

DESIGN AND ACCESS STATEMENT

34 INGHAM ROAD, LONDON, NW6 1DG

INTRODUCTION:

This statement supports a retrospective Householder Application for the erection of a dormer to the principal roof and a dormer to the outrigger at the rear of the property. Please find enclosed:

- Existing Floor plans, elevations and sections
- Proposed Floor plans, elevations and sections
- OS Plan
- Householder planning application form
- CIL application form
- £172 BACS Fee

SITE DESCRIPTION:

The appeal site is located on the north side of Ingham Road and is a mid-terrace single family dwelling within a stepped terrace of paired, two storey houses, many of which also have accommodation within the roofspace. The property is three storeys high at the rear and has a full width dormer roof extension and rear dormer “pod” over half the length of the two-storey outrigger, which form the basis of this application. The property is constructed of red brick, but has been painted on the front elevation, and has a concrete tile roof. The site is not listed and is not located within a conservation area. At the rear, all the properties have two storey additions, many now with flat roofs. The rear of the properties on the north side of the street are not visible from the public realm, surrounded by residential dwellings. Extensive alterations and additions have been undertaken to the rear of the properties on Ingham Road, Burrard Road and Weech Road, including many flat roof dormers, pod extensions and roof terraces of varying sizes, styles, designs and materials of construction.

PLANNING POLICY:

- National Planning Policy Framework (2012)
- London Plan 2016
- LDF Core Strategy and Development Policies 2010
 - CS5 Managing the impact of growth and development
 - CS14 Promoting high quality places and conserving our heritage
 - DP24 Securing high quality design
 - DP25 Conserving Camden’s heritage
 - DP26 Managing the impact of development on occupiers and neighbours
- Camden Planning Guidance
 - CPG1 Design (2013)
 - CPG6 Amenity (2011)

PLANNING HISTORY:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2016/5069/P	34 Ingham Road London NW6 1DE	Alterations to the rear elevation at second floor level, including the creation of a roof terrace above two storey outrigger enclosed by new balustrade and privacy screens, and replacement of existing rear dormer window with a door.	APPEAL DECIDED	04-10-2016	Refused
2015/7260/P	34 Ingham Road, London, NW6 1DE	Erection of rear dormer roof extension and "pod" roof extension above part of two storey rear addition.	FINAL DECISION	25-01-2016	Granted

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2014/5311/P	34 Ingham Road London NW6 1DE	Proposed rear dormer to replace existing and rooflights to front roofslope.	FINAL DECISION	20-08-2014	Granted
2009/3915/P	34 Ingham Road, LONDON, NW6 1DE	Erection of a single storey side and rear extension to residential dwelling (Class C3)	FINAL DECISION	24-08-2009	Granted
2009/1968/P	34 Ingham Road London NW6 1DE	Erection of a single storey rear extension to dwellinghouse.	FINAL DECISION	22-05-2009	Refused
33461	34 Ingham Road, NW3	Change of use and works of conversion to provide two self-contained flats.	FINAL DECISION	14-12-1981	refusal

PROPOSAL:

The application is retrospective as the works have been completed. It was intended that the roof extension would be built under Permitted Development but as the build continued, the extensions were completely slightly larger than Permitted Development requirements.

It should be noted that both the Council and a Planning Inspector viewed the built extensions at close range as part of the previous appeal and both substantiated the completed works as permitted development. No concerns were raised by either the Planning Officer or the Planning Inspector.

Without prejudice, the rear pod extension has been built slightly higher than the permitted development requirements. It is contended that the minor increase in volume of the roof extension above the permitted development allowances are not significantly harmful to either the host dwelling or the wider streetscape, which is characterised by roof extensions of varying forms and sizes. The property is not in a conservation area and the roof extensions cannot be seen from the public realm.

