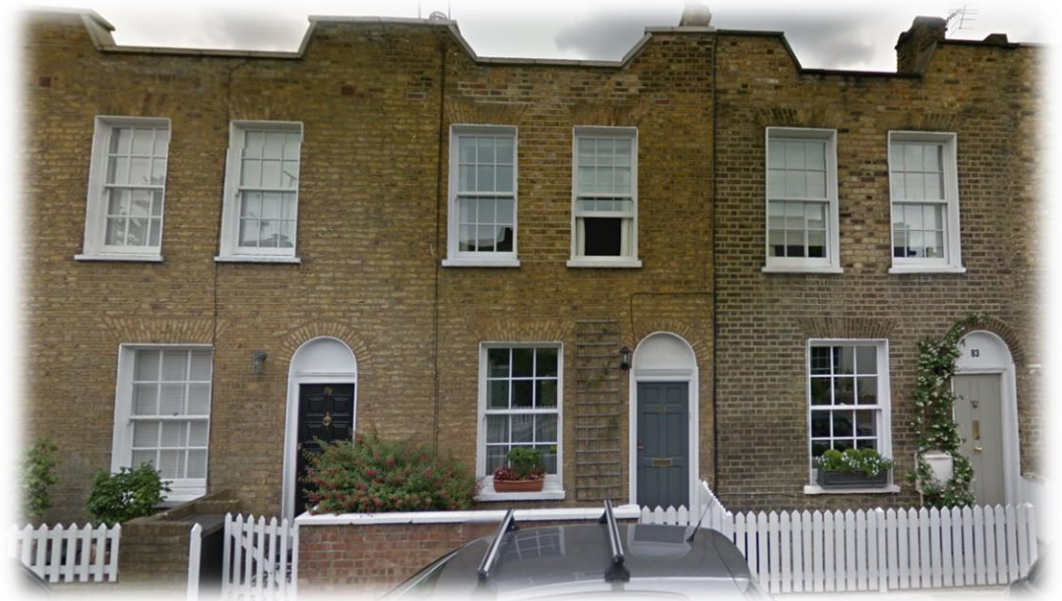


Planning, Heritage, Design and Access Statement

81 Clarence Way, London NW1 8DG



## Contents

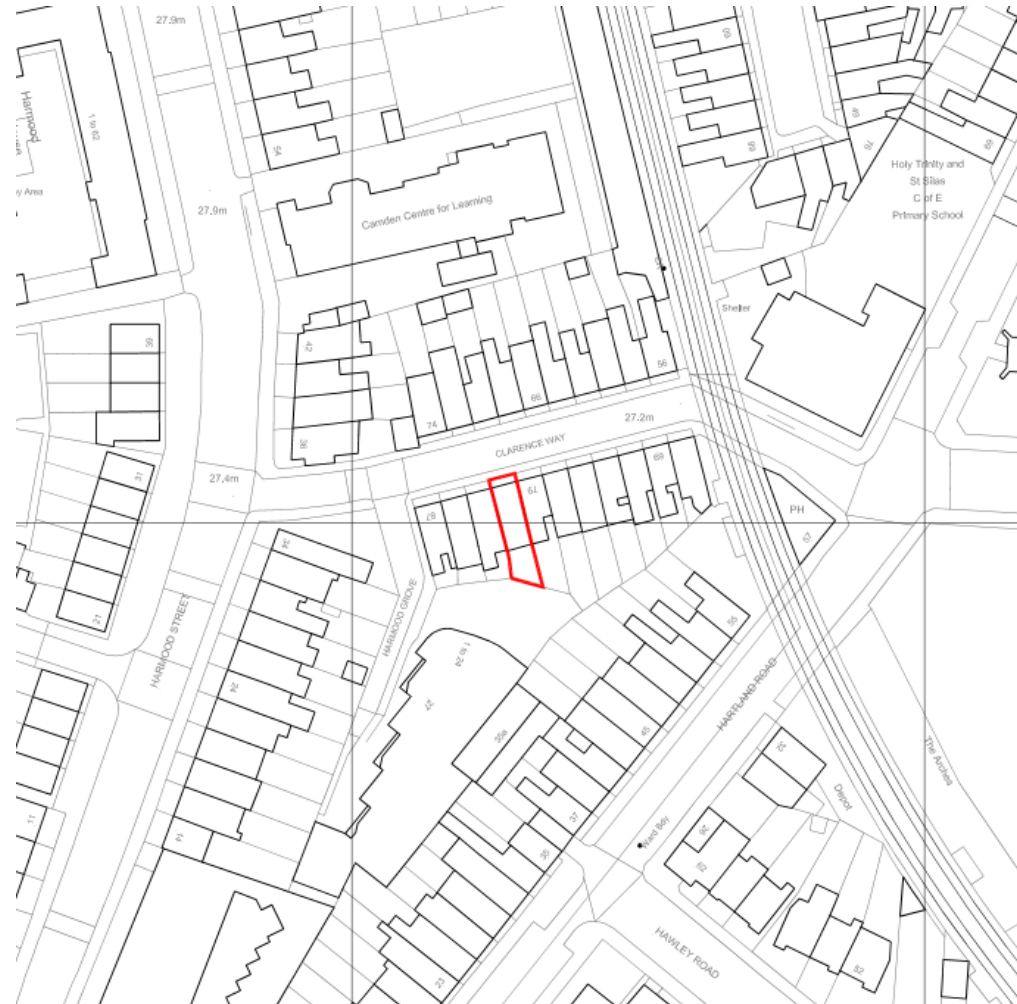
1. Introduction	3
2. Site description and History	4
3. Proposed Scheme	7
4. Planning Policy Framework	11
5. Character of the Conservation Area	13
6. Planning Assessment	14
7. Conclusion	20

