



PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT

HOUSEHOLDER PLANNING APPLICATION

Rev 00

August 2017

GROUND FLOOR FLAT, 3 AKENSIDE ROAD, LONDON NW3 5BS

**Amalgamation of planning consents 2015/1207/P and 2014/1925/P,
with minor amendments**

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1.0 Introduction

- 1.1 Nos. 2 & 3 are a pair of semi-detached residential properties located on the east side of Akenside Road.
- 1.2 No. 3 has been divided into three units of flatted accommodation. It is the ground floor flat only which is included in this application.
- 1.3 The property is not listed but does lie within the Fitzjohns & Netherhall Conservation Area.
- 1.4 The paired property, No.2, is currently undergoing full refurbishment under the planning consent 2015/0851/P, which included full-width rear extensions to both No.2 and the ground floor flat of No.3.



- 1.5 A separate planning permission 2015/1207/P, identical to the relevant parts of 2015/0851/P, was then received for the rear extension at No. 3.
- 1.6 This application is for amalgamation of this consent 2015/1207/P with the previously granted consent 2014/1925/P, with the following minor amendments:
 - Shape of the wing of the single storey rear extension;
 - Green roof and the extent of the first floor rear terrace;
 - Facade of the single storey rear extension;
 - Height of the window on the side façade;
 - Internal layout.
- 1.7 The Arboricultural Impact Assessment and Daylight & Sunlight Report have been prepared and are submitted as part of the application package.
- 1.8 This statement describes the proposed amendments and explains how they accord with the Council's relevant Planning Policies and other guidance.
- 1.9 It is set out in the following way:
 - 2.0 Site Analysis
 - 3.0 Planning History
 - 4.0 Relevant Planning Policy
 - 5.0 Analysis
 - 6.0 Summary & Conclusions

2.0 Site Analysis

- 2.1 Nos. 2 & 3 are a pair of semi-detached residential properties located on the east side of Akenside Road. The properties comprise three floors of accommodation. As noted in Section 1, No. 3 has been converted to form three separate flats - ground, first and second floor units, and this application relates to the ground floor flat only.
- 2.2 The Conservation Area Appraisal Statement notes that both buildings positively contribute to the character of the area.
- 2.3 The rears of the houses however are well screened from public views and from the wider Conservation Area by the properties themselves and the houses in the surrounding streets, Wedderburn Road and Lyndhurst Road. It is clear therefore that extensions to the rear would have no street scene and very little general visual impact.
- 2.4 The gardens of the properties and their neighbours also benefit from a reasonable amount of mature landscaping. The landscaping and some larger trees provide screening and privacy to the garden areas which are therefore pleasant private spaces.



Aerial view of the site

- 2.5 The properties are constructed of brick with render at first floor level and have traditional tiled roofs.
- 2.6 At the rear ground floor level both properties had single storey rear wing projections and bay features. No 3 has been extended to link the bay to the wing; a balcony has also been added to its first floor rear. A full-width rear extension is currently being completed at No. 2, as part of a full refurbishment project.

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Rear view of the property

- 2.7 The surrounding streets are characterised by similar residential properties, some detached but mostly set in semi-detached pairs.
- 2.8 Most of the properties in this and neighbouring streets benefit from reasonably sized rear additions at ground floor level. In most cases the extensions are similar to their neighbours in terms of form and depth, particularly where the properties are semi-detached pairs. This assists in retaining balance and ensuring the amenity of neighbours is protected.



Aerial view along Wedderburn Road (parallel to Akenside Road)

