

8 ALDRED ROAD, LONDON NW6 1AN

PLANNING APPEAL - STATEMENT OF CASE

LPA REF: 2017/6346/P

Prepared By

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CONTENTS

	Page No.
1. INTRODUCTION	4
2. DESCRIPTION OF APPEAL SITE AND SURROUNDING AREA	5
3. RELEVANT PLANNING HISTORY	8
a. Appeal Site	8
b. Surrounding Area	10
c. Summary	12
4. POLICY FRAMEWORK	13
5. GROUNDS OF APPEAL	14
a. Rear/Side Infill Extension at Lower Ground Floor	15
b. Alterations to Rear Outrigger	16
c. Fenestration	16
d. Roof Extension	17
6. SUMMARY AND CONCLUSIONS	18
 APPENDICES	
1. Decision Notice 2017/6346/P, issued 23 rd February 2018	20

1.0 INTRODUCTION

- 1.1 This statement accompanies an appeal against the decision by the London Borough of Camden (“the Council” hereafter) to refuse planning permission for a single-storey rear and side infill extension, external alterations and roof extension at 8 Aldred Road, London NW6 1AN (LPA Ref: 2017/6346/P).
- 1.2 The following Reason for Refusal was set out in the Council’s decision notice (see Appendix One):
- “The proposed rear extension, dormer and windows, by reason of their size, materials and detailed design, would be incongruous additions which would be harmful to the character and appearance of the host building and the uniformity of the adjoining terrace, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy 2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan.”*
- 1.3 In light of the principal reason for refusal, section 2 of this statement first provides a description of the site and surrounding area to better understand the host building, site context, character and appearance.
- 1.4 Section 3 then provides a summary of planning history relevant to the case.
- 1.5 Section 4 details the policy framework against which the proposed development should be assessed.
- 1.6 Section 5 assesses the delegated officer report issued by Camden Council in refusing the development. This section sets out the appellant’s grounds of appeal.
- 1.7 Finally, section 6 summarises and concludes this assessment.

2.0 DESCRIPTION OF THE APPEAL SITE AND SURROUNDING AREA

2.1 The appeal site is situated between Finchley Road (A41) and Cricklewood, a short distance to the south of Hampstead Cemetery.



SITE LOCATION MAP

2.2 It is a two-storey dwellinghouse with lower ground floor which forms part of a terrace of 14 properties. Nos. 2-13 are characterised by their two-storey bay window features with hipped roofs, string courses at first floor level, and arched doorways. Some of these properties comprise the original brick facades, while others have been plastered and/or painted. None of the properties within the terrace are listed, nor is the appeal site located within a conservation area or area of townscape merit.



TERRACE OF NOS. 1-14 ALDRED ROAD (APPEAL SITE OUTLINED RED) (LEFT)
FRONT FAÇADE OF 8 ALDRED ROAD (RIGHT)

2.3 At the rear, the terrace is characterised by two-storey (ground and lower ground floor) outriggers which are arranged in adjoining pairs.

2.4 A number of properties such as nos. 3-6, 11 and 12 have full-width roof extensions. No. 11 has a first-floor extension with roof terrace atop its outrigger. It should be noted that No. 9 now has a full-width roof extension, which is not included in the images below.



AXONOMETRIC VIEW OF REAR OF TERRACE

2.5 Larger roof extensions and extensions to the rear outriggers are part of the established form and character of this part of Aldred Road. We provide a more detailed review of these extant extensions in section 3 of this Statement.



TOP: ROOF EXTENSIONS HAVE BEEN DEVELOPED AT NOS. 2-6, 9-11
 BOTTOM: ROOF EXTENSIONS ARE FULL-WIDTH AT THE REAR AT NOS. 6 & 9

3.0 PLANNING HISTORY

a) Appeal Site

2017/6346/P

- 3.1 The application which forms the basis of this appeal was validated by the Council on 11th January 2018. Prior to this, the site had no planning history.
- 3.2 The initial scheme sought various alterations and amendments to the building. These included a side infill extension to the rear, refurbishment and rearrangement of floor plans, refurbishment and enlargement of bedrooms, a first-floor extension atop the outrigger and a roof extension.



