

# Appeal Statement

30 Harmood Street, Chalk Farm London  
NW1 8DJ

Appeal against decision of Camden Council  
(2016/6020/P) for erection of ground and first  
floor infill extension to the rear, second floor  
extension to the rear; and two new roof lights



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## Introduction

- 1.1. This Appeal Statement is written on behalf of the Appellant, Mr Cormac McNabb, owner of the appeal premises at 30 Harwood Street, NW1 8DJ
- 1.2. The Statement sets out the Appellant's Case for Appeal in respect of London Borough of Camden's (LB Camden) refusal of planning application (ref: 2016/6020/P) for "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)".
- 1.3. A copy of the decision notice is attached at Appendix 1, setting out a single reason for refusal as follows:

*The proposed second floor extension, by reason of its design, form, bulk and position at roof level, would result in harm to the character and appearance of the building, the terrace of which it forms part and this part of the Harwood Street Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.*

- 1.4. It is quite clear that the above reason for refusal relates solely to the second storey element, suggesting this is contrary to Council policy. In fact, this Statement demonstrates conclusively how the extension proposed is in keeping with the character and appearance of analogous extensions within the same terrace to which the terrace relates. In such circumstances, the Statement further draws attention to the Council's own guidance for rear extensions; namely CPG1 (relevant extracts of which are attached at Appendix 9), which advises that proposed rear extensions, "...should respect the existing pattern of rear extensions, where they exist". The proposals thus match the character and context of the area and are in accordance with the Council's own guidance.
- 1.5. The reason for refusal does not relate to any other aspects of the ground and first floor and neither is any reason for refusal given in respect of a potential adverse impact on residential amenity.
- 1.6. The following Sections elaborate on the above, with a full appraisal against relevant policy, respectfully concluding that planning permission should be granted.

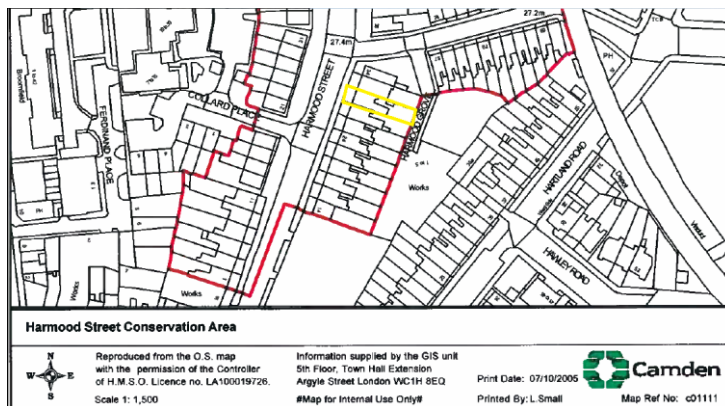
## 2. Appeal Site and Surroundings

- 2.1. The appeal premises, as shown on the site location plan at Appendix 2, is a mid-terraced dwelling house located on the eastern side of Harwood Street, a predominantly residential thoroughfare running north south between Chalk Farm Rd and Kentish Town West.
- 2.2. Many houses along Harwood Street are terrace style, which are a mix of 2-3 storey to street with parapet roof. The appeal site lies within a mainly 2-storey terrace comprising nos 14-34 (inclusive), which lies at the southern end of Harwood Street and is less than 80m from the busy Chalk Farm Road. No. 22 Harwood has been subject of a roof extension that, in effect, adds a third storey to the property and this is particularly pronounced along the front elevation of the terrace



