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# Planning Statement

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90 Bartholomew Road, NW5 2AS

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## 1. Introduction

1.1. This Planning Statement has been prepared on behalf of the applicant and is submitted in support of an application for full planning permission for the following development:

*'Rear ground floor infill extension'*

1.2. This statement follows research into the site, surroundings and planning history. It is written in the context of the adopted and emerging Development Plan, NPPF and other material considerations.

1.3. This document is divided into the following sections:

- **Section 2** describes the existing site and surrounding area;
- **Section 3** outlines the planning history of the site;
- **Section 4** provides a description of the proposed development;
- **Section 5** outlines the relevant Planning Policy Framework;
- **Section 6** analyses the main planning and design considerations in the determination of the application; and
- **Section 7** draws together our conclusions in respect of the overall proposals.

## 2. Site and Surroundings

- 2.1. 90 Bartholomew Road is a three storey, end of terrace property on the western side of Bartholomew Road, towards its junction with Gaisford Street and Oseney Crescent. It is an unlisted property which forms part of a terrace between 82-90, all of which is located within Sub Area 2 of the Bartholomew Estate Conservation Area. The building is constructed of brick, with white stucco detailing to the front ground floor. Architecturally, the building has minimal detailing but there is an obvious window hierarchy from ground to second floor.
- 2.2. The character of this part of the Conservation Area can be broadly defined as a residential area comprising three-four storey semi detached villas or terraces on narrow plots. The rears of this terrace are not specifically referenced in the Conservation Area Audit (2000) as being sensitive or negative features and they are not visible from public views. The building is listed as making a positive contribution to the area.



*Photograph of existing building – rear elevation*

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- 2.3. The property is currently subdivided into three flats, and this application relates only to the flat at ground floor level.
- 2.4. Despite limited planning history, 82-90 Bartholomew Road have had various rear alterations over time, and show very limited uniformity. 82 Bartholomew Road is an entirely new extension to the terrace following consent on 21 May 1982.

## 3. Planning History

- 3.1. According to the Council's website, the property has one previous planning entry for the *"change of use including works of conversion and the erection of a first floor rear extension and new front dormer, to provide three self contained dwellings"* approved 10<sup>th</sup> November 1980 (31029) .



