



# Planning Statement

94 Agamemnon Road, Link Extension



# Boyer

## Report Control

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## 1. INTRODUCTION

- 1.1 This planning statement is prepared on behalf of Joseph and Hattie Friedman for the proposed development at 94 Agamemnon Road.
- 1.2 The description of development is as follows:
- 1.3 Erection of two storey rear extensions and erection of outbuilding to replace existing garage and construction of a glazed link extension.
- 1.4 The principle of introducing a walkway between the outbuilding and the main house was discussed at pre-app. The Case Officer responded positively to the suggestions and confirmed that the principle of development was acceptable at the Site.
- 1.5 The application follows the recent grant of planning permission (LBC ref: 2017/4587/P) for:
- 1.6 Erection of two storey rear extensions and erection of outbuilding to replace existing garage
- 1.7 The Planning Statement assesses the principle of development against the adopted policies and demonstrates that the proposed development complies with relevant policies and should be considered acceptable

## 2. PROPOSAL

- 2.1 The proposed development will provide a glazed walkway to provide direct access from the main house to the recently consented outbuilding.
- 2.2 The proposed development will utilise a currently underused and recently squatted house in order to bring it back into active use and make the space suitable and workable for modern family living.
- 2.3 The proposal comprises two parts; construction of a two storey rear extension and installation of glazed walkway. The proposals are well considered to interact in a positive and cohesive manner and are designed to respond positively to the surrounding context
- 2.4 As discussed in Sections 1 and 3, the proposal seeks to gain consent for rear extensions which were previously granted permission earlier this year (reference 2017/4587/P). As such it is considered that these works are considered acceptable to Camden and will not be discussed in detail throughout this planning statement.
- 2.5 The relationship between the proposed walkway and the consented extensions is carefully considered; the glazed walkway will seek to integrate the outbuilding to the main house and will integrate a green roof. The purpose of the walkway would be to integrate the two spaces and provide a more holistic link between the main house and outbuilding.
- 2.6 The proposed walkway would be 2.2m high 1.65 wide and 4.5 long.
- 2.7 The walkway would run from north to south parallel to Ajax Road and would be screened by the boundary fence currently in place at the property. From the main house, the walkway would be accessible via the kitchen/dining area and would lead directly into the main room of the proposed outbuilding.
- 2.8 The walkway is set down 3 steps from the main house ground floor level. By setting the link extension below ground, the height of the overall extension is reduced meaning the link will be hidden from the street by the existing fence.

### 3. SITE AND SURROUNDING

- 3.1 The site is a residential property located on the junction of Agamemnon Road and Ajax Road. The site is located in the London Borough of Camden.
- 3.2 The site comprises a two storey dwelling which is terraced to properties along Agamemnon Road.
- 3.3 The area surrounding the site is mixed, although the Site lies on the edge of a distinctly residential area; to the south, along Agamemnon Road, the predominant use is C3 residential. The architectural style is traditional and most houses comprise 2 storeys with pitched roofs and bay windows. There is considerable change taking place to properties nearby; with a number of extended sections and altered rooflines present along the terrace.
- 3.4 Across Ajax Road and directly east of the site is Fortune Green, a public green space with recreational facilities.
- 3.5 To the north the Site adjoins the Hampstead Cemetery and Chapel. The rear elevation of the Site and its neighbouring terraced houses is visible from the Cemetery, albeit only in long views and through a dense tree canopy.
- 3.6 To the east of the site along Fortune Green Road a number of mixed uses exist including A1 shops, A3 restaurants and cafes D2 community facilities, and C2 hotels.
- 3.7 The site has a PTAL rating of 2 whereby 1 is the worst and 6b is the best.
- 3.8 The site is located in Flood Zone 1 and is considered to be at the lowest risk of flooding.
- 3.9 The Site is not located within a conservation area. The Site is not listed nor is it included in the Camden Local List. However, the Site is in close proximity to a number of listed structures which are located within Hampstead Cemetery, a Grade II designated Park and Garden. The Site is located approximately 100m from the Cemetery chapel and approximately 50m from the nearest listed structure in the grounds of the Cemetery. There is considerable mature tree cover between the Site and the Cemetery meaning the opportunities for visibility between the two sites is limited.

