

DESIGN AND ACCESS STATEMENT:

NEW REAR EXTENSION: 44 Coity Road, London, NW5 4RY

Planning Submission – 2018, Rev /

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CONTENTS

1.0	INTRODUCTION.....	3
2.0	EXECUTIVE SUMMARY.....	3
3.0	THE PROPOSAL.....	4
3.1	Overview	4
3.2	Layout	4
3.3	Materials	5
3.4	Landscaping	5
3.5	Access	5
3.6	Sustainability.....	6
4.0	ASSESSMENT.....	7
4.1	Site Context.....	7
4.2	Site Photographs.....	11
4.2	Surrounding Context.....	13
4.3	Planning Context.....	13
4.4	Conclusions.....	16
5.0	CONSULTATION	17
5.1	Previous planning application	17
5.2	Update to Previous Planning Application	19
5.3	Conclusions	19
6.0	RESPONSE TO CONSULTATION	20
6.1	Design – our revised response.....	20
6.2	Amenity.....	20
6.3	Sunlight, daylight and overshadowing.....	20
6.4	Outlook, privacy and overlooking.....	20
6.5	Light pollution/spillage	21
6.6	External Amenity Space	21
6.7	Conclusions.....	21

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sophie Gregoriou on behalf of the property owners; Sophie and Andreas Gregoriou at no 44 Coity Road, NW5 4RY. It supports their planning and conservation area application for a proposed rear extension to their maisonette at this address.

2.0 EXECUTIVE SUMMARY

The application is for a single storey rear extension at no. 44 Coity Road to the lower ground floor, with a side-return conservatory. As detailed in Section 3, the home will be adapted to meet the needs of the young family in occupation to create a larger living space and will also include facilities to work flexibly from home, as the family includes those who work part time and have health concerns, which make it hard to work regular hours in regular employment. The proposed extension also provides much needed space for the family to improve access to their garden as well as enhance the thermal performance, daylight and internal environment of their home.

As detailed in Section 4, there is extensive precedent for rear projections both on Coity Road itself and to the wider West Kentish Town Conservation Area, (CA), both historically and currently. The CA is characterised by multiple one, two and three storey rear and side extensions visible throughout. The CA Statement and Management Plan, in referring to Coity Road, focusses on the architectural features to the front elevation only, and makes no mention of the rear of the terrace. The proposal whilst partly visible, (a balustrade only), from a short section of Allcroft Road (outside the CA), would join the existing four rear extensions, (single storey to No 44, two storey to No 48 & 54, three storey to No 56), to Coity Road, three of which are already visible from this viewpoint.

As detailed in Section 5, consultation has been undertaken with neighbours and with Camden Planning Authority, where pre-application advice was sought by Alexander Abbey following the refusal of a previous planning application, (Ref: 2017/2097/P), for a joint two storey scheme for no.42A and 44 Coity Road for the now permitted single storey scheme at 42A (Ref: 2017/6260/P). In response to this advice and our immediate neighbours recently permitted scheme, we have prepared this application, which we believe has evolved in response to their comments and addresses and overcomes the authority's earlier concerns relating to neighbouring amenity and design.

We are also satisfied our scheme will be subordinate and secondary to the host building and have referenced precedent that provide similar examples for the scale, nature and design of our scheme, both within the Coity Road terrace and the wider CA.

To support this, materials have been chosen that reflect the character of the surrounding buildings. In keeping the extension single storey, tucked behind high garden walls and already half a storey down, it minimises its impact in terms of scale, overlooking and effect on daylight and sunlight, whilst at the same time creating new spaces that improve what is currently there and meet the occupier's evolving needs. We therefore consider the scheme to be policy compliant and sympathetically designed to provide a balanced composition for the benefit of the dwelling and the terrace as a whole.

3.0 THE PROPOSAL

As can be seen on the drawings, (please refer plans XXXXX), the proposal is for a single storey rear extension to the lower ground floor of no. 44 Coity Road, with a side return conservatory and a roof deck above to access the raised garden to the rear.

