



NEXT PHASE

PLANNING & DEVELOPMENT

Submission to the Planning Inspectorate

Statement of Case due to the refusal of planning permission in accordance with
Section 78(1) of the Town and Country Planning Act 1990

Local Planning Authority: London Borough of Camden
Application No: 2017/4069/P

Statement of Case to the Planning Inspectorate for a rear gable roof extension,
erection of two side dormers to the rear of the building, installation of four rooflights
(1 x front, 3 rear on the roof of new dormers) and conversion of loft space to extend
existing upper level flat (C3) at First Floor Flat, 209 Fordwych Road, London,
NW2 3NH

STATEMENT OF CASE

On behalf of Christie Okpe

October 2017



RICS[®]

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Statement of Case – 2017/4069/P

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Christie Okpe

October 2017

Author	Christopher Whitehouse MRICS BSc (Hons) RICS Accredited Expert Witness Chartered Planning and Development Surveyor
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CONTENTS

Item	Description
1.0	Introduction
2.0	Statement of Case
3.0	Conditions of Planning

1.0 INTRODUCTION

- 1.1 This Statement of Case has been prepared for the attention of the Planning Inspectorate in accordance with Section 78(1) of the Town and Country Planning Act 1990 on behalf of the appellant, Christie Okpe.
- 1.2 This report provides a statement of case against the refusal of planning permission issued by the London Borough of Camden Council on 2nd October 2017 in accordance with the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.3 The application proposes a rear gable roof extension with the erection of two side dormers to the rear of the building together with the installation of four rooflights and the conversion of loft space to the existing upper level flat of 209 Fordwych Road, NW2 3NH.
- 1.4 This statement provides a clear explanation of the statement of case and directly responds to the reason for refusal issued by the London Borough of Camden Council which was subsequently provided within their Decision Notice.
- 1.5 This application has been made with the intention of appealing via written representations and refers to documentation throughout that formed part of the application submission and is noted in the appeal submission documentation list.

2.0 STATEMENT OF CASE

2.1 Reason for Refusal

The London Borough of Camden Council refused the application for a single reason which is contested by the appellant and as such the statement of case against the reason for refusal is outlined throughout this chapter.

2.2 The appellant's case is as follows:

- The development accords with the principles of the Development Plan, meeting the criteria of relevant policies where they apply. Where it does not accord with design guidance material considerations outweigh any lack of accordance.
- The development installs a high quality set of extensions to an existing home that facilitates the improvement and growth of a family home which is for the benefit of the localised housing supply.
- The development by way of its installation offers no significant harm to the localised area nor to the streetscene given the existing baseline of provision of existing extensions to the housing supply within the streetscene.
- The development offers no detrimental impact on any infrastructure matters on the surrounding area.
- The development does not consider to offer any overarching harm with regards to its impact upon the localised streetscene or character and appearance of the area.
- The development brings forward a design that facilitates an improvement to a family home in a manner that outweighs any potential harm that can be applied to it in Development Plan terms.

2.3 Reason for Refusal

“The proposed roof extensions by reason of their design, height, massing, scale and location, would create incongruous additions to the host building that would have a detrimental impact upon the character and appearance of the host and adjacent buildings as well as the area generally, contrary to Policies A1 (Managing the Impact of Growth and Development) and D1 (Design) of the London Borough of Camden Local Plan 2017 and the Fortune Green and West Hampstead Neighbourhood Plan 2015”.

2.4 It is the appellant’s case that the introduction of the proposed development of features offer no detrimental impact on the character and appearance of either the host nor adjacent buildings nor the character and appearance of the streetscene and the wider area.

2.5 It is considered that the incorporation of the extensions as identified in the application are in accordance with the baseline of acceptability within the wider streetscene. This is predominantly identified by way of the existing baseline of development, scale and height of the existing housing supply within the remainder of the street.

2.6 Property Number 211 Fordwych Road, as demonstrated in the application plans, provides numerous extensions which with regard to consideration of height, scale and impact upon the streetscene are significantly more incongruous than the comparably subservient extensions proposed in relation to this planning application. Nevertheless the extensions at 211 Fordwych Road are permitted, developed and form the predominant contribution to the character and appearance of the area with regard to the contribution of these pair of semi-detached dwellings.

- 2.7 With regard to the extent of the proposed development it is clear that its scale, massing and design are all of high quality that have been sensitive to its locality and offer minimal detrimental impact upon its most immediate receptors, namely the ground floor flat, the existing occupiers of 211 Fordwych Road but also those of 207, within a distinctly larger dwelling footprint.
- 2.8 The ability to attribute harm to the development with regard to its impact upon the character and appearance is significantly misjudged in Development Plan terms; the plans that have been submitted with the application demonstrate that the proposal offers an extremely limited impact upon the existing streetscene in comparison to the existing baseline. The vast majority of the proposed development, apart from an incremental view of the rear dormer and the introduction of a Velux rooflight is not visible from the character of the streetscene. The dormer itself faces onto a railway line, and has no substantive relationship with streetscene impact. The elements of the scheme that are visible from the streetscene are both a) consistent with the delivery of development already considered acceptable within the narrative of the street and b) significantly less impactful with regard to the delivery of scale and massing than other development introduced to surrounding dwellings.
- 2.9 Overall therefore it is not considered that the development can be acceptably considered to be offering a level of harm which is significant in Development Plan terms when considering the existing baseline. On the contrary, the development clearly facilitates a high quality improvement for the delivery of a family dwelling, a consideration that should be given significant harm in regard to the requirements of housing supply delivery within the London Borough of Camden's Development Plan aims.
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- 2.10 Overall therefore it is considered that where harm is identified in relation to the proposal against the Development Plan, such harm is significantly minor and cannot be said to be significant in National Planning Policy Framework terms. The harm is clearly outweighed by the material benefits of the case and the overall accordance with the principle of development in Development Plan terms.
- 2.11 It is respectfully requested therefore that the appeal is upheld and planning permission is granted for the proposal.

3.0 CONDITIONS OF PLANNING

- 3.1 Other than standardised conditions in relation to timings in the aforementioned plans, pre-commencement conditions in relation to the confirmed facing materials to be used for the implementation of the extensions and rooflights should be incorporated into any decision notice as an appropriate pre-commencement condition.

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www.nextphasedevelopment.co.uk

Head Office: Vantage Suite, Virage Point, Green Lane, Cannock, Staffs, WS11 0NH
Tel: 01543 571718 | Mob: 07967 799786

London Office: 16 Upper Woburn Place, London, WC1H 0BS
Tel: 0203 741 8225 | Mob: 07967 799786

Company No: 7525574. | VAT No: 156185595 | Registered in England and Wales



NEXT PHASE
PLANNING & DEVELOPMENT

HEAD OFFICE:

NextPhase Development Ltd
Vantage Suite, Virage Point
Green Lane, Cannock
Staffs, WS11 0NH
tel: 01543 571718

LONDON OFFICE:

NextPhase Development Ltd
16 Upper Woburn Place
London
WC1H 0BS
tel: 0203 741 8225

MANCHESTER OFFICE:

NextPhase Development Ltd
Peter House
Oxford Street
Manchester, M1 5AN
tel: 0161 209 3750



MAIL@NEXTPHASEDEVELOPMENT.CO.UK
WWW.NEXTPHASEDEVELOPMENT.CO.UK