

APPEAL STATEMENT

CLIENT:	R. MCGOVERN
PROJECT:	FLAT 2, 191 FORDWYCH ROAD, LONDON, NW2 3NH
PROJECT NUMBER:	A17-003
DOCUMENT NUMBER:	AP2
DOCUMENT SIZE:	A4
DATE:	DECEMBER 2017
ISSUE STATUS:	Planning
REVISION:	

PREPARED BY:

Justin Smith Architects
5 Queen Street, Derby, DE1 3DL
Tel: 01332 460044
Email: mail@justinsmitharchitects.co.uk
Web: www.justinsmitharchitects.co.uk

CONTENTS

1.0 Introduction 1

2.0 Appeal Site & Surroundings 1

3.0 The Proposal 1

4.0 Reasons for refusal 1

5.0 Policy Context 2

6.0 Conclusion..... 2

1.0 Introduction

This statement is prepared in support of an appeal on behalf of Mr Rob McGovern against the refusal of planning permission by Camden Borough Council for the erection of a single-storey rear extension to 191 Fordwych Road, London.

2.0 Appeal Site & Surroundings

The appeal site is located at 191 Fordwych Road within the North-West London Borough of Camden. The sites location benefits from good connections to local amenities, with its proximity to Cricklewood and connective links to central London.

The building is typical Victorian semi-detached housing stock which has been converted into 3 individual flats. Access to the appeal property (Flat 2) is via a shared stairwell at first floor level. There is access via the side of No.191, although as this is not under the ownership of the appellant, agreement is obtained via the neighbour.

Flat 2 is situated to the rear of the building (191) and includes accommodation at ground floor and first floor level, together with the rear garden.

The surrounding character of neighbouring buildings consists largely of a residential context with several Victorian villas which have either been similarly converted into flats or remain as semi-detached dwellings. Most the building stock has been renovated and extended through roof dormers, side and rear extensions.

The main materiality feature of the street scene consists of traditional red brick, render, slate roofs, along with Victorian detailing on window cills, lintels, decorated eaves treatments and two storey bay windows.

However, the appeal property, being situated at the rear, does not address the street scene of 191 Fordwych Road as it is situated wholly to the rear of the property. As the rear of the property is bounded by the Midland Mainline Railway, it is difficult to see the rear of the property from anywhere within the public domain.

3.0 The Proposal

The proposal is for a single-storey extension to the rear of 191 Fordwych Road, wholly on the land of Flat 2. The ground floor extension replaces a current flat roofed single storey extension. It is the case that if the Victorian property had not been converted to flats, then the ground floor addition could be classed as permitted development.

The styling is modern and articulate in its detailing. By virtue of its flat roofed design, the scale is sub-ordinate to the existing height of the Victorian building.

4.0 Reasons for refusal

The local authority has refused planning permission based on:

‘The proposed rear extension, by reason of its size, bulk, detailed design and materials, would result in an incongruous and excessively large addition that fails to respect the proportions and design of the host property and would thereby be harmful to the character and appearance of the

host property and the area generally, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.”

5.0 Policy Context

The proposal is not a listed building or a designated heritage asset, is not in a conservation area. We recognise however, that policy D1 (Design) of the London Borough of Camden Local Plan 2017 seeks to promote or reinforce local distinctiveness.

Policy D1 seeks to preserve amenity, reduce crime, promote sustainable development and high quality living space.

Policy D1 - 7.3 states the Council will welcome high quality contemporary design which responds to its context.

Paragraph 60 of the NPPF states planning policies and decisions should not attempt to impose architectural styles or tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

6.0 Conclusion

Its is our opinion, that the proposed design-

Maintains amenity space (49 sq.m of proposed amenity space would remain from the current 66 sq.m.). 49 sq.m of amenity space is adequate in the context of the size of the host property. Camden Policy D1 does not state any requirements on size of amenity spaces or the distance buildings should be from neighbouring boundaries.

The size – the extension as designed is 2.4m ceiling height internally, and 3m externally from ground level to top of parapet. This is an industry standard height for a single storey addition and therefore should not be viewed as excessively high.

The bulk – this is a single storey addition. We disagree that the bulk would be harmful and propose that it is indeed sub-ordinate to the original building. We also consider that the proposal is not within public view, and does not over shadow neighbouring properties.

Detailed design and materials – Camden Policy D1 - 7.3 states the Council will welcome high quality contemporary design, and Paragraph 60 of the NPPF states planning policies and decisions should not attempt to impose architectural styles or tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Incongruous and excessively large addition – again we contest it is indeed sub-ordinate to the original building. We also consider that the proposal is not within public view, and does not over shadow neighbouring properties.

It is considered that this proposal gives a high quality living environment to the host property, is sustainable, maintains adequate amenity, does not over shadow neighbours, is not in the public domain, so would not be harmful to the host property.

We have considered this application against social, economic and environmental factors with mutual dependency, a key fundamental requirement of the NPPF.

This statement has described the proposals, set out the relevant planning policy context and focused on the main material consideration pertinent to the determination of the appeal.

It is therefore respectfully requested that the appeal is allowed.