# 1 Introduction

On behalf of our client, Alessandra Lemma, we hereby submit a householder planning application for “single storey rear extension and first floor rear extension” at 81 Clarence Way, London.

This supporting planning, heritage, design and access statement provides information regarding the site and its history, the Conservation Area context, and an assessment of the proposed extensions against relevant planning policies.

The Council’s assistance with this matter is much appreciated and an early meeting to discuss the proposals would be extremely useful as part of the application process. Access to view the site can be arranged if required by officers.



## 2 Site Description and Planning History

### Site Description

The site is located on the south-side of Clarence Way, Camden, which runs from Harmond Street to the west and Hartland Road to the east.

The property is a 2-storey terraced house currently configured as a two bedroom home. A rear garden to the rear faces south towards properties along Hartland Road.

The building is constructed in yellow stock brick but is plain in appearance with limited ornamentation.

The character of the area is primarily residential but with a handful of public / community buildings also scattered in the wider context. Although located a distance from Chalk Farm and Camden Town the site is also still highly accessible in terms of public transport with various bus routes serving adjoining roads.

The property is not listed, but lies within the Harmond Street Conservation Area, as designated in 2005.

### Planning History

Planning permission was recently granted in October 2016 for the construction of a single storey extension at first floor level and creation of an adjoining terrace (ref: 2016/4891/P). This approved scheme forms part of the application proposals hereby submitted.

Based on our searches there are no other recent or local applications of note that are relevant to the application.