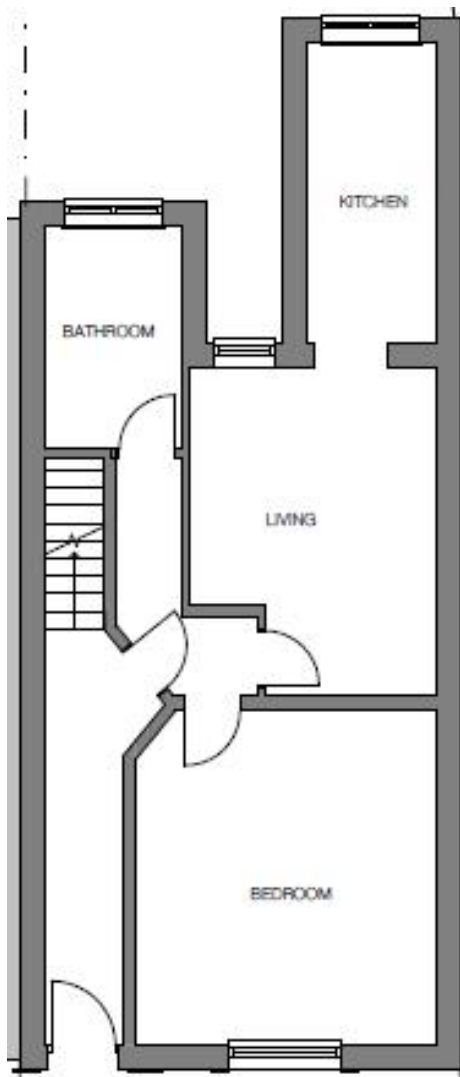
*Previously Existing*

*Approved*

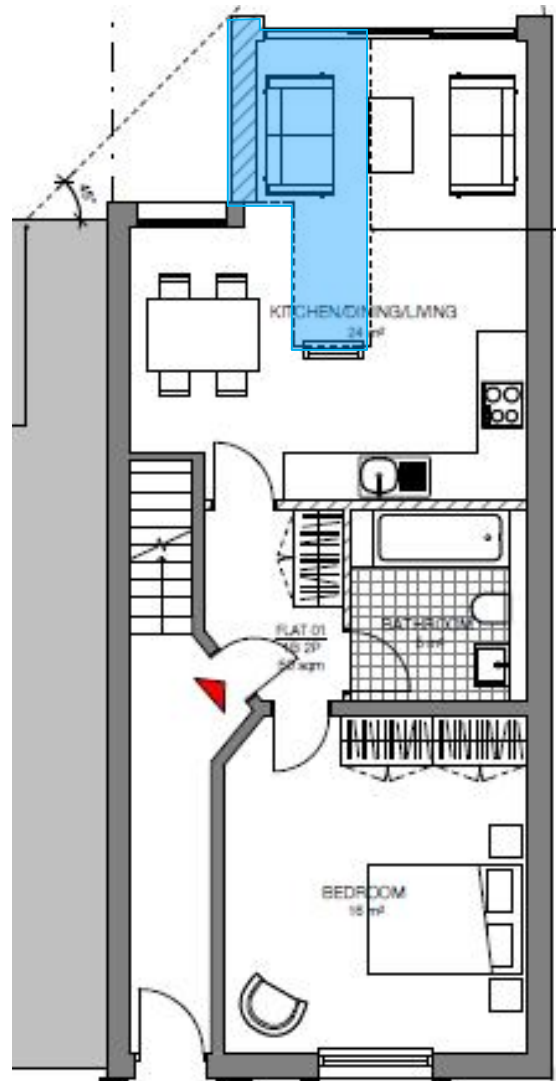
- 3.2. As such, the rear of the property has been previously altered, and the existing situation is considered to be of limited architectural and historical significance.

## 4. Proposals

- 4.1. It is proposed to erect a small rear infill extension at ground floor level only in order to enhance the living space and conditions for the occupier. The proposal will increase the GIA by 4.4m<sup>2</sup>. The extension will not extend beyond the currently established rear building line.



*Existing Floor Plan*



*Proposed Floor Plan*

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- 4.2. It is also proposed to alter the fenestration in association with this extension, by introducing a large sliding door.
  
- 4.3. In regard to materials it is proposed to use brick to match existing and double glazed sliding doors.



## 5. Planning Policy Framework

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise. In this case the development plan comprises;

The Consolidated London Plan (March 2016)

The Camden Core Strategy (November 2010)

The Camden Development Policies (November 2010)

5.2. The following documents are material considerations relevant to assessing the proposal:

The National Planning Policy Framework

Bartholomew Estate Conservation Area Appraisal

CPG 1, Camden Design SPD

CPG 6, Camden Amenity SPD

### The National Planning Policy Framework

5.3. The National Planning Policy Framework (March 2012) (NPPF) sets out the Government's planning policies for England and is a material consideration in determining planning applications. At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 14).

5.4. Paragraph 49 states that housing applications should be considered in the context of a presumption in favour of sustainable development.

5.5. Regarding decision-taking, the NPPF advises that Local Planning Authorities should approach this in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible (paragraphs 186 and 187).

## Development Plan

- 5.6. Although Camden's Local Plan documents were adopted prior to the publication of the NPPF, it is considered that policies relevant to this application are predominantly in accordance with the key principles of the NPPF, and as such should be afforded considerable weight.
- 5.7. It is acknowledged that Camden is currently at an advanced stage with its Local Plan, which was submitted for public examination in June 2016. Following the Inspectors comments, major modifications have been consulted on. Currently, the policies in the emerging Local Plan should be afforded limited weight. At the time that the Inspector issues their comments on the major modifications, we are aware that Camden will afford these policies substantial weight.
- 5.8. Following a review of the policy documents, it is considered that the relevant policies are consistent with the adopted policy position. For reference, the major policies to which these proposals are considered are summarised as follows:

## Adopted

CS5: Seeks to ensure that all development is managed in regard to infrastructure, buildings, design and the environment and also seeks to protect the amenity of existing residents using mitigation where necessary.