EXISTING REAR ELEVATION (LEFT)
AND SUPERSEDED REAR ELEVATION (RIGHT)

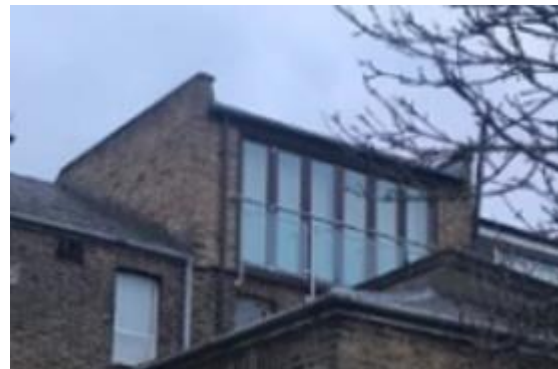
- 3.3 Before and after the application was officially validated by the Council, some correspondence was sent between the agent and the case officer on the acceptability of the initial design. In this correspondence, the case officer advised that while *“the limited and appropriate use of non-traditional materials can create a harmonious contrast, the proposed materials are not appropriate for the context and are not used extensively elsewhere in the street.”*
- 3.4 The case officer also raised concerns with the fenestration: *“Whilst not necessarily opposed to changes to the fenestration [for example to improve natural light into the building] for this application to be acceptable the windows would need to be extensively rethought to be more sympathetic in size and style to their context.”*
- 3.5 Apart from these criticisms, it was considered that the principle of rear and side infill extensions at lower ground floor level would be acceptable *“subject to addressing material and fenestration concerns”*. It was also accepted *“there may be some flexibility... on the principle of a roof extension, although the current design and materials are not considered appropriate for the context.”*
- 3.6 Following this correspondence, revised drawings and a planning statement prepared by NT+A were submitted by 16th February 2018.

3.7 As per the comments of the case officer, the first-floor element was omitted from the revised design in the interests of working positively and proactively with officers.



RENDERED PERSPECTIVES SHOWING CONTRAST BETWEEN ORIGINAL PROPOSAL (LEFT) AND REVISED PROPOSAL (RIGHT)

3.8 The proposed roof extension has also been amended to increase the use of glazing at the rear so as to appear more lightweight; the use of perforated sheet metal has been reduced in response to the concerns of the case officer regarding contextual materiality. It is designed in a similar manner to the roof extension at No. 6 Aldred Road.



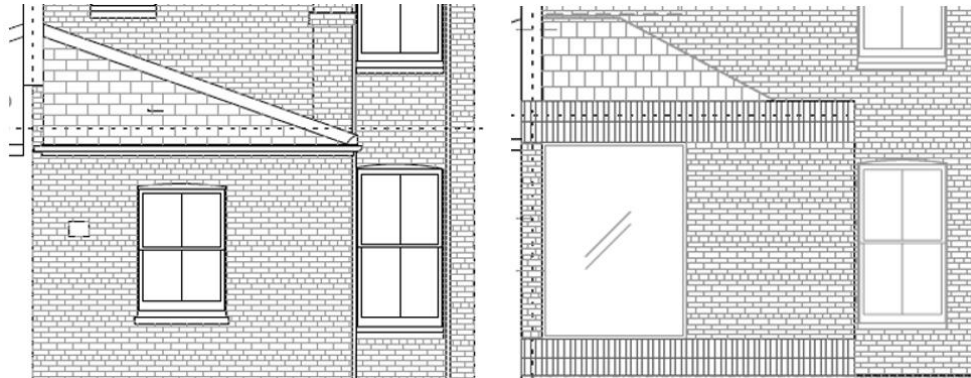
EXISTING ROOF EXTENSION AT NO. 6

3.9 The fenestration to the side of the ground floor outrigger would be altered to include three full-height windows, replacing the existing small windows. This would allow more daylight to the ground floor bedroom. Two soldier courses would run along the top and bottom of the outrigger to provide further interest.