*Existing Rear Ground Floor Elevation*

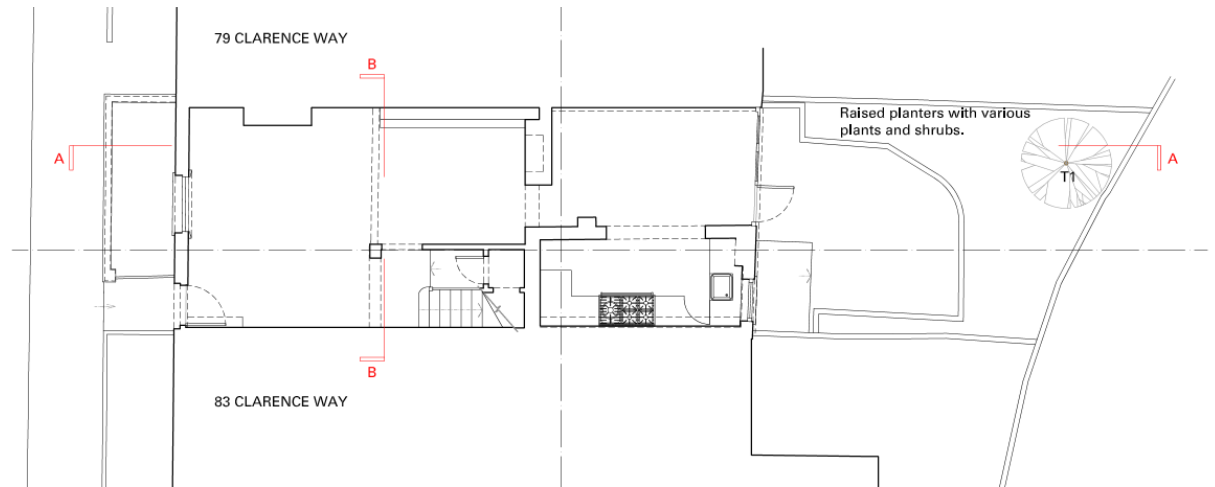
### 3 Proposed Scheme

The application hereby submitted proposes a single storey rear extension and first floor rear extension to the existing house and various internal alterations reconfiguring the layout.

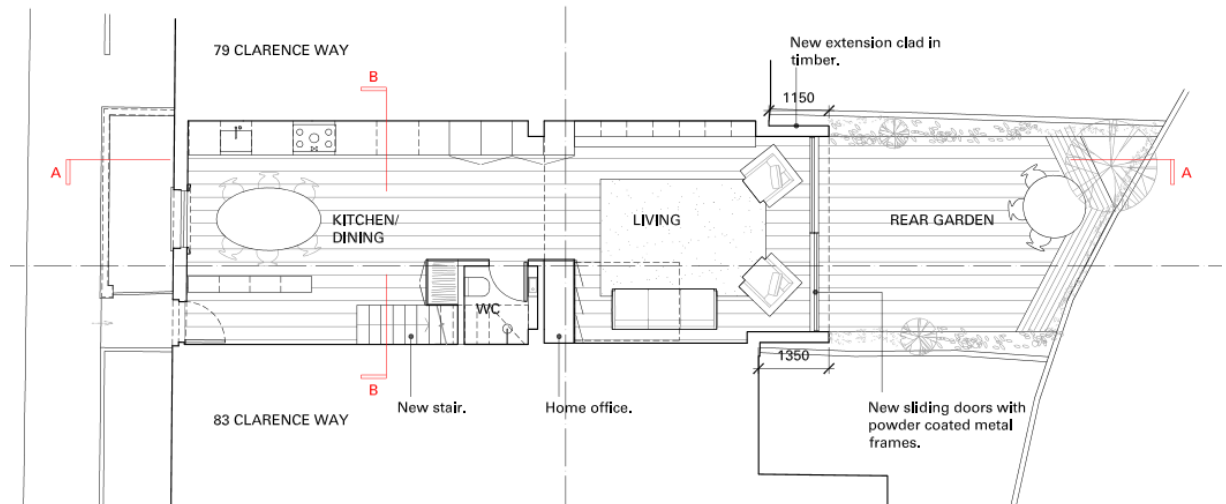
As noted on the application drawings, planning permission has already been granted for the first floor extension under permission ref 2016/4891/P. This has been included as part of the application drawings on the basis that construction is yet to commence, however it is assumed that this element of the scheme is considered acceptable in principle.

The ground floor extension has been devised following review of a number of options for design. Initially the applicant had intended to construct a 3m rear extension under permitted development (covered later in this statement in more detail) however the application scheme hereby submitted proposes a reduced 1.35m extension, which runs full width.

It is considered that this reduction in depth (and hence comparative impact on neighbours) is a far more suitable approach and coupled with the proposed timber cladding and glazing will improve the appearance of the building and Conservation Area.



Existing Ground Floor



Proposed Ground Floor

## 4 Planning Policy Framework

In preparing the scheme we have considered Camden's Local Development Framework (LDF) adopted on 8th November 2010.

The LDF comprises Core Strategy and Development Policies documents. The relevant LDF policies are listed below:

### Core Strategy

- CS6 Providing quality homes
- CS14 Promoting High-Quality Places and Conserving Our Heritage
- CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
- CS19 Delivering and monitoring the Core Strategy

### Development Policies

- DP5 Homes of different sizes
- DP22 Promoting sustainable design and construction
- DP24 Securing High-Quality Design
- DP25 Conserving Camden's heritage
- DP26 Managing the Impact of Development on Occupiers and Neighbours
- DP29 Improving access

### Supplementary Guidance (CPG)

The following Camden Planning Guidance is relevant.