- 2.3. The terrace also adjoins a recently constructed 4-storey block of student accommodation, which visually dominates on entering Harwood Street from the south.
- 2.4. The appeal property lies third from the end of the terrace. As shown on the site plan at Appendix 2, Clarence Way runs along the northern end of the terrace for around 20 metres before Harwood Grove returns along the rear gardens of Nos.18 – 34, as well as providing access to Nos. 1-8 Harwood Grove. This is contemporary designed terrace that is, in effect, a backland plot amongst the more traditional terraces of Harwood Street (to west), Clarence Way (to north) and Hartland Road (to East).
- 2.5. The effect of this relationship is that when standing on Clarence Way and Harwood Street there are some modest intermittent views of the rear of terrace. These are mainly of the upper parts of dwellings i.e. including first floor and roof spaces. This reveals that numerous number of properties have been subject of alterations and extensions at this level, notably nos. 18, 22, 24, & 26. Further, the 4-storey student accommodation is also visible and is seen at the southern end of the terrace.
- 2.6. The contextual photographs contained at Appendix 10 highlight these features. These aspects, which are also considered in greater depth below, will be apparent to the Inspector when visiting the site.

- 2.7. As part of the application, a rear elevation drawing was prepared to show the extent of various alterations along the terrace. This is included for with the appeal package (Drawing 00103 Rev. B) and the relevant extract included below for ease of reference.
- 2.8. The site lies within the Harmond Street Conservation Area, as shown on the map extract below from the Adopted 2005 Harmond Street Conservation Area Statement. A copy of this Statement is attached at Appendix 3 for reference and is referred to where relevant. However; for the purposes of describing the site and the surrounding characteristics it is noted that the boundary itself stops just 20m in to Harmond Grove, as highlighted on the extract below, where the appeal premises is outlined in yellow.



- 2.9. The picture below is taken from this location and is the only location from which the rear of the appeal premises is visible from either within the conservation area or indeed any publicly accessible location.



- 2.10. This shows how the rear roof line already contains extensions at second floor level.

### Planning History

- 2.11. The relevant planning history of the appeal premises is as follows:

- 2016/6020/P - *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). Refused 31/01/17 and subject of this appeal*

2.12. In addition, attention is also made to the following consents at Nos. 18 and 26 Harmond Street

- No. 18 Harmond Street 2009/1532/P *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) Approved 22/05/09*
- No. 26 Harmond Street 2011/2448/P *Erection of ground and first floor in fill extension and second floor extension to the rear of existing dwelling house (Class C3) Approved 04/08/11*

2.13. Copies of decision notices, approved plans and officer report (No. 26) are attached at Appendices 4 (No 18) and 5 (No. 26) for ease of reference. A copy of the officer report for No 26 Harmond Street is attached at Appendix 6.

2.14. Both these consents provide recent case precedents of where similar extensions to the appeal proposals have been deemed acceptable by LB Camden and that have now obviously influenced the character and appearance of the rear of terrace. Reference to the relevance of these is made where appropriate.

2.15. For completeness, reference is also made to a current application at the premise 2017/1404/P *Ground and first floor extension to terrace house*. This application has been submitted on an entirely without prejudice basis to the appeal process and has no bearing on the planning merits of the appeal proposals.

### 3. Appeal Proposals & Clarification of Discussions with LB Camden

- 3.1. In short, the appeal proposals primary aim is to create a family home for the appellant and his young family.
- 3.2. The property was purchased in 2016 and, as will be evident from the Inspector's site inspection, is in a considerable state of disrepair, requiring extensive refurbishment to make it fit for habitation, let alone adaption and upgrade to reflect the needs of modern family life, and further includes a number of constraints:
  - The property is greatly affected by different levels on all stories. The result at first floor is the northern side of the house is lower than the south, which greatly limits options for adaption
  - The 'box' room and 1.5 storeys does not provide sufficient headroom to create a habitable room and is accessed by steep stairs, which give concern, especially when being accessed by young children
  - The original bathroom has been split by irregular partition,
  - The resulting bedroom next to the bathroom is extremely constrained, perhaps allowing for a single bed but not allowing space for homework and play
- 3.3. The resulting arrangement is that the property, particularly at first floor level is extremely inefficient in terms of both layout and levels, which in turn dictate realistic and feasible options to extend and adapt to create a more usable, family friendly space.
- 3.4. The proposals aim to address these deficiencies, whilst at the same time respecting the external appearance of the building and its setting. Internally, the proposals will create a more accessible, usable and efficient space through new kitchen and living areas.
- 3.5. The external alternations primarily relate to the rear of the property. At ground floor, the extension essentially covers the existing footprint, as well as infilling the void between No. 30 and 32. The first-floor element is similar, albeit is stepped back slightly and infills within the recess between No. 30 and Neighbouring 32. Similarly, alterations to the existing (original) butterfly roof are limited to 2 new roof lights. None of the alterations will extend above the height of the existing building and will not be visible from the front of the house on Harmood Street.
- 3.6. In total, the proposals will result in just 34sqm additional habitable space. Additional drawing Existing Area Plan (Ref: SK110 A) and Proposed Area Plans (SK111 Rev A) highlight the additional areas for ease of reference.
- 3.7. The external materials will match and complement the host building. The scheme does not propose to introduce any vertical openings where they do not already exist and in this way will not result in a material increase of overlooking.
- 3.8. In fact, the proposals match also match in scale and form the previously approved extensions previously mentioned at Nos. 18 and 26 Harmood Street.