CS14: Seeks to promote the highest quality design whilst ensuring that context and character are preserved or enhanced to protect the Boroughs heritage assets.

DP24: Seeks to ensure the highest quality design in regard to character, context ,materials, frontages, natural features, landscaping, amenity and accessibility.

DP25: Seeks to maintain the character of the Conservation Areas by taking into account Conservation Area Statements and by only permitting development that preserves or enhances the Conservation Areas character.

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DP26: Will protect the amenity of existing occupiers by ensuring that privacy, outlook, overshadowing, sunlight and daylight noise and vibration, odour and microclimates are all preserved. All development will be required to meet residential design standards.

## Emerging

5.9. As previously stated, the main policies to which these proposals relate are largely consistent with the adopted policy position. The table below lists the adopted policies and the emerging policy to which it best relates.

<b>Adopted Policy</b>	<b>Emerging Policy</b>
DP24: Securing high quality design CS14: Promoting high quality places and conserving our heritage	D1 : Design
DP25 : Conserving Camden’s heritage CS14: Promoting high quality places and conserving our heritage	D2: Heritage
DP26: Managing the impact of development on occupiers and neighbours CS5: Managing the impact of growth and development	A1: Managing the impact of development

## **Material Considerations**

### Bartholomew Conservation Area Appraisal

5.10. States that rear extensions, amongst other alterations, are development pressures which can erode the character of the area. Between paragraphs BE19 to BE23 it reiterates the sentiment of the Core Strategy that extensions should be in harmony with the original form and character to the building and the pattern of extensions across a group of buildings. It states that rear extensions will not generally be permitted where they spoil a uniform rear elevation of an unaltered terrace, encroach rear garden space or harm public views.

## Camden Planning Guidance

- 5.11. CPG1: Design and CPG6: Amenity offer further detail on the design of rear extensions and the acceptable impact of development on neighbouring occupiers. Specifically, CPG1 states that rear extensions should be secondary to the building being extended in regard to location, form, scale, proportions, dimensions and detailing; should respect and preserve the design, features, area and amenity of properties and allow for the retention of garden space. Finally, it states that ground floor extensions are preferable and the height and width of extensions should be harmonious to the rhythm of rear extensions on the street. Both documents have been considered as part of this proposal.

## 6. Planning Considerations

6.1. Considering the thrust and intent of relevant policy documents, guidance and material considerations, the assessment of the proposed development is discussed under the following headings:

- Design and Heritage;
- Residential Amenity.

### **Design and Heritage**

6.2. Paragraph 4.9 of CPG1 states that rear extensions are generally the most appropriate way to extend a property. The design approach has been informed through a contextual analysis of the site and surroundings and is considered to respond positively and appropriately to the surrounding area in regard to design and heritage.

6.3. The proposed extension is a minor infill that will not extend beyond the established rear line of the building and will retain a stepped approach to the rear facade. Specifically, the proposals will maintain a 2.3m step, with the recessed element being 1.5m from the boundary wall. The proposal is at ground floor level only and will preserve the character and proportions of the existing building by appearing subordinate to the existing building.

6.4. The extension will preserve the majority of the garden space, and as it only infills an area of garden with limited functionality, will retain its overall integrity.

6.5. In regard to materials, it is proposed to use high quality brick to match existing. The changes to the fenestration will be of a more contemporary design, introducing large sliding doors across the extended element to improve the quality of the internal space. This fenestration will not be visible from any public views, and alterations to original fenestration has already occurred at other properties along the terrace. They are considered to be of limited sensitivity in design and heritage terms.