- Camden Planning Guidance 1 Design (As amended 2013 and 2015)
- Camden Planning Guidance 6 Amenity (2011)

In addition, the guidance contained in the Harwood Conservation Area Statement is relevant to this proposal. This was adopted October 2005.

### National Guidance

The National Planning Policy Framework (NPPF) 2012 is also relevant to the proposals. The National Planning Policy Framework was adopted in April 2012.

Paragraph 49 introduces a presumption in favour of sustainable development for applications for residential use. The guidance states that "Housing applications should be considered in the context of the presumption in favour of sustainable development." Sustainable development is defined by the UK sustainable development strategy and the five principles guiding this are: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance, and using sound science responsibly.

## 5 Heritage Assessment

The application site lies within the Harmond Street Conservation Area, designated in 2005. The property is not statutorily listed, nor has it been identified as a 'positive contributor' to the character and appearance of the Conservation Area.

The Conservation Area lies on the west of an east facing slope between Belsize Park and Kentish town, north of Camden Town and Chalk Farm. The designated area runs from Chalk Farm Road to Prince of Wales Road and is based around Harmond Street itself and roads linking to it .

Clarence Way connects Harmond Street to Hartland Road. To the eastern side of Harmond Street (which hosts the application site) Clarence Way hosts pair of two storey terraces pre-dating 1849 build from yellow stock brick with no ornamentation.

Background research into the size and shape of the original house indicates (as one would expect) that the terrace was constructed in a very uniform manner, but had previously featured additional lean to elements at the rear (see historic plans overleaf).

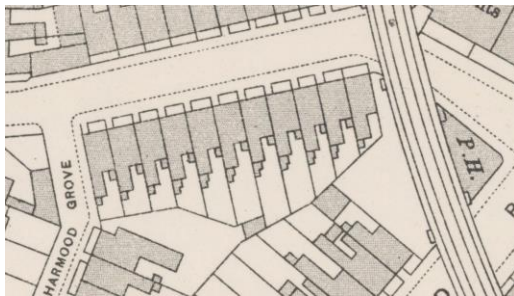


*Harmond Street Conservation Area Boundary*

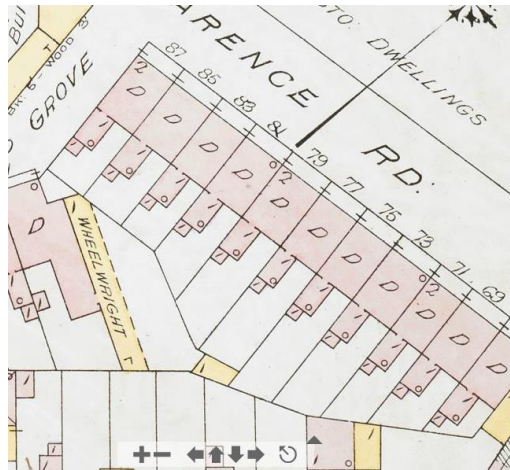
The rear outriggers all pre-date the statutory permitted development “original building” date and as such this forms the baseline against which an extension could be constructed.

Changes to the rear elevations of the terrace can be seen as early as 1952 where various alterations and extensions become apparent, along with infilling of the side return in places.

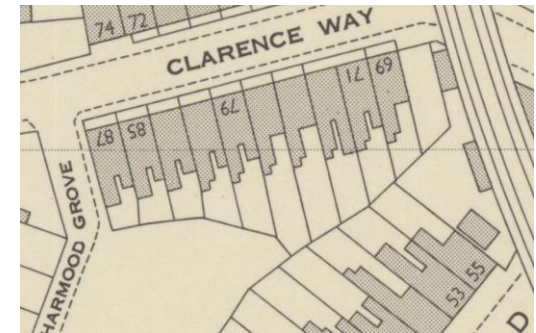
An infill has already been introduced in this case, which means that any additional extension at ground floor level could only take place to the rear closet wing. This is discussed in more detail within the scheme assessment section of this report.



1894 OS Plan – Outriggers and two “lean-to” structures



1900 Goad Plan Showing rear outriggers in place



July 1952 Plan showing variations emerging to rear building form.



## 6 Planning Assessment

Whilst the application proposes both a single storey rear extension and first floor extension, as already noted the latter element has already been granted approval recently (ref 2016/4891/P).