#### Determination of Application Including Design Amendments



- 3.9. The application as originally submitted included roof terraces at first and second floor. These were included to provide enhanced amenity space and also reflected the roof terraces present on other properties (such as Nos. 18 and 26, as previously referred to). In this context, there is clearly a justified rationale for inclusion of terraces; however, following objections from neighbouring residents regarding potential loss of privacy, the appellant voluntarily agreed to remove these features.
- 3.10. In addition, following the initial consultation period, officers reported back to the appellant that they did not feel able to support the application and specifically due to the proposed works at second floor.
- 3.11. It was therefore agreed to meet with officers on site to run through potential options and understand if a potential compromise was possible. Officers reiterated their stance against the proposals and were clear that it was unlikely they would reconsider their position. However, there were two material points to come out of this meeting relevant to the appeal.
- 3.12. Firstly, officers agreed the only view of the extension would be from immediately to the rear of the proposals on Harwood Grove (see position below).
- 3.13. Secondly, officers felt that the analogous extension at No. 20 was inappropriate and were not prepared to accept this as a precedent. It was pointed out on site that as this was painted white, it perhaps accentuated the appearance. In order to address this, the appellant's architect suggested that an alternative darker material would lessen the visual perception.
- 3.14. Officers agreed to consider an alternative scheme and to this end a revised proposal was submitted that showed the extension finished in rolled zinc and also examples of how this approach had been applied on similar extensions (see drawing Material & Precedent Study).
- 3.15. It should be stressed it is considered that either approach i.e. a brick finish or rolled zinc is considered acceptable. As such, if the Inspector is minded to allow the appeal, the appellants would accept a condition controlling finish.
- 3.16. However, unfortunately, agreement was not reached and the application was refused, as set out on Decision Notice 2016/6020/P
- 3.17. For ease of reference a Schedule of Submission Documents, which highlights relevant amended and superseded plans has been lodged with the appeal.



#### 4. Relevant Planning Policies

- 4.1. The LB Camden's Development Plan consists of the 2010 Camden Core Strategy 2010-2025 Local Development Framework and 2010 Camden Development Policies 2010-2025 Local Development Framework.
- 4.2. In terms of the Core Strategy, the only policy relevant to the appeal as cited in the reason for refusal is policy CS14 (Promoting high quality places and conserving our heritage).
- 4.3. In terms of Development Policies, the only policies relevant to the appeal, as cited in the reason for refusal are DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage).
- 4.4. The full policies and their supporting text is included at Appendix 7 for the Core Strategy and Appendix 8 for Development Polices.

Other Material Considerations.