## 4. PLANNING HISTORY

4.1 The planning history for the site is listed in the table below.

4.2	Reference	4.3	Proposal	4.4	Decision
4.5	2017/4587/P	4.6	Erection of two storey rear extensions and erection of outbuilding to replace existing garage.	4.7	Granted, 28/03/2018
				4.8	

## 5. POLICY CONTEXT

5.1 Planning legislation requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 This section outlines the relevant planning policy context which will be considered in the determination of the application proposals.

5.3 The current Development Plan comprises the following documents:

- The London Plan
- The Camden Local Plan 2017
- The Fortune Green and West Hampstead Neighbourhood Plan

### *The London Plan*

5.4 The London Plan provides the strategic policy context for all of London and seeks to provide an integrated framework for its development until 2031.

### *The Camden Local Plan 2017*

5.5 The London Borough of Camden Local Plan was adopted in July 2017. The Plan provides strategic guidance and detailed policies for development across the Borough. Fortune Green and West Hampstead Neighbourhood Plan

### *The Fortune Green and West Hampstead Neighbourhood Plan*

5.6 The Neighbourhood Plan was adopted by Camden Council September 2015 and provides neighbourhood level planning policies. The Plan is designed to comply with the Camden Local Plan, the London Plan and the NPPF.

5.7 The relevant policies are outlined in the table below

London Plan 2016	Camden Local Plan	Hampstead and Fortune Green Neighbourhood Plan
<ul style="list-style-type: none"> <li>• 3.5 Quality and Design of Housing</li> <li>• 5.3 Sustainable Design and Construction</li> <li>• 7.4 Local Character</li> <li>• 7.6 Architecture</li> <li>• 7.8 Heritage Assets</li> </ul>	<ul style="list-style-type: none"> <li>• D1 Design</li> <li>• D2 Heritage</li> <li>• A1 Managing the impact of development</li> </ul>	<ul style="list-style-type: none"> <li>• Policy 1: Housing</li> <li>• Policy 2: Design and Character</li> <li>• Policy 3: Safeguarding and enhancing Conservation Areas and heritage assets</li> </ul>

and Archaeology		
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### *Material Considerations*

#### *National Planning Policy Framework 2012*

- 5.8 The National Planning Policy Framework (NPPF) was published in 2012 by the Department of Communities and Local Government. The document sets out the government's economic, environmental and social planning policies for development with the aim of developing in the most sustainable way possible. The NPPF states that the purpose of the planning system is to advise and guide on best practice development which is as sustainable as possible. The NPPF stresses that the goal of sustainable development should not hinder or prevent future development.
- 5.9 The overarching national planning policy theme is that of sustainable development. The government have advised that this should be a central theme for plan making and decision taking. This is evidenced in para 14 which states that 'for decision making this means: approving development proposals that accord with the development plan without delay'.

#### *Supplementary Planning Guidance*

- 5.10 Camden has adopted 8 Planning Guidance documents which cover a variety of topics. Relevant to this proposal are the documents which give advice and guidance on design, housing, amenity and sustainability.
- 5.11 CPG1 (Design) outlines the design guidelines and expectations of developments within the borough. The key message is that design should always take into account the character and design of the property and its surroundings, the proposed windows and doors should complement the existing building and rear extensions should be secondary to the property being extended. The scale of extensions should be subordinate to the original building.
- 5.12 CPG3 suggests sustainability targets for new developments, extensions and upgrading old buildings. The document references the requirements for energy efficiency, the use of materials, implementing sustainable infrastructure and how to make developments more adaptable to climate change.
- 5.13 CPG6 provides supplementary planning guidance relating to amenity. Section 7 refers to overlooking, privacy and outlook and the key messages of relevance are as follows; development should be designed to protect the privacy of existing dwellings and mitigation measures are to be included when overlooking is unavoidable

## 6. ASSESSMENT OF THE PROPOSALS

- 6.1 This section assesses the principle of development and its potential impacts in the context of the aims and objectives of the Development Plan. The section demonstrates how the proposals will comply with the Development Plan and National Planning Policy.