3.0 Planning History

3.1 The majority of entries in the planning register relate to periodic pruning and coppicing works to site trees.

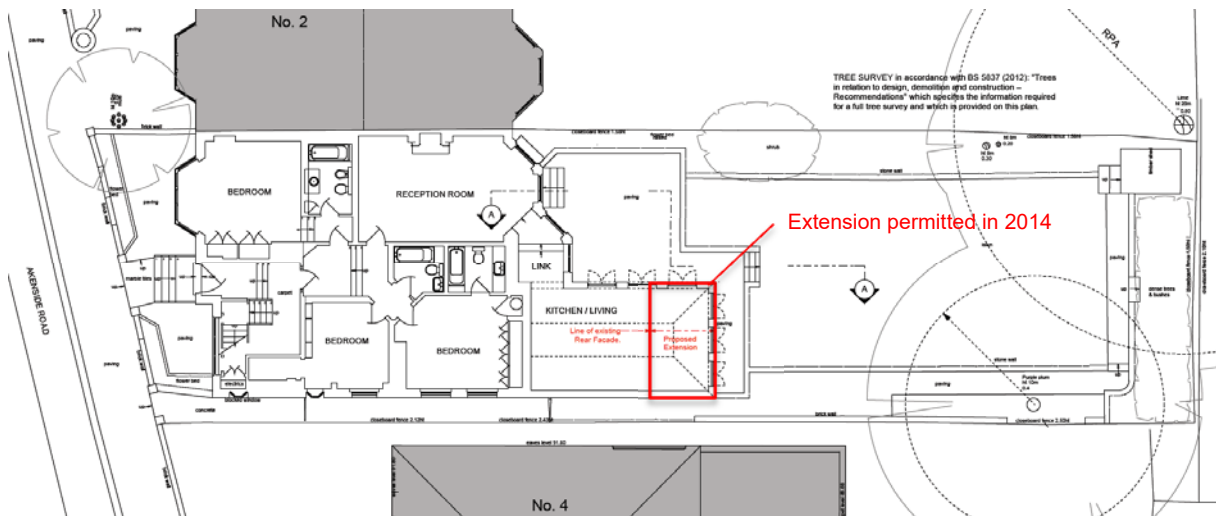
3.2 The following entries are relevant to the current application:

84/01275 - Change of use to create two self-contained flats and one maisonette.

3.3 This application, granted on 30 August 1984, enabled the subdivision of No. 3 and to create the three unit layout evident on site today.

2014/1925/P - Erection of Single Storey Rear Extension

3.4 On 27 March 2014 planning permission was granted for a single storey rear extension to the existing/original single storey wing at No.3 as shown below.



Approved plan

3.5 When approving the application the following extracts from the officer's report are of relevance:

2.1 The main considerations in relation to this proposal are the proposed design of the rear extension including the impact on the host building and the conservation area, and the impact on the amenity of neighbours.

2.5 The rear extension is not visible from the road frontage and is therefore considered acceptable in terms of the impact on the conservation area."

3.6 In summary in determining a proposal for the rear extension at No. 3 the Council considered that:

- It should preserve or enhance the character of the host building;
- It should take account of the design of the property;
- It should be sympathetic to the main building;
- The proposals were not visible from the frontage and so would not harm the wider conservation area.

2015/0851/P - Excavation of basement level and the erection of a single storey rear extension. Conversion of garage for use as habitable residential space and other associated alterations.

3.7 On 12 September 2016 planning permission was granted for full refurbishment of No.2. The proposals were initially for basement and rear extensions at both Nos. 2 & 3; then the basement under No.3 was omitted.

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3.8 The proposal provided for the fully symmetrical rear extensions to both houses.



Approved rear elevation

3.9 Although a number of applications for amendments have been since submitted, they did not affect the rear extension, and works to No.2 currently appear to be progressing in line with this permission.

2015/1207/P - Erection of a single storey rear extension.

3.10 This planning permission was for the works to No 3 already applied for under 2015/0851/P, presumably in order to allow their independent procurement. The permission was granted on 22 June 2016.

4.0 Relevant Planning Policy

Camden Council Local Development Policies

- 4.1 Policy DP24 seeks 'High Quality Design' in all new planning proposals. Amongst a number of criteria it requires that new development respects the context and setting of the area in which it is located, has regard to the scale of neighbouring development, utilises quality materials and provides visual interest.
- 4.2 Policy DP25, Conserving Camden's Heritage advises that only development which preserves or enhances the conservation area will be permitted. It emphasises the Council's desire to retain trees of value within the streets and within garden areas.
- 4.3 Policy DP26, Managing the Impact of Development on Occupiers and Neighbours seeks to protect neighbours from adverse effects of new development. Development should not result in a loss of privacy or outlook or lead to overshadowing nor should there be a loss of daylight or sunlight.
- 4.4 It also seeks to ensure that new development provides a good standard of internal accommodation for future occupiers.

Camden Planning Guidance 1 (Design)

- 4.5 CPG1 states that rear extensions should be designed to:
 - be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
 - respect and preserve the original design and proportions of the building, including its architectural period and style;
 - respect and preserve 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 the 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.