- 4.5. The provisions of the National Planning Policy Framework (2012) and the London Plan (amended March 2016) also form part of the development plan.
- 4.6. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 14). Paragraph 17 of the NPPF identifies the core planning principles that should underpin both plan-making and decision-taking. They state that planning should:
  - Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
  - Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 4.7. The National Planning Practice Guidance (NPPG) sits behind the NPPF and provides practical guidance on determining a planning application. Paragraph 6 states that that development plan policies are material to an application for planning permission and the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. Paragraph 9 states that, provided it has regard to all material considerations, it is for the decision maker to decide what weight is to be given to the material considerations in each case.
- 4.8. Para. 56 places great importance on the need for good design. Subsequent paragraphs also set out general guidance in this respect, including that design is functional, create space, should respond to local character, whilst also not discouraging innovation.
- 4.9. Chapter 12 of the NPPF deals with conserving and enhancing the historic environment. Para. 128 requires that, where a proposal would affect the historic environment applicants should carry out an appropriate assessment of the significance of the asset affected. Para. 132 confirms that substantial harm to a significant heritage asset should be avoided unless there is convincing justification.
- 4.10. Finally, of relevance to the proposals is Camden's own supplementary planning guidance including Camden Planning Guidance Design (CPG1). This contains a

variety of design guidance relevant to new development, including rear extensions i.e. as proposed by the appeal proposals. Of particular relevance to the appeal proposals is guidance regarding height of proposed extensions. The relevant extract from this document is contained at Appendix 9.

## 5. Grounds of Appeal

- 5.1. Prior to considering the justifications for the proposals in detail, it is first useful to review in detail and break down the reason given order to understand the principal areas in dispute between the parties and, accordingly, the focus of the appeal.

*The proposed second floor extension, by reason of its design, form, bulk and position at roof level, would result in harm to the character and appearance of the building, the terrace of which it forms part and this part of the Harwood Street Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.*

- 5.2. From the above, the following key areas for discussion can be drawn:
- LB Camden's concerns relate solely to the second storey element only. The reason for refusal does not raise any potential policy conflict arising from either the ground or first floor extensions. This is confirmed in the officer committee report (attached at Appendix \*), which states
  - The reason for refusal relates only to the physical form of the second-floor extension. There is no mention of potential policy conflict arising in respect of either a loss of light or privacy that would result in material harm to the amenity of occupants of neighbouring dwellings. This is also confirmed in the officer report, which states
  - Thus, the reason for refusal only relates to a potential policy conflict arising from "*the design, form, bulk and position at roof level*", which, the Council suggest, would result in harm to; the building, terrace it forms part of and this part of the Harwood Conservation Area. The reason for refusal does not explain or clarify how the alleged harm arises.
  - The reason for refusal cites potential conflict with Core Strategy Policy CS14 and LDF Policies DP24 and DP25. The reason for refusal does not raise potential conflict with any other development plan documents or material considerations

- 5.3. In the context of the above principles; this Statement primarily seeks to provide justification on the principal areas of dispute i.e. with regard to the second story element. However; as clarified above, the reason for refusal provides no explanation as to how the second storey element will result in perceived harm to the character of either the existing building, terrace or conservation area.

- 5.4. As such, it is considered appropriate to begin with understanding relevant policy criteria and how the proposals sit within this and the LB Camden's own adopted guidance.

### **Appropriateness of Two Storey Extension and Respecting Character of Existing Building and Terrace to which it Relates**

- 5.5. The proposals will not be visible from Harwood Street and therefore the front elevation of the building is unaffected. Therefore, the only aspect of the building

affected is the rear elevation. As such, the most relevant starting point is to refer to policy DP24 and the criteria given to assess the design of new development, including alterations and extensions. The first consideration given in criterion a) is that development should have regard to existing character, setting, context and form and scale of neighbouring buildings