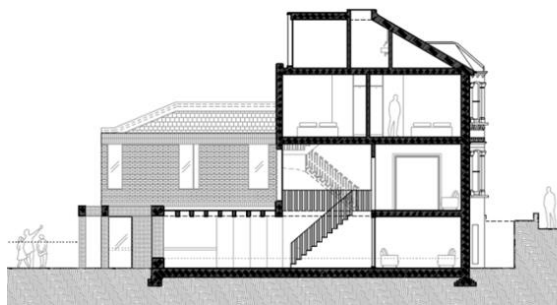
EXISTING AND PROPOSED SIDE ELEVATION OF OUTRIGGER FENESTRATION

3.10 At the rear elevation, the existing window on the rear of the outrigger would be replaced by a larger full-height window that would be framed between the two soldier courses. In line with the officer’s comments, this larger window would allow much more daylight to the bedroom, as well as to the circulation area further inside the property. Alterations were also proposed to the roof form of the outrigger.



EXISTING AND PROPOSED REAR ELEVATION OF OUTRIGGER

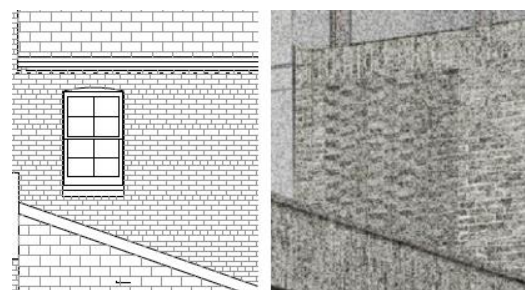
3.11 The revised roof extension is full-width across the roof space and is identical in scale and design to similar extensions on neighbouring properties. In contrast to the superseded drawings, the roof extension has been stepped in 500mm from the rear eave. The proposed roof form is found throughout the terrace of Nos. 2-13 and can be considered to constitute part of the pattern of development within the surrounding area.



(LEFT) REVISED SECTION
(RIGHT) ROOF EXTENSIONS TO NOS. 9 AND 11

3.12 With the omission of the first-floor rear extension, the smallest sash window within the rear elevation would be replaced with “hit-and-miss” brick detailing. This would serve to add additional interest to the rear façade.

3.13 The two larger sash windows along the right-hand side of the façade would be maintained, retaining the existing symmetry found within the rear elevation.



EXISTING SASH WINDOW AND PROPOSED HIT-AND-MISS BRICK
DETAILING

3.14 Despite these various revisions, the proposed development was refused permission on 23rd February 2018.

3.15 In their report, officers assert that as the existing outrigger is “part of an identical conjoined pair”, the proposed part-hipped/part-flat roof would “destroy” the symmetry of these two outriggers, thereby harming the appearance of the buildings “and the overall rear streetscape”. The proposed soldier course detailing was also seen to be an incongruous addition.

- 3.16 Furthermore, officers opposed the proposed fenestration, citing paragraph 4.7 of CPG1 which they claim requires the retention of original features such as timber sash windows.
- 3.17 The use of concrete as part of the rear and infill extension at lower ground floor level was seen to be similarly incongruous: *“while the Council welcomes the use of contemporary design where it responds to its context, the use of concrete for the construction of the lower ground floor extension is considered to give the impression of excessive bulk and to compete with, rather than complement, the character of the existing outrigger.”* Although officers acknowledge that the rear extension would not be visible from public views, it is considered that the rear extension *“would still cause significant harm to the local character considering that the site is significantly overlooked by neighbouring buildings”*.
- 3.18 While officers conceded that the principle of a roof extension was acceptable given neighbouring precedent, they considered that the proposed design was *“flimsy”* and of poor quality, *“particularly considering that it would be highly visible from neighbouring properties at the rear”*. In contrast, officers considered that extensions on neighbouring properties have a more *“robust”* appearance. Although it was noted that the roof extension had been setback by 500mm as advised, it was further considered that the roof form would result in the creation of an eaves gutter and would therefore conflict with CPG1, which requires that *“deep fascias and eaves gutters should be avoided”*.
- 3.19 Apart from these criticisms, it was found that the proposed development was acceptable in terms of respecting neighbouring residential amenity.