Fitzjohns & Netherhall Conservation Area Statement

- 4.6 Policy F/N1 (new development): New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.
- 4.7 Policy F/N8 requires that new materials ... should be chosen to closely match the original, whereas generally the use of the original (or as similar as possible) natural materials will be required.
- 4.8 Policy F/N19 (rear extensions/conservatories) recognises 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

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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.

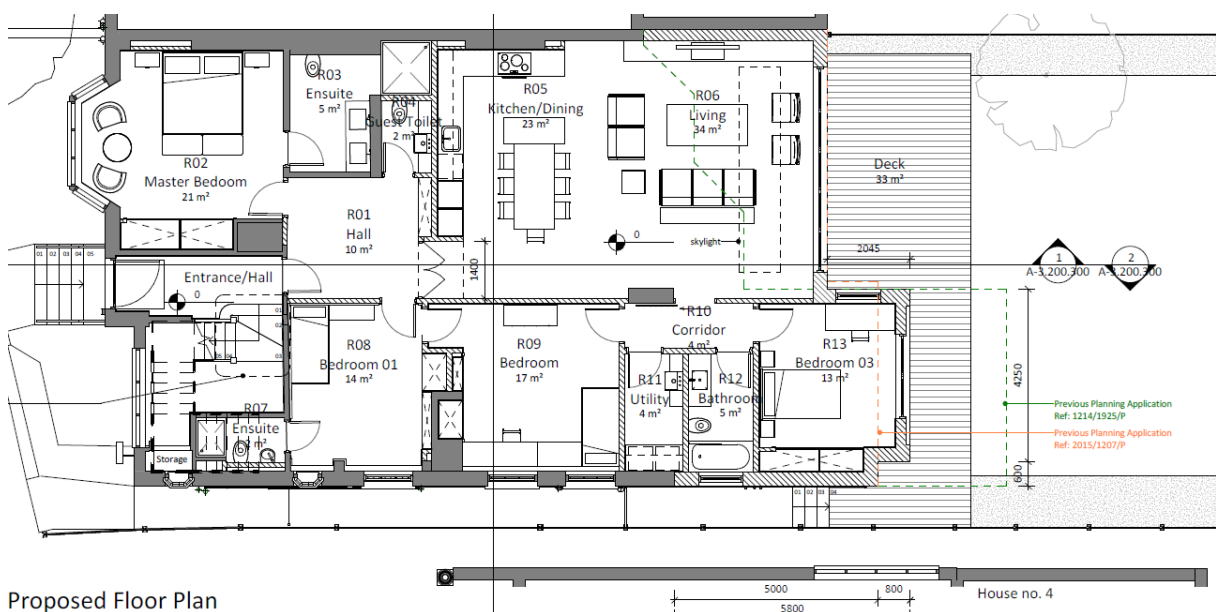
- 4.9 Policy F/N20 (rear extensions/conservatories) requires extensions to be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.
- 4.10 Policy F/N21 (rear extensions/conservatories) states that rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

5.0 Analysis

- 5.1 The proposed amendments take into consideration the following findings:
- 5.2 As established in the previous planning history, the rear facades of Nos. 2 & 3 are hardly visible from anywhere in the public realm, whereas the ground floor level remains entirely hidden.
- 5.3 Due to the dense vegetation along the boundaries (particularly between Nos. 2 & 3) there is no viewing point anywhere in the realm from which the facades of both proposed rear extensions could be seen together in their entirety.
- 5.4 Although the paired houses Nos 2 & 3 are almost symmetric, the size and location of windows and chimneys, as well as decorative details, varies – as it is the case with most pairs of semi-detached houses in the area. There are also some differences attributed to the staggered position of the pair in relation to Nos. 4 & 5, e.g. the garage at the front of No 2. The extension of the rear wing at No. 3 permitted in 2014 was going to enhance this asymmetry.
- 5.5 On the balance of these considerations, the two identical and entirely symmetric rear extensions proposed in 2015-2016 appear to be a rather mechanic solution, whereas some departures from this total symmetry might be more in keeping with the character and scale of the conservation area.

Shape of the wing of the rear extension

- 5.8 The rear elevations at both No. 2 (prior to the current refurbishment) and No.3 were laid out with a projecting wing element with a bay adjacent to the party boundaries. The bay at No. 3 was historically altered to link to the wing projection. In determination of the application 2015/0851/P, it was considered important that the form of the existing single storey wing elements was retained with the infill sections subordinate to them. This was achieved by setting back the infill element at No. 2 from the wing.
- 5.9 The infill at No. 3 was drawn in the same way. However, No. 3 already had permission to extend the wing further into the garden (2014/1925/P).