- 5.6. This sets out quite clearly and unambiguously that the local context within which new development will be viewed and, accordingly, height that it will be seen against is a key consideration and reference point from which to base a design rationale.
- 5.7. This principle is also extended further and more specifically to rear extensions and their height within LB Camden's own Adopted Design Planning Guidance CPG1. This states in the leading paragraph under 'Height of Rear Extensions' (4.12) that, "...heights should respect **the existing pattern of rear extensions where they exist** [emphasis added]". This is again equally clear and unambiguous that existing built form and (as explicitly stated) existing extensions are an appropriate guideline for a proposed new rear extension.
- 5.8. If this principle wasn't already clear enough, para. 4.13 of CPG1 then outlines more prescriptive guidance including 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 [emphasis added], will be discouraged".
- 5.9. It is noted that the Officer Report (see Appendix 1) at para. 3.7 I attempting to justify refusal also refers to this paragraph, but only to the part of the sentence referring to *extensions that are higher than one full storey below roof eaves/parapet level*. It is unclear why no reference is made to the second part of the sentence referring to 'neighbouring projections and nearby extensions'. Quite clearly this is a fundamental omission and without it does not explain the full context in which policy and guidance should be applied to a proposal for a rear extension, such as is the case in this instance.
- 5.10. It is again relevant to the refer to the existing elevation of the terrace. It is not the case that just one other property has been altered, but rather numerous previous extensions have been added over time, such as at; Nos. 16-26 and specially (in more recent times) at Nos. 18 and 26. This extract is shown in full scale on the Existing Site Elevations drawing (ref: 00103 Rev B) and clearly demonstrates the extent of alterations that have already taken place.



- 5.11. In this respect, it is quite clear that the appellant's design rationale and justification for providing a second storey extension is consistent with local character and, accordingly, is in accordance with these key policy principles and guidance for

rear extensions. This proposes just a modest addition at second floor and is no different to what is already present on numerous buildings along the shared terrace. Again, the full-scale drawing submitted (see Proposed Site Elevation 00103 Rev B) clearly shows how the proposals fit within the established roof line of the rear elevation).



5.12. It is also necessary to consider the overall form and bulk of the second storey element to understand how this relates both to the surrounding context and the original building. It will be noted that the second storey element does not extend over the footprint of the proposed ground and first floor extension, but instead incorporates both the existing box room and limits to extending over the existing footprint of the bathroom below (albeit slightly reduced). This is shown on the extracts below from the submitted Existing and Proposed Area Plans (refs: SK110 Rev A and SK111 Rev A).



5.13. CPG1 (4.12) also gives some guidance in terms of an appropriate footprint in circumstances where higher extensions are appropriate suggesting that, “...a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused”. The approach to footprint area proposed in this instance is again consistent with the other 2-storey elements within the terrace (including Nos. 18 and 26).

5.14. Indeed, the fact the reasons for refusal does not include any issue with potential material adverse loss of amenity due to overshadowing / overlooking confirms that the approach is in accordance with policy objectives in this respect.

- 5.15. Policy DP24 also confirms that design and appearance also extends to use of materials with a preference that materials should be high quality and complement both the existing building and surrounding character.
- 5.16. As outlined in Section 3, the proposals as originally submitted proposed that the extension would be finished in brickwork to match the existing building and terrace. To be clear, it is considered that this was entirely justified; however, notwithstanding and with prejudice, to try and overcome officers' concerns at the time, zinc was offered as finishing material to the second storey element.
- 5.17. This had arisen at the site visit, as officers expressed the view that they thought the extension at No. 26 was an example of why a 2-storey extension was not appropriate. Whilst it is this author's opinion that the extension at No. 26 is perfectly acceptable the appellants pointed out on site that as the second storey element was painted white, this perhaps made it appear more obvious.
- 5.18. However, by contrast a darker colour would appear less so, which would be achieved by zinc. This would also be arranged vertically to avoid lateral emphasis. The applicants submitted a Material and Precedent Study (ref: 00101 0010AA) that showed examples of zinc in situ on similar buildings. Overall is considered to present an attractive finish that adds a contemporary feel, whilst at the same complementing the original building.
- 5.19. In summary; it is quite clear that in terms of scale, mass bulk and finish of the second storey element, this is consistent with policy and, contrary to the reason for refusal, does not result in adverse material harm to the existing building, or the terrace to which it relates.
- 5.20. It is understood that LB Camden do not like the zinc finish as it is not in keeping with the remainder of the terrace. Whilst we do not agree with this view, this is of course a matter of detail and, should the Inspector be minded to approve the application, but would prefer an alternative finish, such as brick, this could be conditioned accordingly. In this event, the appellants would also accept a condition that prevented brickwork from being painted, if this was also deemed necessary.