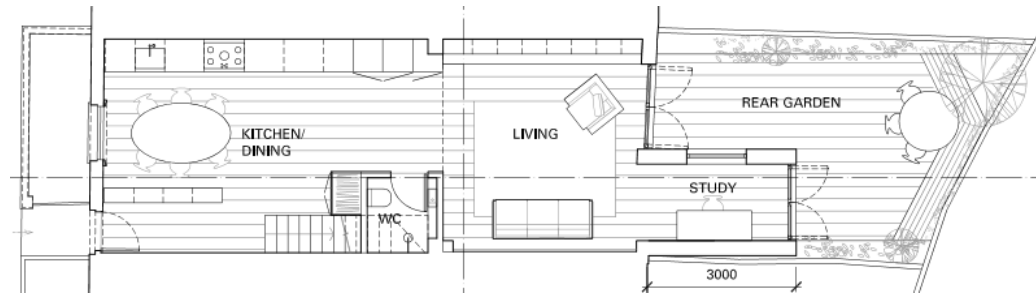
The planning merits of the first floor extension have already been considered by the Council and therefore this statement focuses upon the additional element proposed, i.e. the single storey rear extension.

### Permitted Development – Original Concept

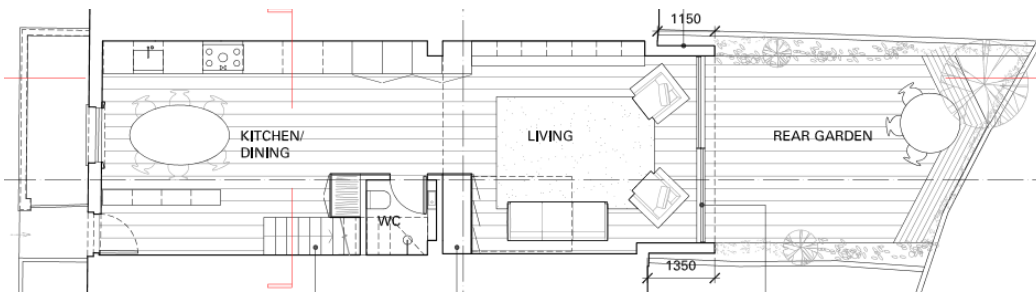
In assessing their options for the site, the owners had initially considered a rear extension to the original building to provide a study, by using their permitted development rights.

The project architect developed an extension scheme (see illustration opposite) which achieved this by creating a 3m extension to the original rear element of the building (as already noted).

Having considered the resulting building relationship with their neighbours at 83 Clarence Way however, the applicant has amended their proposals to reduce the depth of the extension whilst at the same time creating approximately the same level of floorspace.



*Permitted Development Extension – 3m depth)*



*Revised Approach – Reduced depth (1.15-1.35m) and reduced impact*

The amended proposal subject of this application reduces the length of wall to 1.35m at the boundary with number 83 (1.15m at boundary with 79 due to angled building line).

Whilst the original proposal could have been constructed under permitted development, the revised approach does not fall within the parameters set out by the GPDO – hence the reason for submission of this application.

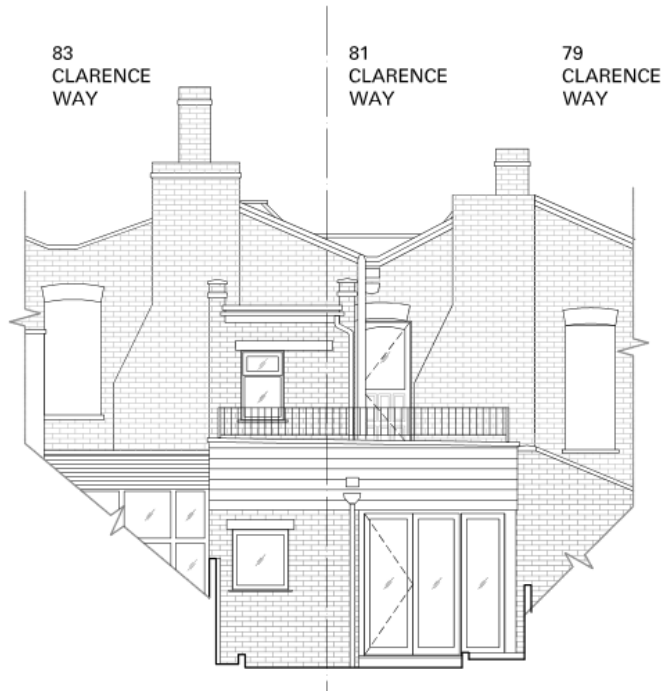
However, it is our view that in design terms the proposed limited full width extension represents a much more appropriate solution to adding living space to the property in comparison to the permitted development alternative. And also sits more comfortably into the wider townscape and original building lines referred to in the heritage assessment section of this report.