3.1 Overview

The owners' vision is to have the new extension completed over the coming year to:

- Relocate the kitchen to the front of the house providing views out to the front garden and provide sight of visitors.
- Create a flexible living/dining/working area to the rear of the property maximising natural light into this north facing lower ground floor space and creating an indoor-outdoor connection to the retained lower ground courtyard with safer access to the main raised garden.
- Relocate the main bathroom (whilst still downstairs) closer to the bedrooms.
- Create a new roof deck from the rear bedroom with direct connection to the main garden
- Incorporate the roof deck into the raised garden to benefit from evening sun and generate a flexible outdoor space that can be used for repose or play.
- Make a well insulated, naturally lit and ventilated dwelling that does not overheat in summer and becomes cold in winter, as is currently the case.
- Replace the existing single storey extension which suffers from damp, single glaze windows and poor thermal performance.
- Replace the rotting, single glazed sash window to the rear bedroom to improve security and thermal performance.
- Replace the rotting, single glazed rear door to improve security and thermal performance.
- Increase internal storage space.

3.2 Layout

To the lower ground floor, the new extension and conservatory would consist of an open plan living room and study area opening out with bi-fold doors onto a small rear courtyard creating an extended living area in the summer months and maximising natural light throughout the year. With the kitchen relocated to the front of the house the space it previously occupied can provide an open plan dining area and a family bathroom. A glazed, obscured, walk on roof light in the main extension, located close to the body of the main house will provide natural light to the central area of the lower ground floor.

The conservatory will complete the lower ground floor extension, seamlessly incorporated into the living space to maximise natural light into the lower ground floor. The glazing has been designed to fall towards the existing rear wall of the house to maximise views to the main raised garden, essential visibility for safety with a young family. The conservatory is proposed to consist of fixed glazed roof to allow a minimalist design with bi-fold doors to the courtyard. The roof glazing will dress into the boundary wall, capped with a new coping, and fall at a ten degree pitch towards the house with a box gutter collecting rain water.

From the lower ground floor courtyard a new set of cast-iron double turn steps will replace the wide brick built unsafe stair (there are no hand rails), establishing a greatly improved relationship from this level to the garden and reclaim the space currently lost to the wide staircase.

Once within the raised garden, a further new flight of steps would then continue up onto a deck formed by the roof of the living room and study area. A glass and steel balustrade would be installed around this space with frosted glass screens located on the boundary wall with no.42A to prevent overlooking – this balustrade is permitted under permission 2017/6260/P and is expected to be installed by the owners of no.42A Coity Road with whom we have a Party Wall Award in place. A further glass and steel balustrade would be installed in accordance with Building Regulations to the no.46 side of the deck.

The new roof deck would be connected to the existing rear bed room through new glazed French doors formed within the existing sash window opening, with an openable pane above the doors to allow fresh air to the bed room. Immediately outside the new French doors a fixed, horizontal glazed walk over roof light will sit flush within the deck to bring daylight to the living room and dining room below. Translucent film will be applied to it to maintain privacy.

3.3 Materials

In line with the advice already received at the pre-app stage (see Section 5), and akin to the existing extensions at nos. 48 and 56 Coity Road, our scheme is proposed to be built in materials to match or be sympathetic to the original host building.

The lower ground floor would be rendered and painted white, again to match the existing condition and to reflect light into the lower storey. Any repairs or additional courses to the existing boundary walls above the lower ground floor will use reclaimed yellow London stock brick to match the existing and new pre-cast concrete copings will cap the boundary walls.

The conservatory and bi-fold doors will use minimal grey powder coated glazing bars housing double glazing with lead flashings where it dresses into the party wall.

The new door at raised ground floor will be clear double glazed into white painted timber frames. The roof light will have fully insulated upstands and grey powder coated aluminium profile and cover trims externally. For privacy, the roof light to the roof deck would receive a translucent film to avoid overlooking from the flats above.

The roof deck to the extension will be grey composite decking boards onto GRP Resin. White rendered parapet walls, pre-cast concrete copings and lead flashings to the perimeters.

A new glazed balustrade to the roof deck, supported by dark grey painted steel flats and brackets, and the painted steel steps down to the garden will have timber hand rails. A higher frosted glass privacy screen will be provided under permission 2017/6260/P along the boundary wall to no 42A Coity Road to prevent overlooking.

3.4 Landscaping

At the rear of the property there will be minor alterations to the landscaping to accommodate new cast iron steps from the lower courtyard to the upper garden. The garden is extensively landscaped and will be protected during the construction works.