The Council's SPD states that roof extensions would not be acceptable in certain circumstances. These are considered with regard to the built extensions below;

Paragraph 5.8 of the 'Design' SPD states that a roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene:

- There is an unbroken run of valley roofs
 - *We contend that there is no unbroken run of valley roofs along Ingham Road, most of the properties have rear roof extensions.*
- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;
 - *The roof line of Ingam terrace is not unimpaired by alterations or extensions, quite the opposite.*
- Buildings or terraces which already have an additional storey or mansard;
 - *The property did not have an additional storey or mansard roof.*
- Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;
 - *The property is not higher than the neighbouring property.*

- Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;
 - *The roof line is not exposed.*
- Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;
 - *Many of the properties have roof additions and pod extensions have been approved at Nos.23 and No.34 such that the principle of a pod roof extension has been accepted by the Council.*
- The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;
 - *Pod roof extensions have been approved at Nos.23 and No.34, such that the principle of a pod extension has already been accepted by the Council.*
- Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;
 - *All of the pairs of buildings in the terrace have nominal stepped rooflines. The pod roof extension has no impact at all on and does not detract at all from this variety of form.*
- Where the scale and proportions of the building would be overwhelmed by additional extension.
 - *The pod extension is only slightly larger than the permitted development regulations allow for. As a result the pod is not of any significant greater size that the scale and proportions of the building would be overwhelmed by additional extension.*

In accordance with the guidance set out in Paragraph 5.11 of the 'Design' SPD, which relates specifically to dormers, the following can be concluded with regards to the built roof extensions;

- *The addition of the roof dormers are sensitive changes which maintain the overall structure of the existing roof form.*

The SPD states that proposals that achieve this will be generally considered acceptable, providing that the following circumstances are met:

- a) The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow pitched roofs.
 - *The existing roof was sufficient to allow adequate habitable space without the creation of disproportionately large dormers. The dormers that have been built are not disproportionate and not significantly harmful to the host property or the wider roofscape.*
- b) Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation (see Figure 4). Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.
 - *The dormers do not cut through the roof ridge and are sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance.*
- c) Dormers should not be introduced where they interrupt an unbroken roofscape.
 - *The dormers do not interrupt an unbroken roofscape.*
- d) In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface.
 - *The number and alignment of the windows relate to the façade below.*
- e) Where buildings have a parapet the lower edge of the dormer should be located below the parapet line (see Figure 4).
 - *Irrelevant to this application.*
- f) Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

- *The materials do complement the main building and the wider townscape.*

SUMMARY

To summarise, the roof extensions that have been built still accord with the Council's SPD and planning policies, despite having been slightly larger than the Permitted Development allowances. The roof extensions do not harm the appearance of the host property or the appearance of the wider terrace.

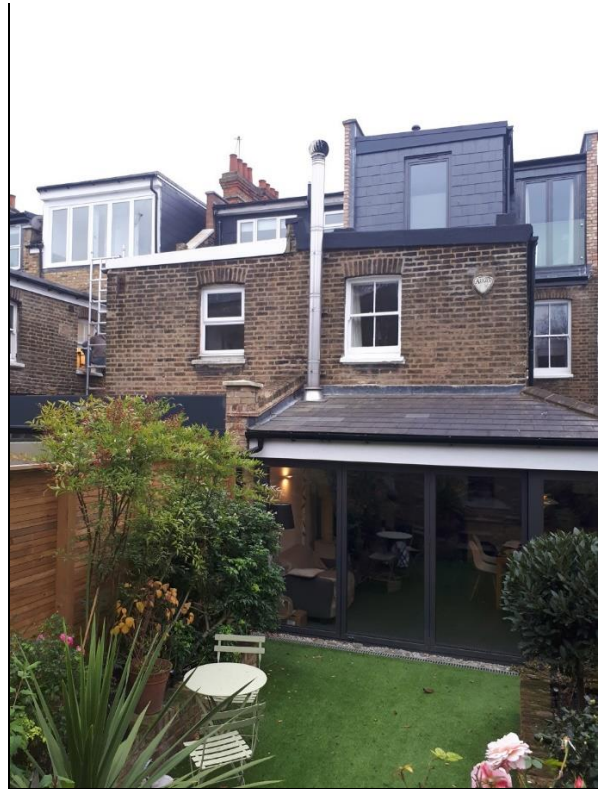
Appendices included below.

APPENDIX 1

Photographs showing the variety of roof extensions close to the application site



Photograph showing the variety of rear roof extensions surrounding the application site.



Rear elevation of No.34 showing built extensions showing extension to main roof is lower than that at No.30 Ingham Road (left of photo).