b) The Surrounding Area
2 Aldred Road (2012/0741/P)

- 3.20 An application for a full-width single-storey rear extension with side infill extension was approved by the Council in April 2012.
- 3.21 The approved works incorporated a significant amount of glazing, rising to a height of 3.5m at the rear; however, the use of contemporary materials was restricted to lower ground floor level.

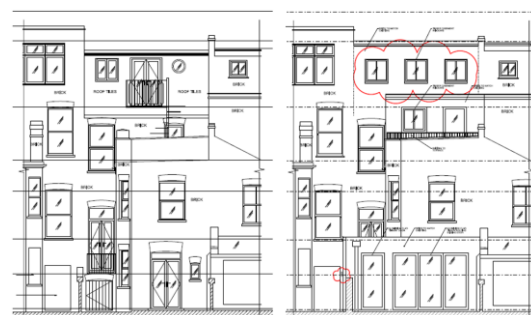


PRE-EXISTING AND APPROVED REAR ELEVATIONS

- 3.22 It was found that the approved works were in accordance with Policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the Council’s previous local development framework policies.

3 Aldred Road (2015/3109/P)

- 3.23 An application comprising single-storey side and rear extensions to the lower ground floor, a first-floor rear extension and alterations to the roof was approved in March 2016.



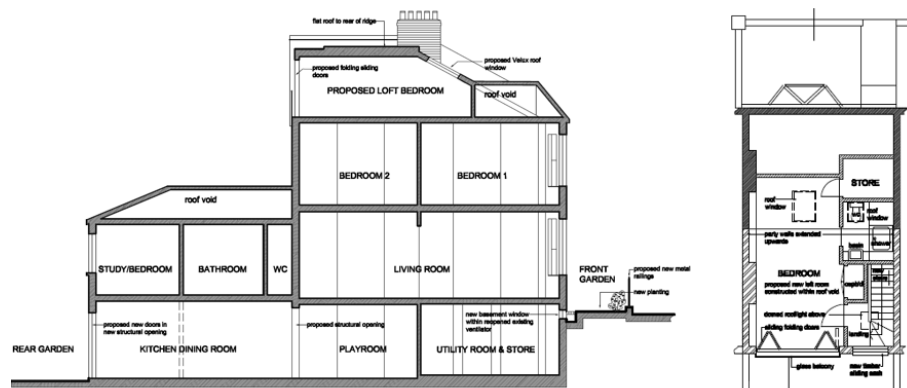
PRE-EXISTING AND APPROVED REAR ELEVATIONS

3.24 In their report, officers found that the proposed first-floor extension was acceptable in this case ***“given that Nos. 2, 3, 4, 5 and 6 Aldred have all extended directly upwards (thereby losing the original eaves), the fact the extension would not be full storey below the original eaves level is considered to be acceptable in this case.”***

9 Aldred Road (2013/5334/P)

3.25 An application for a roof extension, rooflights and alterations to door openings was approved in October 2013.

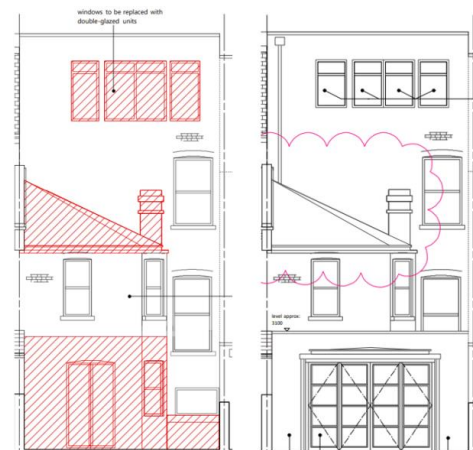
3.26 The approved full-width roof extension was flush with the rear façade and is typical of the terrace



APPROVED SECTION (LEFT) AND ROOF PLAN (RIGHT)

4 Aldred Road (2017/4526/P)

3.27 An application for a single-storey rear and side infill extension at lower ground floor level and various external alterations to the existing roof extension was approved on 5th December 2017.