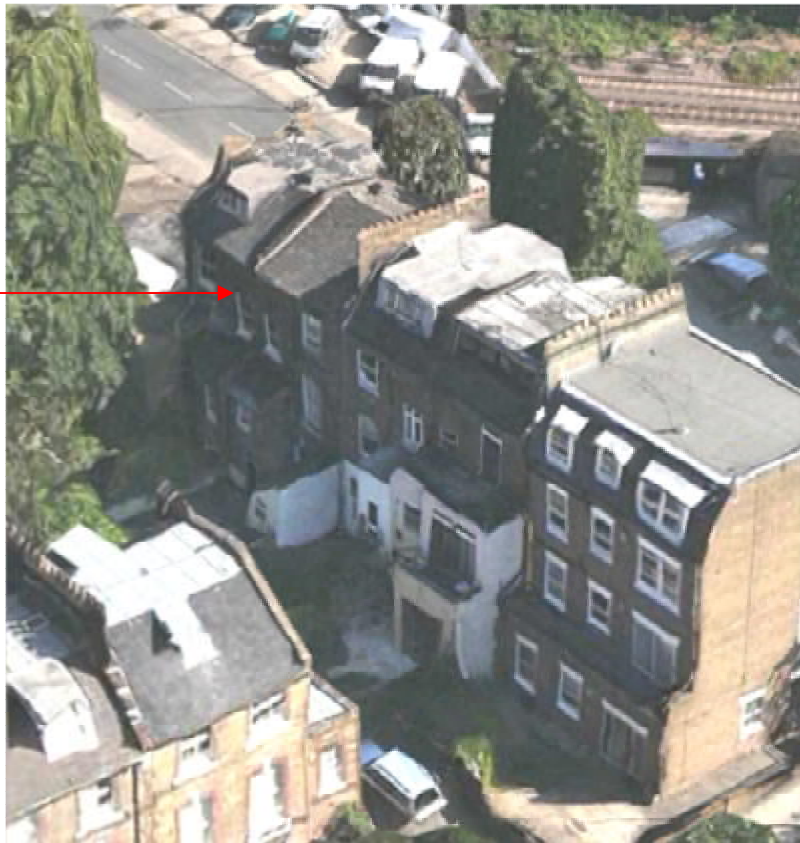
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6.6. As previously stated, there are various rear extensions along the terrace contributing to limited uniformity, and rear extensions are characteristic of the group of properties. On the adjacent terrace this is also the case, where there is a series of unrelated extensions. Therefore, it is considered that alterations to the rear are typical of this group of properties and with the wider area.

90 Bartholomew Road



*Rear of the terrace (Apple Maps)*

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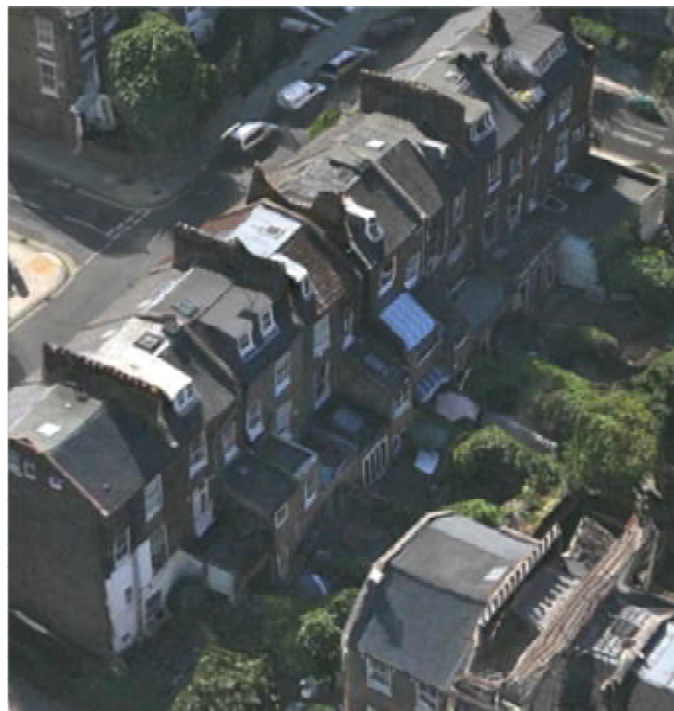
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90 Bartholomew Road