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5.10 We therefore propose to make the wing 0.77m (significantly less than 2.7m permitted in 2014) longer than the existing wing of No. 3 and the newly built wing of No.2, in order to provide even clearer subordination. Internally, this will provide a better quality of residential accommodation.

5.11 In order to maintain daylight currently available for the ground floor window of No. 4, the extended wing is set back both in plan and in height along the boundary. In this regard, the proposed shape is an improvement to the scheme consented in 2015-16, as it follows the profile of the existing extension. The enclosed Daylight & Sunlight report demonstrates that no unacceptable loss of light would occur.



5.12 We therefore believe that the proposed amendment of the shape of the wing would not have an adverse impact on the architectural integrity of the building, character of the Conservation Area and the amenity of the adjacent properties.

Flat roof of the rear extension / terrace to No. 3

5.13 When No. 3 was converted to form three flats, a balcony was provided at first floor level.

5.14 A first floor rear balcony was permitted at No. 2 by 2015/0851/P, whereas the form of the balcony on top of the proposed rear extension to No. 3 was to be adjusted to match that of No. 2. The rest of the roof surface was proposed either as lq-covered pitches or simply "flat roof".

5.15 We propose to use low-maintenance sedum green roof and gravel on the flat areas at No. 3. This will contribute to the biodiversity of the site and create much more attractive appearance of the new roof, thus enhancing the amenity of the upper flats.

5.16 We also propose to increase the size of the terrace over the wing. This part of the balcony would be set 6.4 m from the boundary with No. 2, preventing any material overlooking. It would be also set 3.1 m back from the parapet of the wing, preventing any major overlooking into the garden below. Therefore, the amenity of neither No. 2 nor No. 3 will be adversely affected. The increased balcony will have no adverse impact at No. 4 either, as it would be set 2 m back from the boundary and due to the staggering of the houses.

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5.17 The balustrade of the terrace is proposed as frameless structural glass. This is considered a discrete solution, which would reduce the visual presence of the balustrade and would not distract from the shape and character of the host building.

5.18 The proposals have been discussed and agreed with the owners of the first floor flat at No. 3.

Facades of the extension.

5.19 In order to increase the standard of internal accommodation for the occupiers, we propose a large folding door from the Living room into the garden.

5.20 The proposed extension would be constructed utilising brickwork to match the host property and the adjacent extension. The parapet detail of the central part, the height of the openings and the “soldier” brick course above them will be the same on both extensions. The proposed differences will include: one opening in the central part instead of two; straight tops of the openings; simpler design of the fenestration; brick parapet in lieu of a stucco cornice on the wing.

5.21 As observed in 5.2 – 5.3 above, the facades of the two extensions will be never really seen in conjunction, with the exception of the parapet of the central part.

5.22 As observed in 5.4 – 5.5 above, minor departure from the total symmetry of the two extensions to Nos. 2 & 3 while maintaining clear relationship between them and the host building, might be more in keeping with the character and scale of the conservation area.