PRE-EXISTING AND APPROVED REAR ELEVATIONS

3.28 When the application was first submitted, a first-floor rear extension was included within the proposed drawings. However, following advice from officers on the unacceptability of this element of the scheme, revised drawings were submitted which omitted the first-floor extension (as annotated above, right).

3.29 In their reports, officers acknowledge that ***“the prevailing pattern of development to the rear of properties along Aldred Road is characterised by large roof and first floor rear extensions that extend beyond the original eaves line of the host properties”***.

3.30 Officers conclude that because the proposed works were contained to the rear of the property, this would ensure that ***“no significant impact to the appearance of the surrounding area would occur as a result of the development, particularly given the existence of similar sized extensions of similar size.”***

c) Summary

- 3.31 In the revised drawings submitted during the course of the application, significant efforts were made to amend the scheme in line with the case officer's comments. These amendments included:
- Omitting the first-floor rear extension
 - Omitting the use of perforated sheet metal
 - Retaining the two most significant sash windows within the rear elevation
 - Stepping in the roof extension from the rear eave by 500mm.
- 3.32 Despite these amendments, the application was still refused on the basis that the revised design would disrupt the perceived "*uniformity*" of the terrace.
- 3.33 However, as has been demonstrated above and in Section 2 of this statement, the pattern of development within the terrace is characterised by variety, with first-floor extensions, roof terraces, roof extensions and large single-storey rear extensions that are readily apparent from the rear garden of the appeal site. In comparison with the substantial works that have been carried out to properties within the terrace in the recent past, it is considered that the proposed development is modest in scale and would represent a higher standard of design than has been implemented elsewhere.
- 3.34 The officer's comments on the perceived aesthetic integrity of the terrace are discussed further within Section 5 of this statement.

4.0 POLICY FRAMEWORK

4.1 The following documents comprise the relevant Local Development Framework, and are relevant to this proposal:

National

National Planning Policy Framework 2012

London

The London Plan (with consolidated alterations) 2016

London Borough of Camden

Local Plan 2017

Camden Planning Guidance 1: Design 2015

Camden Planning Guidance 2: Housing 2016

Fortune Green & West Hampstead Neighbourhood Plan 2015

5.0 GROUNDS OF APPEAL

5.1 The following Reason for Refusal was set out in the Council's decision notice:

"The proposed rear extension, dormer and windows, by reason of their size, materials and detailed design, would be incongruous additions which would be harmful to the character and appearance of the host building and the uniformity of the adjoining terrace, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy 2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan."

5.2 However, as has been established within the preceding sections of statement, the terrace has no uniformity whatsoever. From the rear garden of the appeal site, it is evident that the established pattern of development is heterogenous with many buildings within the terrace having been extended in variously different ways.



IEWS OF ROOF EXTENSIONS, FIRST-FLOOR EXTENSIONS AND
ROOF BALCONIES FROM REAR GARDEN OF APPEAL SITE

5.3 Furthermore, it is not understood why the character and appearance of an unremarkable terrace **from the rear** should be given so much weight to justify the refusal of what is a modest proposal that has already been significantly amended to respond to officers' concerns. In comparison to many approved schemes along the terrace, it is considered that the scale, detailed design and materiality of the proposed development represents a higher standard of design that would be complementary to the surrounding context while improving the quality of accommodation for the applicant and their family.

5.4 This sentiment is repeated within the Site Description of the case officer's report: *"The rear of several of these houses have seen alterations including roof and first floor extensions, but all retain a clear integrity of their original built form."*

5.5 Considering the extent to which neighbouring properties have been altered, it is considered that the proposed development would not appear incongruous within the surrounding pattern of development; furthermore, it is not obvious that the terrace retains a *"clear integrity"*, nor has any substantive justification been provided as to why the form of the rear building line should be so rigidly maintained given that it is of no heritage or townscape value whatsoever.

