-34 along Harmond Street forms a terrace of two-storey houses on the east side of the street at the junction with Clarence Way and Harmond Street.

The property is not listed; it is located in the Harmond Street Conservation Area and is listed as making a positive contribution to the conservation area. The rear of the property is visible from public views on Clarence Way.

Planning History

30 Harmond Street

January 2017 – **HH Refused** - Erection of ground floor and first floor infill extension to the rear; second floor extension to the rear; and two new roof lights (Class C3); 2016/6020/P.

34 Harmond Street

October 2016 – **HH Refused** - Removal of existing second floor mansard roof extension and replacement mansard addition to the rear of the existing dwelling house at second floor level (Class C3); 2016/4754/P.

June 2013 – **HH Refused** – Erection of Mansard Roof Extension to residential house (Class C3); 2013/2299/P.

April 2013 – **HH Granted** - Erection of a single storey rear extension as a replacement of existing to single dwelling house (Class C3); 2013/0730/P.

26 Harmood Street

August 2011 – **HH Granted** – Erection of ground and first floor infill extension and second floor extension to the rear of the existing dwelling house (Class C3); 2011/2448/P.

22 Harmood Street

October 1982 - **PP Granted** - The construction of a roof extension; ref. 34752

18 Harmood Street

May 2009 – **PP Granted** – Erection of a rear extension at second floor level on top of the existing back addition with access to a terrace and the erection of a first floor rear infill extension; alterations to the window at roof level, to the side elevation, in relation to dwelling house (Class C3); 2009/1532/P

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

- CS5 (Managing the impact of growth and development)
- CS11 (Sustainable and efficient travel)
- CS14 (Promoting high quality places and conserving our heritage)
- CS19 (Delivering and monitoring the Core Strategy)

Development Policies:

- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance:

- CPG 1 - Design 2015
- CPG6 - Amenity 2011

London Plan 2016

NPPF 2012

Harmood Street Conservation Area Appraisal and Management Strategy (September 2005) (Paragraph 3.7)

Comments on proposal

The main issues for consideration are:

1. The quality of design of the rear extensions and impact on the conservation area;
2. The impact of the proposal on the amenity of surrounding occupiers.

Design

In consideration of Camden Planning Guidance 1 (design), rear extensions should be designed to:

- Be secondary to the building being extended in terms of location, form, scale, proportions, and dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve the existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- Respect and preserve the historic pattern and established townscape of the surrounding area including the ratio of built to unbuilt space;

- Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure;
- Allow for retention of a reasonable sized garden; and
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

Ground / First Floor Extension

The principle of extending the property at ground floor level is acceptable in terms of the impact on the character and appearance of the conservation area, subject to confirmation that a reasonable amount of external amenity space will be preserved as a result of the proposals and subject to further details provided to ensure that the development is of a sufficiently high design quality. It is noted that there is an existing garage to the rear of the site which could be demolished to allow for extension to the rear of the property at ground floor level. The highest point of the proposed mono-pitch roof should be lowered slightly to allow a gap beneath the existing first floor rear window to ensure that the proposed extension is sufficiently subservient.

It is stated in the Guidelines section of the Harmood Street Conservation Area Statement (adopted 2005) that '*The infilling of yards and rear spaces between buildings will generally be unacceptable (CB26).*' While this is generally the case, it is considered that at this particular property there is scope for a lightweight extension at first floor level. Any extension should be set back from the building line of the rear outrigger, as shown in the proposed plans. The use of full height glazing is supported, however no details have been provided of the roofing material. Ideally this should also be glazed, however a slim profiled standing seam metal roof may also be considered acceptable. Materials of a more solid appearance such as roofing felt or slate are discouraged.

Second Floor Extension

It is accepted that there is a precedent for this form of development further along Harmood Street away from Clarence Way, however this form of extension at second floor level is considered to have caused harm to the character and appearance of the conservation area due its lack of subservience and due to the fact that the overall height projects above the eaves line. Furthermore, views of the application site at no.30 are more prominent due to its closer proximity to Clarence Way, and as a result it is considered to be of a higher level of sensitivity.