### *Proposed Development*

- 6.2 The proposal seeks to provide a glazed walkway to link the recently consented two storey rear extension with the outbuilding.
- 6.3 The proposed development would make best use of the site which is currently under used and not fit for residential purpose. The site has recently been squatted and the proposal would make internal and external alterations to make a family sized unit suitable for modern living.

### *Principle of Development*

- 6.4 The central theme of the NPPF is to enhance the sustainability of development. One way of reaching this goal is utilising suitable brownfield land for development (para 17).
- 6.5 Furthermore, the London Plan and draft London Plan identify the pressing need to increase the quantum of residential units across the City. The London Borough of Camden (LBC) is identified as having an annual monitoring target of 889 units between 2015-2025. The Draft London Plan has updated these policies in line with contemporary research and the draft figure for Camden is now annualised as 1,086 units between 2018/19-2028/29.
- 6.6 The Draft London Plan encourages boroughs to realise the potential of small sites to contribute to housing targets. Draft Policy H2 suggests that small sites should play a much greater role in the delivery of units and boroughs should be proactive in the support of appropriately designed units on such sites.
- 6.7 The proposal site comprises a single dwelling with associated garden. Whilst the proposal doesn't involve the construction of a new unit, the site is currently vacant and has recently been squatted. Currently the site is underused and doesn't contribute to providing high quality residential accommodation across Camden. Furthermore, the size of the site makes it a suitable location for family sized accommodation to be introduced. However, the current status of the building means alterations would be required to make the site suitable for modern living.
- 6.8 The proposed alterations would utilise a brownfield site in line with the NPPF aspirations for sustainable development. Furthermore, they would allow an under-used site to contribute to the housing targets across London and within Camden and would provide a high quality family sized unit.

### *Design Considerations*

- 6.9 The NPPF addresses the merit of good quality design. Paragraphs 56-68 states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. The document states that whilst visual appearances are important, high quality inclusive design goes beyond the aesthetic considerations
- 6.10 The London Plan states that housing developments should be of the highest quality internally, externally and in relation to their context and wider environment (Policy 3.5). A proposal should enhance the quality of local places and take into consideration the physical context, local character, density, tenure and land use mix.
- 6.11 Policy D1 of the Local Plan, states that new developments must be of a high quality design. The council will require proposals to respect local context and character, preserve and enhanced the historic environment and heritage assets, be suitable in terms of construction mechanisms and method, utilise high quality material that complements local character, is inclusive and accessible for all, promotes health, is secure and designed to minimise crime and anti-social behaviour, incorporates outdoor amenity space and provides a high quality of accommodation.
- 6.12 Hampstead and Fortune Green Neighbourhood Plan outlines the basis of good design in Policy 2, Design and Character. All development should be of a high quality which complements and enhances the distinct local character of Fortune Green and West Hampstead. Therefore design should have a positive interface with the surrounding street and streetscape, maintain the positive character contributions of existing buildings and it should have regard to the form, function, structure and heritage of the context. There are specific aspirations for extensions; these should be sensitive to the height of the existing building and those in the vicinity of the site, should be in proportion and reflect the character of adjoining properties and should have regard to the impact on local views across the area and streetscapes.
- 6.13 The design of the proposal shall be considered in two sections; the rear extensions and construction of rear outbuilding, as consented by application reference 2017/4587/P, and the installation of the glazed walkway.

### *Rear Extensions and Out Building*

- 6.14 As noted earlier, the rear extension and outbuilding has been recently approved and therefore the principle of these extensions has been accepted by the Council. There is no change in design, scale or materials of the approved rear extension and outbuilding to those included in this application and therefore this element should be considered acceptable.