*Rear of the subject terrace (Street View) including other rear extensions*



*Rear of adjacent terrace, indicating varied extensions*

- 6.7. As the proposed changes will not extend beyond the established line, they will not be visible from public views from Gaisford Street and will only be minimal visible from public views on Patshull Road. Furthermore from Patshull Road, the extension will be read in the context of other rear extensions along the terrace. Views of the rear of this terrace are not highlighted in the Conservation Area Appraisal, and therefore are not considered to impact the character and appearance of the area.
- 6.8. In summary, the proposed extension is a minor addition on a property with a rear facade of limited sensitivity, on a terrace with no continuous architectural features or symmetry to the rear.
- 6.9. As such, it is considered that the proposals will preserve the character and appearance of the Conservation Area and retain the character and proportions of the building in regard to bulk, massing and materials. The proposed extension will be in harmony with the original form and character of the building, and as there is no established pattern of extensions across the terrace will not spoil a uniform rear elevation of an unaltered terrace. Therefore, the proposals comply with the adopted policies CS14, DP24 and DP25, and D1 and D2 of the emerging Local Plan.

## **Residential Amenity**

- 6.10. As detailed above, the extension has been sensitively designed to ensure that it is in context with its surroundings. As part of this, the height, massing and window orientation has been specifically designed to reduce amenity impacts in regard to privacy, outlook, sunlight and daylight.. These are discussed as follows.

### Privacy

- 6.11. The extension is at ground floor level only and has no exposed windows on the new side elevation. The sliding doors look straight out to the garden, and considerably exceed 18m from any directly facing window.
- 6.12. As such, it is considered that the proposals preserve the existing situation in regard to privacy and overlooking in accordance with DP26, and the guidance set out in part 7 of CPG6.



## Outlook

- 6.13. Again, the proposal is a minor extension at ground floor level only and will have a little impact to the overall massing and bulk of the building and will retain the buildings proportions. In order to preserve the existing outlook of Number 88, the proposed extension will retain a 45 degree angle from the nearest window. Furthermore, the extension will retain a suitable setback from the common boundary with 88 at 1.5metres.
- 6.14. Therefore, it is considered that the proposal will preserve the existing outlook and not create a harmful sense of enclosure to number 88 Bartholomew Road.
- 6.15. As such, it is considered that the proposals preserve the existing situation in regard to outlook and visual amenity in accordance with DP26, and the guidance set out in part 7 of CPG6.

## Sunlight and Daylight

- 6.16. Further to the above, as the extension is minor and limited to the ground floor only, it is not considered to harm sunlight or daylight levels to Number 88. As set out above, a 45 degree angle and setback of 1.5m will ensure that sunlight and daylight is retained.

## Summary

- 6.17. In light of the above, it is considered that the proposed extension will preserve the amenity of adjacent properties, particularly Number 88 Bartholomew Road. The design of the extension has paid careful regard to the guidance provided in part 4 of CPG1 and the specific guidance on amenity in CPG6. As such, the proposals are in full accordance with adopted policy DP26, and A1 of the emerging Local Plan.

## 7. Conclusions

- 7.1. This development proposes a small ground floor infill extension to the rear of Number 90 Bartholomew Road.
- 7.2. The design of the property has paid careful attention to guidance set out in CPG1 and CPG6 to remain in accordance with the principles of CS14, DP24, DP25 and DP26 of the Adopted Development Plan. These policies are considered to be largely consistent with emerging policy.
- 7.3. Therefore, the proposals will preserve the character and appearance of the property and the conservation area, and retain the amenities of neighbouring occupiers.