## Design and Appearance

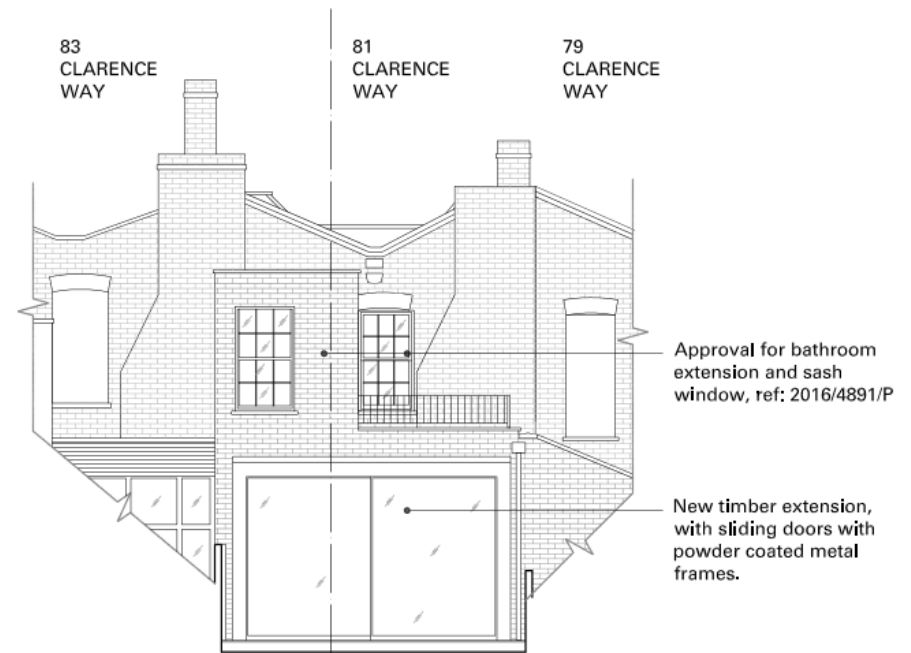
The proposed extension is designed as a timber clad structure with aluminium framed windows. The limited depth of the extension means that there is little effect upon the character of the building in comparison to the approved scheme, save for fenestration at ground floor level.

The introduction of the wider opening at ground floor enables an improved relationship between the internal living spaces and the garden, and better access between both.

There are a number of single storey extensions of varying styles in the locality and it is considered that the approach to materials in this case is appropriate in the local context. We therefore consider that the scheme accords with policies CS 14, DP24 and DP25.



*Existing Elevation*



*Proposed Elevation*

### Neighbouring Amenity

As already discussed, the proposed extension has been devised to reduce any potential impact upon neighbouring properties in comparison to the originally intended permitted development extension. As such, the extent of the wall to number 83 is reduced from 3m to 1.35m.

There is no adverse impact upon neighbouring properties in terms of daylight/sunlight, privacy and overlooking, or indeed any increased potential for noise.

On this basis it is considered that the proposal complies with policy DP26 and supplementary Design Guidance accordingly.

### Amenity space

In terms of garden space, the proposed extension results in a minimal reduction in area, however good quality external amenity space is maintained and exceeds standards 26 and 27 of the London Plan Housing SPG.



*Existing Relationship with No 83*

## 7 Conclusion

This Planning, Design & Access Statement supports our application for single storey rear extension and first floor extension at 81 Clarence Way, Camden.

The proposal has been designed to be visually sympathetic to its surroundings and to preserve the character and appearance of the Harmond Conservation Area and amenity of existing neighbours. It is considered that the application scheme represents a more appropriate option in comparison to permitted development options for extension.

The applicant considers that the proposed scheme is in accordance with planning policy, and we are confident that the proposals described in this planning application will make a wholly positive contribution to the local area.

For all the reasons outlined in this report, we consider that the relevant development plan policies have been fully satisfied. We, therefore consider that the application proposals pass the Section 38 Test of the Planning and Compulsory Purchase Act 2004 and hope that planning permission will be granted accordingly.