#### **Appropriateness of Proposals in Context Harmoood Street Conservation Area**

- 5.21. As outlined above, the reason for refusal does not clarify how, or why, the design bulk and position at roof level of the second-floor extension is harmful in its context. The preceding paragraphs have set out comprehensive justification for the proposals against LB Camden's own adopted policies and guidance against which to assess rear extensions in their context and indeed many of the justifications given in those paragraphs also apply to heritage considerations.
- 5.22. As such, to avoid repetition the following paragraphs will refer only briefly to relevant design aspects and instead consider the impact of the proposals on the character of the conservation area. Again, in the absence of any detailed clarification in the reason for refusal as to precisely what the harm of the second-floor extension is, it is necessary to outline the policy basis and context to appraise the heritage elements of the proposals.
- 5.23. In assessing and determining proposals affecting heritage assets, paragraph 128 of the NPPF requires an applicant, "...to describe the significance of any heritage

*assets affected, including any contribution made by their setting*". The guidance continues that the level of detail in providing this should be "...*proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*". As a minimum, the relevant historic environment record should be referred to in order to understand the context of the affected asset.

5.24. In this respect, it is important to clarify that the proposals (and the sole issue in dispute i.e. the provision of a second-floor extension):

- Do not relate to a listed building
- Do not involve substantial demolition of the property
- Are to the rear of the property with limited visibility
- Are of modest domestic scale

5.25. Clearly, the works are therefore of a minor nature only. As such, it is not considered necessary to go beyond the relevant local historic record (i.e. the Harmond Street Conservation Area Statement) and a visual assessment of the immediate context, including existing features. The approach is also consistent with the Council's own policies (DP25, criterion (a)). The CAS is attached at Appendix 3 for ease of reference with relevant quotes made where appropriate.

5.26. The Harmond Street CAS is considered to generally describe the character and appearance of the Conservation Area as it seen today. As such, it is not necessary to repeat in detail its content and instead highlight the sections of the document that are relevant to the proposals.

5.27. The CAS describes the Conservation as a, "...*quiet, residential backwater with groups of two or sometimes three storey buildings*" and notes that buildings are almost exclusively in residential use. The character of the area is described as 'cottage' like. Reference is made to an absence of extensions at roof level, which contributes to that character.

5.28. The CAS then continues to provide a description of CAS running from north to south and commenting on the defining features of built form and its surroundings. This includes:

- Area to north of Harmond Street from Prince of Wales Road
- Powlett Place
- No54-64 Harmond Street
- Chalcot School
- Clarence Way
- Nos 14-34 Harmond Street
- West side of Harmond Street
- Collard Place