- 6.15 The design of the proposed rear extension and outbuilding has been assessed under the current Development Plan and considered to comply with all the relevant policies. The officer's report confirmed that the scheme would form a double-fronted building; this would extend the architectural style of 3 Ajax Road and extend the frontage in a symmetrical manner. The design of the original building would be replicated in terms of roof form, architectural details, material and colour and the scale, design and appearance of the extensions was acceptable and in accordance with planning policy..

*Glazed Link extension*

- 6.16 The applicant seeks to gain consent for the installation of a glazed walkway to link the existing house with the recently consented outbuilding. The principle of including the glazed link extension was discussed at pre-application stage. The officer confirmed that a 'very high quality, single storey, lightweight glazed extension maybe acceptable in this location' subject to the detailed design. (Reference 2017/0176/PRE).
- 6.17 The proposed walkway would be 2.2m high 1.65 wide and 4.5m long. CPG1 sets out guidance for the height and width of rear extensions. Single storey extensions are preferred and they should be designed and positioned so as not to be visible from the street (4.14).
- 6.18 The link extension is set down from the ground level of the main house and is accessed via three steps in the kitchen. By setting the link below the main house level, the bulk of the proposed extension is reduced and the same height can be achieved without protruding over the existing fence, thus following guidance outlined in CPG1.
- 6.19 The proposed green roof will require substantial height on top of the roof to allow for the vegetation to be built up. By setting the glazed extension down, there is more height available to incorporate the green roof. The incorporation of the green roof complies with Local Plan Policy D1 whereby sustainable design and construction is encouraged to assist in the mitigation of climate change. Furthermore, incorporates high quality landscape design and maximises opportunities for greening (Policy D1(K)).
- 6.20 As discussed, the link extension will be shielded by the existing fence. Therefore it will not be visible from outside the property boundary. If there is any growth from the green roof this may be visible but as the presence of vegetation at this scale and level would not have any impact on neighbouring properties. The shielding offered by the existing fence means the proposal is compliant with the CPG1 guidance on development in rear gardens which seeks to ensure that building heights retain visibility over garden walls and fences (4.24).
- 6.21 Furthermore, the glazed design of the proposed link extension is considered to be appropriate for this location. By utilising glass, the proposal will not reduce the light available to the garden and will maintain the appearance of space within the courtyard. It is considered that the proposed materials respect the character of the host building and the Site vicinity (Policy D2; Design and Character of the Fortune Green and West Hampstead Neighbourhood Plan).

- 6.22 The design of the proposed link extension is considered to comply with Camden's development policies. The scale of the proposed extension is appropriate for the host property; the link extension will respect the existing proportions of the building, will not cause a loss of amenity to adjacent properties and retains a reasonable sized garden. As such it can be considered that the proposed link extension complies with the guidance set out in CPG1, the Local Plan and the Neighbourhood Plan.

#### *Neighbour Amenity*

- 6.23 CPG6 section 7 outlines the guidelines for overlooking, privacy and outlook. Camden Council will seek developments which have regard to the privacy of both new and existing dwellings. New buildings, extensions, roof terraces and balconies should be designed to minimise the potential for overlooking.
- 6.24 The location of the site at the junction of Agamemnon Road and Ajax Road, and the situation of the building within the plot means the proposed development presents no opportunities for reductions to neighbour amenity. The previously consented extension and outbuilding was confirmed to have no impact to neighbour amenity and didn't present any opportunities for overlooking, overshadowing or impacts on neighbour privacy. Furthermore, there would be no reduction to the daylight/sunlight levels received by neighbouring properties as a result of proposed link extension.
- 6.25 Whilst the proposed walkway is to be glazed, the location of the development and the screening provided by the existing fence would ensure there are no opportunities for overlooking. The walkway will comprise one storey and therefore the only windows it would be in line with are those of the host property. Therefore it can be concluded that the proposal is in line with the Local Plan policies and should be considered acceptable.