5.6 The Reason for Refusal and the case officer's report are examined in depth below.

a) Rear/Side Infill Extension at Lower Ground Floor

5.7 Paragraph 2.9 of the delegated report states the following:

“... the use of concrete is not part of the materials palette of the street. While the council welcomes the use of contemporary design where it responds to its context, the use of concrete for the construction of the lower ground floor extension is considered to give the impression of excessive bulk and to compete with, rather than complement, the character of the existing outrigger... While this rear extension would not be visible from the public realm, this would still cause significant harm to the local character considering that the site is significantly overlooked by neighbouring buildings.”

5.8 The officer’s claim that the proposed rear extension “competes with, rather than complements” the host building is an entirely subjective viewpoint that unfairly devalues the architectural merit of the scheme. While it is true that concrete is not used elsewhere on the terrace, this does not signify that the material cannot ever be used in an appropriately sensitive manner. Furthermore, there is no reference in the officer’s report acknowledging that the revised design attempted to overcome this concerning by omitting the use of galvanised sheet metal.

5.9 As demonstrated in the rendered images submitted as part of the revised drawings, the limited use of concrete would provide a distinctive and subservient counterpoint to the host building, which would continue to be primarily characterised by stock brick.

5.10 Elsewhere along the terrace, there have been approved extensions which incorporate contemporary materials; for example, a lower ground floor rear extension at 2 Aldred Road (LPA Ref: 2012/3109/P) measures 3.5m in height and utilises a high degree of glazing. In comparison, the proposed rear/side infill extension would measure 2.6m in height.

5.11 In light of this comparison, it is considered that the case officer’s assertion that the proposed extension would create “the impression of excessive bulk” for neighbouring properties is wholly implausible. As the extension only utilises concrete in a very limited capacity at lower ground floor level, it is considered that the case officer’s views are entirely unreasonable in this regard.



PROPOSED RENDERED PERSPECTIVE OF REAR



COMPARISON IN SCALE BETWEEN APPROVED EXTENSION AT NO. 2 (LEFT) AND PROPOSED REAR/SIDE INFILL EXTENSION (RIGHT)

5.12 As the proposed rear/side infill extension would be contained to the lower ground floor, it is considered that it would appear sufficiently subservient to the host building, integrating a high-quality counterpoint to the host building while respecting “*local context and character*” as required by Policy D1 of the Local Plan. Furthermore, Paragraph 4.7 of CPG1 states that the use of materials should “*complement the colour and texture of the existing building*”, and that contemporary materials “*may be appropriate but should be used sensitively*”.

5.13 In light of local policy requirements, it is considered that the rear/side infill extension is acceptable.

b) Alterations to Rear Outrigger

5.14 Paragraph 2.7 of the case officer’s report states the following:

“The current outrigger is part of an identical conjoined pair, and along a run of homogenous outriggers with similar massing, materials, detailing, fenestration and roof design. Some of these have been altered with the addition of part-length roof-terraces or first floor extensions, however they all retain their overall integrity and are characterised by symmetrical hipped roof ends.”

5.15 This is a contradiction in terms; by the case officer’s own admission, the outriggers of neighbouring properties have been heavily altered. This further undermines the case officer’s assessment that the terrace has a “*clear integrity*” and “*uniformity*” as mentioned in the Reason for Refusal.

5.16 In contrast with significant alterations evident throughout the terrace as seen from the rear garden of the appeal site, it is considered that the partial demolition of the existing hipped roof is of little significance, despite the case officer’s views on the character of the “*overall rear streetscape*”. By virtue of the fact that the rear of terrace is invisible to public views, it is apparent that the character of the terrace to the rear has no value in townscape terms; this is compounded by the fact that the terrace is neither statutorily nor locally listed, nor within a conservation area, nor designated as having any aesthetic value whatsoever.