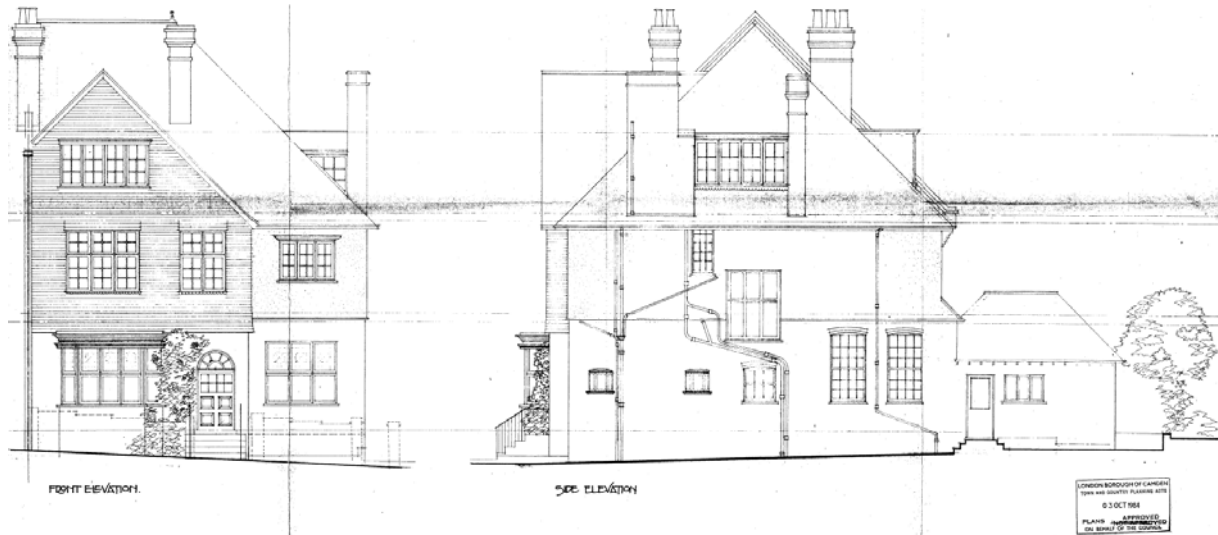


5.23 It is therefore considered that the proposed amendment to the façade of the extension will be acceptable as a successful way of enhancing both the residential accommodation and the appearance of the properties.

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Height of the window on the side façade

5.24 The low window in the centre of the side façade was originally under the landing of the stair. During the conversion in the 1980s, the large window above was significantly reduced and moved higher, randomly changing the original composition of the façade.



Facades of No. 3 prior to conversion in the 1980s

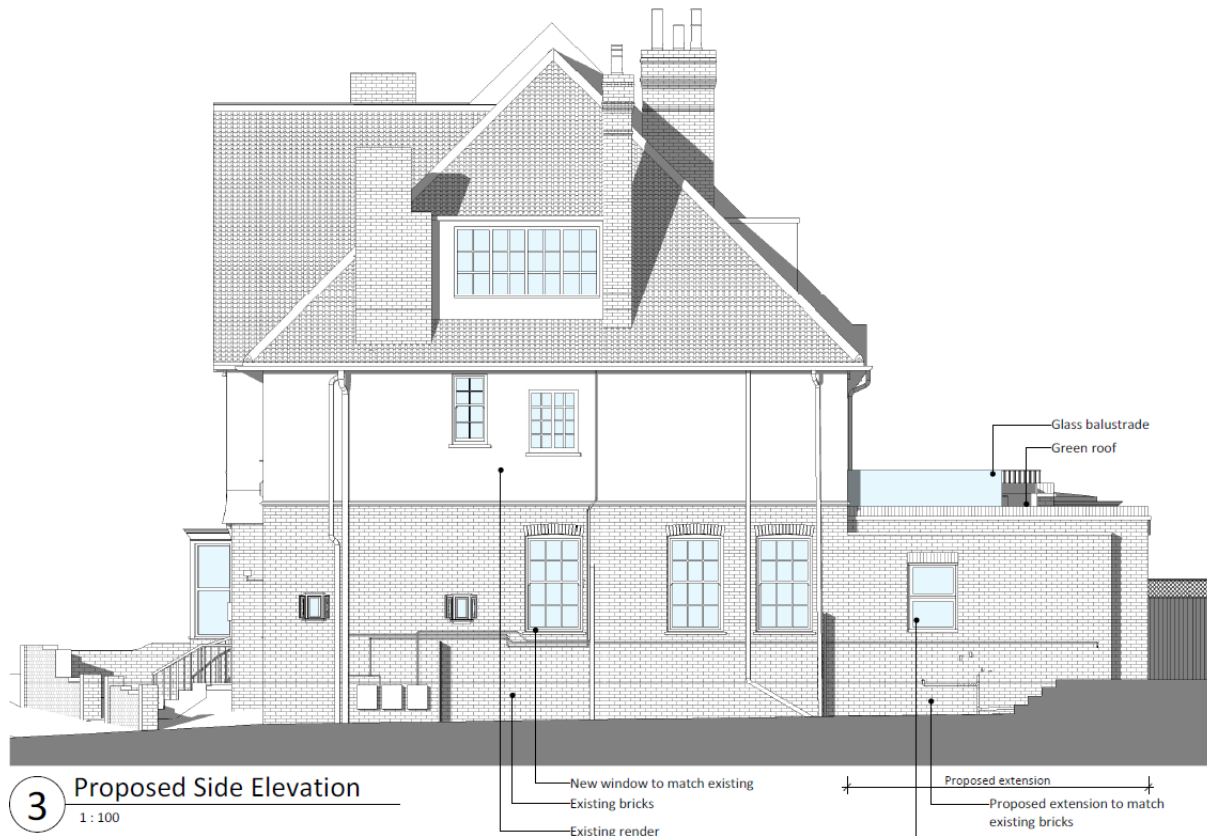
5.25 We propose to increase the height of the ground floor bedroom window, making it identical to the two windows on the right, in order to enhance the quality of the residential accommodation. It is anticipated that the proposal would not harm the character of the building and the conservation area; instead, it would rectify the visual damage caused by the previous unbalanced alteration.