#### *Heritage Considerations*

- 6.26 Policy 3 of the Neighbourhood Plan seeks to safeguard and enhance Conservation Areas and heritage assets. The site is not located within a conservation area nor is it a listed building. However, Hampstead Cemetery contains several Grade II listed structures. Therefore, reference must be made as to how the proposal will interact with surrounding heritage assets.
- 6.27 The proposed rear extension and outbuilding would have no bearing on the neighbouring listed structures and this was confirmed during the previous application consent.

#### *Amenity Space Considerations*

- 6.28 The London Plan outlines minimum amenity space standards for developments. This amounts to 5sqm for 1 and 2 person units and an additional 1sqm for every additional person.

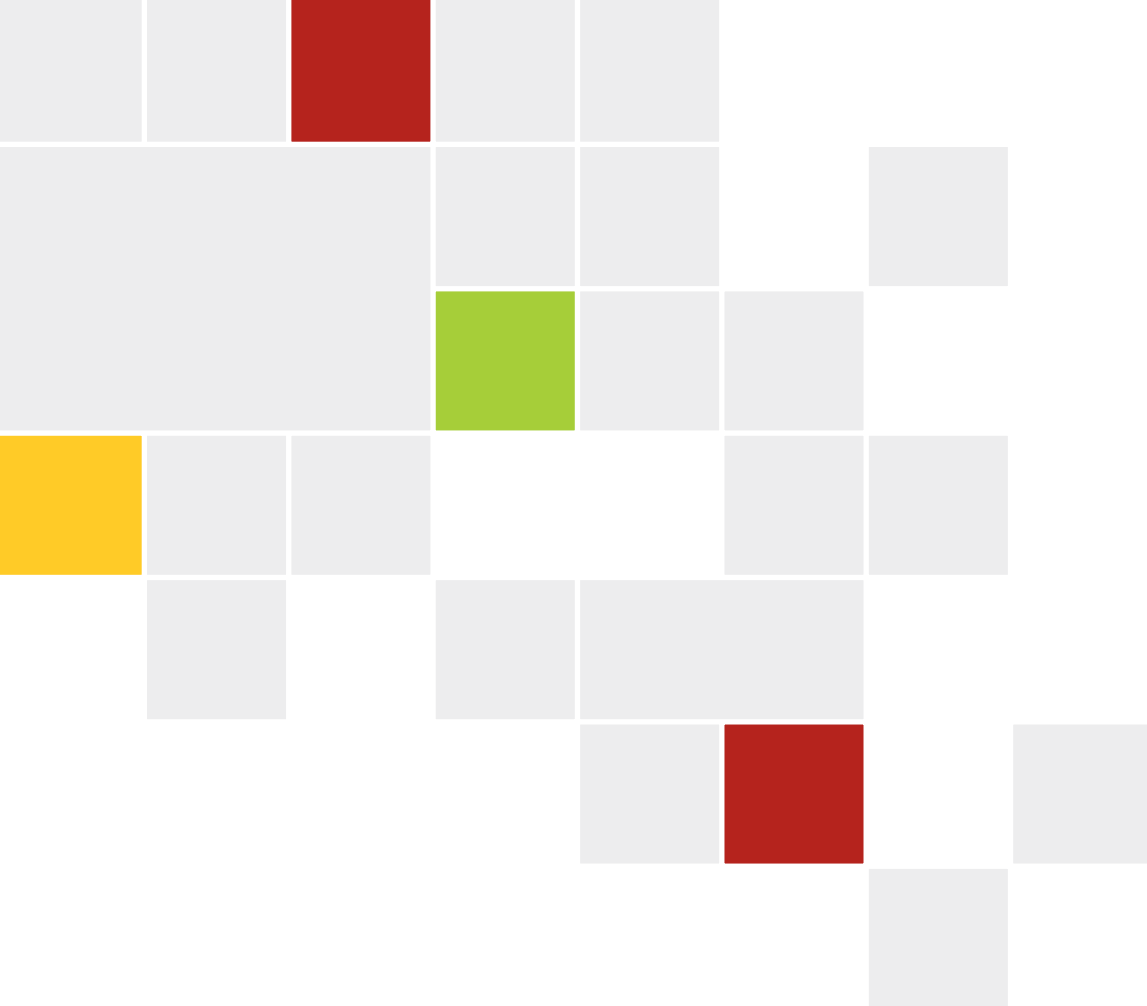
- 6.29 The Camden Local Plan highlights the importance of providing outdoor amenity spaces in residential developments (Policy D1). Additionally, Policy A2 encourages developers to seek opportunities for providing private amenity space such as gardens, roof terraces and balconies as these spaces are acknowledged to greatly improve the quality of resident's. The proposed rear extension has been accepted in regards to the impacts it has on amenity space and therefore is considered to be acceptable under the current planning policy. The proposed outbuilding would replace an existing garage and is therefore not reducing the quantum of amenity space.
- 6.30 The glazed walkway would reduce the existing courtyard by 7.65 square metres. The proposed courtyard would measure 30.8 sqm. Whilst the link extension will reduce the courtyard minimally, the proposed quantum of amenity space will still meet London Plan standards. Furthermore, it is considered that the benefits received by the installation of the extension will outweigh the small loss of amenity space.
- 6.31 Whilst the proposed development would constitute a reduction in the provision of amenity space at the site, this is not considered to reduce the quality of residential accommodation which will be created. As established in section 3, the site is located opposite Fortune Green. This is a publicly accessible open space which benefits from children's play facilities. Therefore it is considered that the accessibility of this site to open space and recreational facilities is excellent. As such, the minimal reduction in private amenity space as a result of the proposed extension would not have any undue impact on the quality of life for residents.