- Nos. 1-11 Harmood Street

- 5.29. Of the above, the Clarence Way and Nos. 14-34 are relevant to the appeal proposals.
- 5.30. The description of Clarence Way includes, “...views along the street lead to the raised bridge of the railway line with the tower of the Holy Trinity Church beyond. The two blocks of terraced houses on either side date to before 1849 and are built of yellow brick with no ornamentation apart from the stepped parapet with concealed party walls. This is the only street in the Conservation Area which has “historic” street lights (gas lights with electricity)”.
- 5.31. In respect of 14-34, this is described as, “...a continuous terrace of well detailed two storey houses, two windows wide and again with flat parapets, interrupted by the occasional roof extension. Their detailing is very similar to Nos. 68-100. But of note is the profusion of climbing plants and the well planted though modestly sized front gardens. Some of the houses have late Georgian half-round fanlights”. This description quite clearly relates to the front of the terrace, as none of the features described are visible to the rear.
- 5.32. Indeed, it is noted that at no stage within either of these extracts is reference made to Harmood Grove or the rear features of the 14-34 terrace within which the appeal property falls. This includes no description of either architectural features, views or any other aspects that mark this section as being of heritage significance.
- 5.33. Quite clearly if Harmood Grove and the rear of the terrace had been considered an essential or defining element of the conservation area’s character, there would have at least been some reference to it, even if a fleeting comment. That there isn’t is highly compelling in terms of understanding the historical significance of the extremely limited visual envelope within which the second storey element of the proposals will be seen.
- 5.34. This is also reflected by the fact that Harmood Grove itself is abruptly excluded from the conservation area boundary, as shown on the Harmood Street Conservation Area Map (see CAS, Appendix 3, page 12).
- 5.35. This area’s visual character is also of course influenced by the Harmood Groove development to the rear of Nos. 14-34, which is a highly contemporary design approach, which is a further departure from the traditional frontages of Harmood Street and Clarence Way.
- 5.36. To be clear, this assertion is not to criticise the rear of the 14-34 terrace. However, when compared to the front of the terrace and greater public viewpoints, it is clearly not of comparable ‘significance’. Indeed, this is to be expected, as often the rear of residential properties will be locations of extensions and other alternations that are incidental to residents’ enjoyment of the dwellinghouse, including within conservation areas.
- 5.37. This position has of course already been considered at length in the paragraphs above describing the extent of previous alterations that have already taken place to the rear of properties on 14-34.
- 5.38. In this regard, it is also noted that the CAS under ‘Current Issues’ (Appendix 3, Page 10) recognises that there is, “...pressure for extensions to the existing

buildings, but where these are positioned to the rear there is little or no impact on the Conservation Area as the gardens are relatively private and screened from public viewpoint because of the blocks of terraced properties”.

- 5.39. Turning specifically to the proposals in question, it is therefore important to understand how they will be seen in this context. From a public viewpoint, the rear of the appeal premises is only visible from Clarence Way (when passing Harmood Grove) and then from Harmood Grove itself.
- 5.40. The Council suggest in the officer report that the rear of the appeal premises is “highly visible” from Clarence Way. This implies that both No. 30 and any proposed extension would therefore be particularly prominent to the extent that it would be detrimental; however, this is quite clearly not the case when the actual viewpoint is considered.
- 5.41. To illustrate this point, photographs (also attached at Appendix 10 in larger print) have been provided from the 3 potential locations that a member of the public passing through *might* happen to catch a view of the proposed extension. The images were taken from the 3 locations shown on the plan below, which also includes the Conservation Area Boundary for ease of reference. These were deliberately taken during winter months to remove vegetation from view.



- 5.42. The first picture from location 1 is some 30m from the position of the proposed extension and the only viewpoint of the appeal premises from Clarence Way. This clearly highlights several other features that are visible from this position.



- 5.43. The foreground view is dominated by the side elevation of No. 34 Harwood Street, which returns along Clarence Way (feature 1).
- 5.44. No 34 also has an extensive ground floor extension with mono-pitched that extends above the rear wall and obscures much of the ground and first floors of other properties in the terrace (feature 2). The rear of the appeal property is indicated (feature 3) and the rear extension at No. 26 (feature 4) and the extensive flat roof of the 4-storey student accommodate at the end of the terrace (feature 5).
- 5.45. This is the context in which the proposals will be viewed from Clarence Way. The proposed extension will not be seen in isolation and any perceived 'dominance' greatly reduced / removed entirely due to there being no uniformity in the composition of built form, which includes a variety of features to further off-set the appearance of any works at the appeal premises, including the analogous 2<sup>nd</sup> floor extension at No. 26.
- 5.46. These points are, of course, notwithstanding that 30m represents a considerable separation distance to further dilute perceived impact.
- 5.47. Images 2 and 3 come from entering Harwood Grove. This is of course not a principal thoroughfare and is used solely for access to the 8 units at Harwood Grove and rear properties of Nos. 14-34.
- 5.48. Image 2, which is some 23m from the location of the 2<sup>nd</sup> floor extension, shows that in fact views of appeal premises (feature 2) are largely, if not entirely, obscured by the rear extension at No. 34 (feature 1). Again, it is also apparent that the analogous extensions elsewhere are obvious (3 and 4) as indeed is the 4-storey student accommodation.