3.5 Access

The current access arrangements to get to the front door of the dwelling remain unchanged in the proposals, namely via a step up from the street, followed by steps down to the side of the main entrance porch.

With the living spaces on the lower floor and a young child in occupation, improved access is needed to the rear garden. To get to the garden from the living spaces, currently there is a wide set of brick stairs with no handrail and no sides. From the bedrooms on the raised ground floor you have to go down the internal stairs, through the kitchen and up the further flight of unsafe external stairs. This is extremely inefficient, isolating the garden from the internal spaces and does not allow direct supervision of the occupant's small child. All three of the existing extensions on Coity Road (and the permitted extension to no.42A) have direct access to the garden from the upper ground floor, no doubt to improve connection with their external space, as is proposed here.

New building regulations compliant stairs with handrails will be provided from both the lower ground floor up, and from the roof deck of the extension down to the garden.

No specifically disabled facilities have been proposed but the proposal is designed to significantly improve connection for users across the levels of the building.

3.6 Sustainability

The current building has had a number of improvements made by the current owners, including internal wall insulation to the lower ground floor frontage, new timber sash double glazed windows to the front of the property, damp proofing, re-pointing of the façade, full replacement of the main roof and porch roof and treatment of dry rot internally as well as installing a new stucco cornice to the facade (the previous loss of which was referenced in the West Kentish Town Conservation Area Statement as a feature which detracts from the conservation area).

The owners have clearly demonstrated their commitment to make improvements to the property both to improve its sustainability in terms of thermal performance and to maintain and protect its conservation value. Little work of this nature has been undertaken to the rear of the property as it has always been an aspiration to extend to the rear. As such this proposal offers an opportunity to finish upgrading the external envelope of the property.

The rear of the property is characterised by an existing single storey extension which suffers from damp, single glazed windows and poor thermal performance. The new rear extension and conservatory will be well insulated to all perimeter walls, floor and roof and use low u-value glazing systems to meet, as a minimum, current building regs. This will reduce the total uninsulated external wall exposure of the maisonette by over 38% and will make a significant improvement to the existing condition.

4.0 ASSESSMENT

4.1 Site Context

The two storey maisonette's address is 44 Coity Road, London, NW5 4RY and comes under the West Kentish Town Conservation Area, designated by the London Borough of Camden on 20th September 2005. It is not listed or featured on Camden's Local List 2015.



Above: Aerial view and Conservation Area map – approx. position of no. 44 noted in red

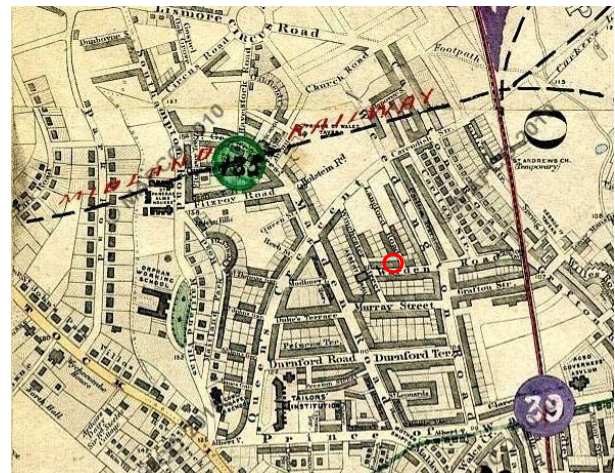
The immediate area is generally residential, with a mix of different house types and ages of construction. The Conservation Area, (CA) is generally characterised by terraces of mid-19th Century houses, typified by Bassett Street, Allcroft Road and Rhyll Street. Adjacent to Coity Road is a three-storey council development, with single storey garages, from the 1960's; The CA Statement notes:

Coity Road – Only the buildings on the North side of Coity Road (Nos. 40-56) lie within the Conservation Area, as facing these is part of a late 20th century housing development which stretches from Bassett St to Grafton Road. Although the blocks of flats within the estate are of necessity relatively large and bulky, the grassed

areas and trees between the blocks are important in that they provide a pleasant ambience to this area of Kentish Town.