Overlay of No. 4 on the existing façade of No. 3

5.26 The existing window is 1m from the boundary with No. 4. The house on the other side of the boundary is also set back by 1m. The houses are staggered, and the window in question looks towards the street. Therefore, the increased size of the bedroom window is not going to cause loss of privacy to the adjacent property.

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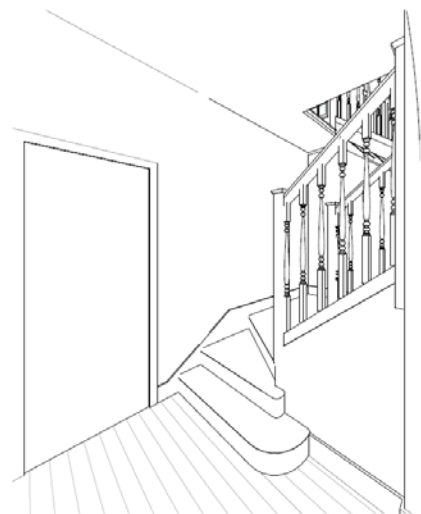
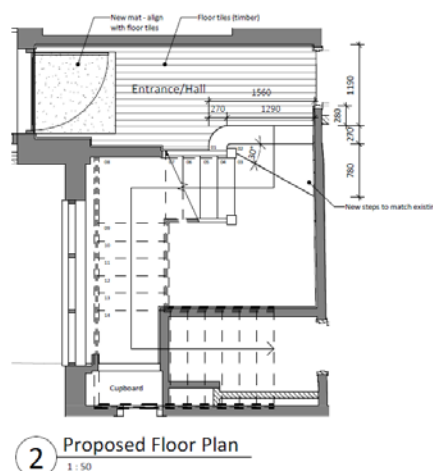
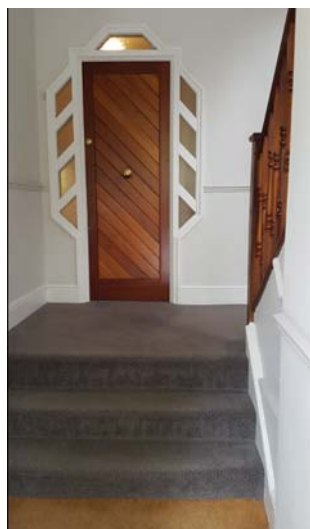


Internal layout

5.27 We propose a new internal layout, which would provide a higher quality of accommodation as compared to the one previously approved.

5.28 As part of the internal alterations, we propose re-modelling of the bottom of the public stair in order to remove the three steps in front of the entrance to the ground floor flat and the corresponding steps inside the flat.

5.29 The proposals have been discussed with the owners of the first floor flat.



Public stairs in front of the entrance to the ground floor flat – existing & proposed

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6.0 Summary & Conclusions

- 6.1 This application proposes to amalgamate the planning consent 2015/1207/P with the previously granted consent 2014/1925/P, with a number of minor amendments.
- 6.2 The proposals have been designed having regard to the sites character, opportunities and constraints and incorporate the observations made by Officers in determination of the previous applications.
- 6.3 The application is supported by the necessary technical documents (Arboricultural Survey, Tree Protection Plan, Daylight & Sunlight Report) which demonstrate that the proposals can be constructed without detriment to the natural or built environment and similarly would not harm the amenity of any neighbouring properties.
- 6.4 The proposals accord with Development Policies DP24, DP25 and DP26 as well as Camden Planning Guidance Policy 1 and Fitzjohns & Netherhall Conservation Area Statement.
- 6.5 Officers' support for this application is therefore requested.