#### *Sustainability Considerations*

- 6.32 Policy A3 of the Camden Local Plan refers to how proposals should seek to address sustainability issues. A3 (d) suggests that developments should be assessed against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of the proposed development. Furthermore, Policy CC2 (adapting to climate change) will require developments to be resilient to climate change and encourages the promotion of new green infrastructure.
- 6.33 The importance of introducing soft landscaping and opportunities for increasing biodiversity are mentioned frequently throughout the planning guidance.
- 6.34 The proposed development would implement a green roof as part of the glazed walkway. The benefits of green roofs are widely accepted due to their ability to assist in Carbon Dioxide reduction, extend the roof life, retain and purify rainwater and contribute to cleaner air around the development.
- 6.35 The installation of a green roof within this proposal is considered to comply with policy and will assist in integrating the proposed walkway with the surrounding courtyard.

## 7. CONCLUSION

- 7.1 This planning statement has outlined the proposed development at 94 Agamemnon Road and assessed the proposals against the adopted Development Plan. A recent permission authorised the construction of rear extensions and creation of an outbuilding to replace an existing garage. The only difference as outlined in this planning application is the inclusion of a glazed walkway to link the main house and the consented outbuilding.
- 7.2 The proposed development has been assessed against the relevant Development Plan including the London Plan, the Camden Local Plan and associated SPGs and CPG's and the Fortune Green and West Hampstead Neighbourhood Plan.
- 7.3 It has been demonstrated through this statement and the additional information submitted that the proposed extensions would be an appropriate form of development.
- 7.4 The scheme would utilise a currently vacant building and provide a high quality, well designed family sized house which would integrate well with the surrounding context.
- 7.5 The proposed walkway would seek to integrate the existing house with the proposed outbuilding to provide a useable space. The proposal has been assessed against the adopted policies and is considered to comply in terms of design and amenity. There would be no adverse impacts on neighbour amenity in terms of daylight, sunlight, outlook or privacy.
- 7.6 It is considered that the proposals would comply with the relevant policies in the Camden Local Plan, the Hampstead and Fortune Green Neighbourhood Plan, associated supplementary planning documents and the London Plan and therefore would be acceptable and planning permission should be approved without delay.



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