5.17 The case officer’s critique of the proposed soldier courses based on the appeal site’s relationship with the neighbouring property at No. 10 is misplaced. Rather than appreciating what is a robust and high-quality design proposal that complements the surrounding built environment within a subtle and contemporary design idiom, the officer has mistakenly placed more value in the existing relationship between a pair of unremarkable outriggers. The proposed soldier courses would be formed from reconstituted stock brick and would add interest to what is a plain rear façade of little aesthetic merit.

5.18 Considering the Council’s policies within the Local Plan and CPG1 which encourage high-quality design, it is unfortunate that such a proposal would be refused on the basis of preserving the appearance of such an unremarkable building.

c) Fenestration

5.19 Paragraph 2.8 of the case officer’s report states:

“The amended fenestration, with large windows placed without vertical alignment or uniform spacing, would harm the character of the building and be unsympathetic to the context. Furthermore, the loss of timber sash windows on the outrigger and the replacement of the rear first-floor sash window with a hit and miss brick wall would be considered harmful to the character of the building and non-compliant with CPG4.7 which considers that these features should be retained.”

5.20 As mentioned previously within this statement, the case officer stated that he would “*not necessarily be opposed to changes to the fenestration [for example to improve natural light into the building]*”. This is exactly what has been intended as part of this proposal; by repositioning the rear window to the left-hand side of the outrigger, it is considered that the resultant larger window would allow more light to the associated bedroom, while allowing a greater amount of daylight to penetrate further into the rest of the dwellinghouse.

- 5.21 Furthermore, it is considered that alterations to the fenestration are appropriate to the context, given that alterations are contained entirely to the rear and away from public views. As with the proposed soldier courses, the case officer has shown unreasonable resistance to details which would add interest to what is a bland and unremarkable building. It is also evident that the case officer is being selective in their analysis of policy, as CPG 4.7 also states that ***“a harmonious contrast with the existing property and the surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old”***.
- 5.22 As a result of the proposal, the smallest sash window within the rear elevation would be replaced with “hit-and-miss” brick detailing. Contrary to the findings of the officer, this feature would serve to add additional interest to what is an otherwise nondescript façade. Furthermore, as the existing window is smaller and less significant than the other two sash windows within the rear elevation, it is considered that the existing symmetry would be appropriately retained as part of the proposal.
- 5.23 The two larger sash windows along the right-hand side of the façade would be maintained, retaining the existing symmetry found within the rear elevation.
- 5.24 As such, it can be considered that the proposed hit-and-miss addition is in fact compliant with CPG4.7.

d) Roof Extension

- 5.25 In Paragraph 2.10 of their report, the case officer considers that the proposed roof dormer extension is *“flimsy and not of a high-quality design... it would furthermore be incongruous with neighbouring roof extensions on the street, which have a more robust appearance... complete removal of the rear-pitched roof would result in the creation of an eaves gutter behind the newly-constructed parapet, contrary to CPG1 5.11d which states that deep fascias and eaves gutters should be avoided”*.
- 5.26 As commented previously within this statement, the proposed roof extension would be comparable to other full-width roof extensions within the terrace. It is considered entirely unreasonable that the case officer criticises the proposed design when such similar extensions have been implemented on neighbouring properties that are visible from the rear garden of the appeal site. Contrasting the proposed roof extension as *“flimsy”* compared with existing extensions is a wholly unjustified viewpoint.



LEFT – IMPLEMENTED FULL WIDTH ROOF EXTENSIONS ON NEIGHBOURING PROPERTIES
RIGHT – RENDERED PERSPECTIVE OF PROPOSED ROOF EXTENSION