CB22 & CB23 in the Guidelines section of the Harmood Street Conservation Area Statement (adopted 2005) state the following:

CB22 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

CB23 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

The proposed development is not considered to meet these requirements due to its overly dominant and obtrusive impact on the character of the building and of the wider conservation area. The development also fails to meet the requirements of CPG1 para 4.10 and 4.13, which states that '*extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.*'

The proposed second floor rear extension is not acceptable in principle. Unlike many other properties within the Harmood Street Conservation Area, the rear of no.30 Harmood Street does not benefit from screening from public views as a result of blocks of terraced properties; the rear of no.30 Harmood Street at upper level is highly visible from Clarence Way. The proposed extension at second floor level is considered to be

overly dominant to an extent that it would result in a harmful impact on both the host property and the wider character and appearance of the Harmood Street Conservation Area. While there have been some changes to the existing pattern of the rear of properties on this section of Harmood Street, there is a discernible pattern of two storey outriggers with mono-pitched roofs. This pattern would be harmed through the proposed development.

Rooflights

The proposed installation of rooflights within the existing butterfly roof is considered to be acceptable. Rooflights should be conservation style, flush with the roofscape.

Amenity

Policy CS5 (Managing the impact of growth and development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

Privacy

The proposal will not compromise the privacy of the adjoining occupiers. No new windows are proposed along the boundary; with all new windows proposed to be rear facing and such there would be no direct detrimental view to neighbouring occupiers.

Loss of Daylight/Sunlight

It is considered that the proposal would not cause detrimental loss of daylight and sunlight due to the size of the proposed extension.

Outlook/Sense of Enclosure

Given the scale of the proposal and the use of materials, the proposal is not considered to lead to an increased sense of enclosure or overlooking and will not compromise the outlook for the adjoining properties.

Conclusion

I consider that the proposal would be contrary to policy and therefore not acceptable. The design, in particular the second floor extension, would impact upon on the host dwelling and wider conservation area. With regards to amenity there would be a minimal impact upon the amenity of neighbouring occupiers in terms of outlook, privacy, sunlight, daylight or sense of enclosure.

If you seek to submit a revised application, I would advise you to submit the following:

- Completed form – full planning permission;
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Design and Access Statement and Heritage Statement;
- The appropriate fee.

Please see [supporting information](#) for planning applications for more information.

You are advised to contact your neighbours prior to submission, to discuss the proposals.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details [click here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Once you submit an application, please let me know the planning portal reference number so that I can process the application. If you have any queries about the advice please do not hesitate to contact Helaina Farthing.

Thank you for using Camden's pre-application advice service.

Regards,

Helaina Farthing
Planning Officer

Telephone: 020 7974 3303

Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.

In line with the recommendations outlined in the Pre- Application letter we are suggesting the following:

Design

- The impact of the proposed ground floor extension is reduced by the omission of the garage structure to the rear of the garden
- The proposed extension is only three meters from the rear elevation
- The existing proportions and features of the original building are preserved above ground floor, including the architectural style of the original building
- Since the outline of the original building is maintained the historic pattern and established townscape of the surrounding area is maintained
- In line with the recommendations of the pre-application the second floor extension has been omitted.
- 70% of the original garden is maintained

Ground and first floor extension:

The ground and first floor extension were considered acceptable in the Pre-App advice.
We are proposing a lightweight zinc roof to the en-suite bathroom on the first floor

Second floor extension:

In line with the advice and the planning application refusal, the second floor extension has been omitted

Rooflights:

As per the advice these are considered acceptable.

Conclusion

In our opinion the proposal complies with all the requirements established in the local Development Framework and the Design Guidelines amongst others as well as all the advice given in the pre-application letter received.

Use

The current use of residential is maintained.

Layout

The internal layout remains exactly the same, access from the highway remains the same. The only change to the internal layout is to create a larger open plan kitchen living room area.

Yours sincerely,

Sebastian Camisuli

On behalf of:
Martins Camisuli Architects