- 5.49. In fact, from this location the most dominant feature is the metallic roller garage door to No. 34 (feature 6). Again, from this location it is simply not the case that any extension at No. 30 would appear as an overly dominant or oppressive feature, if indeed it would be seen at all given the rear extension at No. 34.
- 5.50. Finally Image 3 is taken from the most limited point within the Conservation Area that No. 34 would be visible, again stressing that this is from the quiet Harwood

Grove. It is accepted that, at this point, most the 2<sup>nd</sup> storey extension would be visible.



- 5.51. However, again the most dominant feature is the garage door at No. 34. It is also interesting to note different material used around the garage roof at No.34 (feature 5) and in repair to the wall, which further adds to the randomness in appearance and clearly not of the uniform character of the more public frontages described in such detail in the main CAS.
- 5.52. It is accepted that at location 3 the roof level extension will be at its most visible. However; again, this would be seen at some 23m, as well as again being viewed in the context of several other features, and particularly the analogous rear extensions at Nos. 20 and 26. Thus in pure design terms (as outlined above), the extension is clearly in keeping with its surroundings.
- 5.53. In heritage terms, is also important to reiterate that this location is on the very edge of the defined conservation area boundary, containing a mix of architectural features and styles. In this respect, quite clearly the proposals are not resulting in alteration or works such that would result in substantial harm to the significance of Harmond Street Conservation Area as a heritage asset a therefore is clearly not resulting in a form of development that any of paras 132 – 134 of the NPPF seek to avoid.
- 5.54. On the contrary, quite clearly the proposals are in accordance with the established character of the area and environment in which they will be seen and thus will not result in harm to the historic environment. Indeed, it is material to note that this view was also expressed by LB Camden in officer report approving the proposals at No. 26

*“Considering the varied character of the rear elevations in the terrace and that similar extensions have been implemented, the proposed rear extensions are not considered to be a dominant form of development and would not harm the character or appearance of the conservation area. Limited views could be taken from Harmond Grove to the rear of these properties; however, the proposed works would not appear prominent when viewed in the context of the rear elevations of neighbouring properties”.*

- 5.55. These characteristics i.e. varied character, similar extensions implemented and limited views from Harwood Grove have all been cited in support of the appeal. This provides complete endorsement to the appellant's design approach and rationale, lending considerable further support to allowing the appeal.
- 5.56. Finally, for completeness, it is reiterated that the reason for refusal does not raise any policy conflict in terms of any potential adverse impact on amenity to neighbouring residents (such as in terms of loss of light or privacy), or indeed in respect of any other policy. As such, the proposals clearly accord with all other policy objectives.

## 6. Conclusions

- 6.1. This Statement sets out the appellant's grounds against LB Camden's decision to refuse planning permission for *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)*.
- 6.2. Permission was refused on the sole ground that the Council did not consider the proposed 2 storey element only was in accordance with policy guidance and thus would result in harm to the host building, surrounding terrace and conservation area.
- 6.3. This Statement has clearly demonstrated that the 2-storey element has, in fact, been designed having regard to the LB Camden's own planning policies and guidance for rear extensions, which categorically state that the height of rear extensions can match that of those on neighbouring buildings and nearby extensions.
- 6.4. The Statement has further demonstrated that the proposals are entirely in keeping with other analogous extensions within the area and will not be viewed from within a sensitive location within the conservation area.
- 6.5. It has also been shown how this rationale and approach has also been adopted by LB Camden in assessing a materially similar proposal, who concluded that:

*Considering the varied character of the rear elevations in the terrace and that similar extensions have been implemented, the proposed rear extensions are not considered to be a dominant form of development and would not harm the character or appearance of the conservation area. Limited views could be taken from Harmood Grove to the rear of these properties; however, the proposed works would not appear prominent when viewed in the context of the rear elevations of neighbouring properties".*
- 6.6. In summary, it is clear the proposals have been conceived and presented in an entirely reasonable manner, consistent with the Council's own policies and approaches previously. It is therefore requested that the appeal is allowed.