- 5.27 Following comments from the case officer, the proposed roof extension was set back 500mm from the roofslope so as to cooperate meaningfully with the Council. However, having followed the advice given, another criticism is now forthcoming. From this, it is clear that the Council have not adopted a pragmatic stance in assessing this application but are actively resisting what is a modest scheme to improve and enlarge a family dwellinghouse.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 This statement accompanies an appeal against the decision by the London Borough of Camden to refuse planning permission for a single-storey rear and side infill extension, external alterations and roof extension at 8 Aldred Road, London NW6 1AN (LPA Ref: 2017/6346/P).
- 6.2 The applicants had sought to work positively and proactively with Camden officers by amending the initial design to address their concerns as far as could be reasonably done. These amendments included:
- Omitting the first-floor rear extension
 - Omitting the use of perforated sheet metal
 - Retaining the most significant sash windows at the rear elevation
 - Stepping in the roof extension 500mm from the rear eave
- 6.3 However, despite these significant amendments, the Council refused what is a substantively minor householder application that would have no harmful implications in terms of townscape value, heritage or residential amenity.
- 6.4 The Decision Notice cites the preservation of the “*uniformity*” of the terrace as justification for the Reason for Refusal, despite the fact that the terrace is entirely heterogenous in character as various properties have been so heavily amended with roof extensions, first-floor rear extensions, roof terraces and large rear/side infill extensions.
- 6.5 This proposal seeks to develop a single-storey extension to the rear of the property at lower ground floor level and to infill the side of the rear outrigger. The limited use of concrete would add a subtle counterpoint without comprising the overall appearance of the host building, which would still be primarily characterised by its use of brick.
- 6.6 Proposed alterations to the fenestration of the rear elevation would add a degree of interest, allowing more natural sunlight further into the property. The use of soldier courses from reconstituted brick and the alterations to the hipped roof of the outrigger would appear complimentary to the surrounding pattern of development, albeit in a more contemporary architectural style.
- 6.7 The proposed roof extension is comparable to other extensions implemented on neighbouring properties; the case officer’s assertion that it would appear “*flimsy*” is a poor and unjustifiable criticism of the scheme.
- 6.8 In light of the preponderance of similar and in many cases larger extensions within the immediate context, it is clear that the proposed development is of a high-quality of design and would improve the living conditions of the applicant and their family. The rationale used by the Council in determining to refuse this application is entirely unreasonable and unjustified and is partially justified on a selective interpretation of their own policies.
- 6.9 Policy D1 of the Local Plan requires that Council will seek high-quality proposals that “*respect local context and character*”, “*comprises details and materials that are of high quality and complement the local character*” and which “*for housing, provides a high standard of accommodation*”. The proposed development supports these criteria without failing any others.
- 6.10 The proposed development fully adheres to the criteria set out in *CPG1: Design* in relation to roof extensions and rear extensions.
- 6.11 The proposed development would improve the applicant’s standard of living in a manner which would complement and improve the surrounding pattern of development in terms of its scale, mass and design.
- 6.12 We respectfully request that this appeal is allowed.

APPENDICES

1. Decision Notice 2017/6346/P, issued 23rd February 2018

Mclaren Excell
The Plaza
535 Kings Road
London
SW10 0SZ



Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: 2017/6346/P
Please ask for: **Stuart Clapham**
Telephone: 020 7974 3688

23 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
8 Aldred Road
London
NW6 1AN

Proposal:

Erection of single storey rear extension including infill of outrigger and installation of rear canopy at lower ground floor level. Alterations to rear fenestration and roof of outrigger. Erection of rear dormer extension. Installation of new windows and door to front lower ground bay window.

Drawing Nos: Location plan: 102-100-PL1 Existing: 102-101-PL1, 102-111-PL1, 102-121-PL1. Proposed: 102-201-PL2, 102-211-PL2, 102-221-PL2, 102-301-PL2, 102-311-PL2, 102-321-PL2. Design and Access Statement, Planning Statement (ref: 798).

The Council has considered your application and decided to refuse planning permission for the following reason(s):

Reason(s) for Refusal

- 1 Reason for Refusal

The proposed rear extension, dormer and windows, by reason of their size, materials and detailed design, would be incongruous additions which would be harmful to the character and appearance of the host building and the uniformity of



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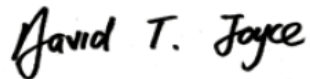
the adjoining terrace, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning

Executive Director Supporting Communities