Nos 40-56 Coity Road date to between 1862 and 1870 and comprise a terrace of two storey plus basement houses built from yellow London stock with stuccoed architraves and deep stuccoed parapets. The roofs are almost completely hidden. The ground floors are slightly raised with five steps up to single storey flat roofed porches. These porches, and the sash windows which are divided into three panes per sash, strengthening the vertical emphasis, are the principal architectural features, along with some decorative cast iron railings to the steps and front areas, some of which appear to be original.

Investigations into early maps have determined that the terrace was built after 1861 but before 1864 – see below, with its original street name being Warden Road.



Left Cross's map 1861 and right Stanford's map 1864 – site noted in red

Coity Road is a quiet residential street, with very little road traffic, particularly when Queen's Crescent market is in operation on Thursdays and Saturdays and Queen's Crescent is closed to all vehicles. Bassett Street runs to the west, Allcroft Road to the east and an allotment, surrounded by high brick walls runs along the majority of the north side of the terrace.

The terrace consists of nine houses, (no. 56 to the west and no. 40 to the east), several of which have been subdivided into flats, and is set back from the pavement by garden walls and small front gardens with front yards to the lower storeys. Entrance steps rise half a storey to the original front doors and down a half storey to the lower entrances.

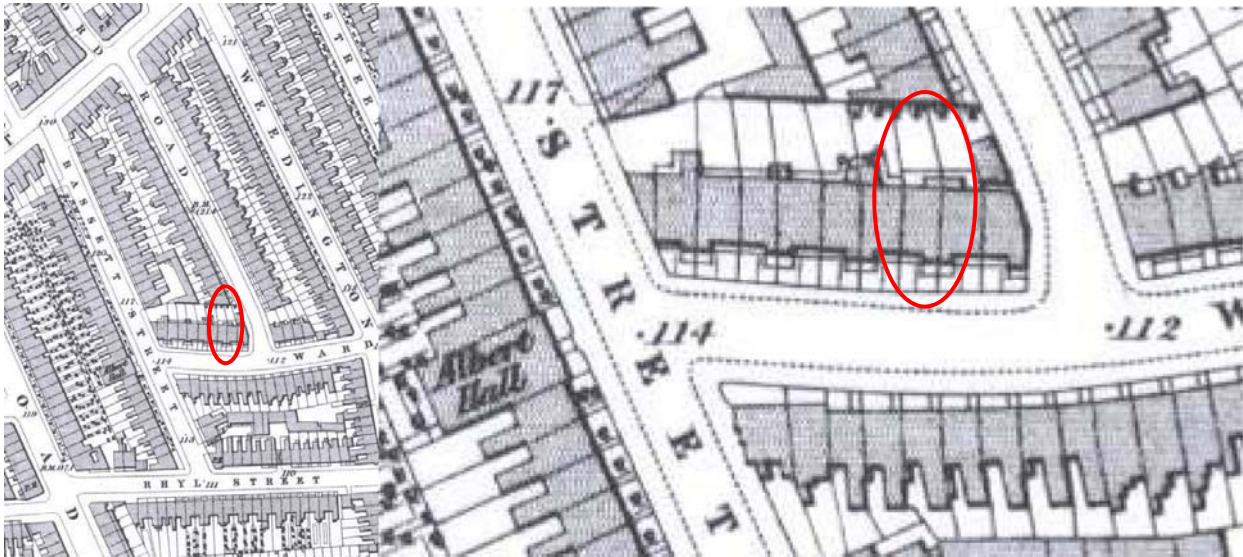
The rear gardens are generally approx. 12-13m long, by a standard building plot width of approx. five metres. Due to the arrangement of the surrounding terraces the gardens crank about 20° to the west from the north face, (rear), of the terrace.

Similar to the front of the terrace, the gardens are also characterised by lower front yards extending from the lower ground storey, which step up around half a storey to the rear gardens. Between gardens, storey high brick walls subdivide the lower yards which then either rise up or maintain this level to the upper gardens. These are particularly high between nos. 44 and 42A, 42A and 40, and between 40 and Allcroft Road.

The north side of the gardens are contained by the gable end of the terrace to the west side of Allcroft Road and a high brick wall to the allotment on Bassett St. The gardens are also screened from each other with a number of trees, some mature, and planting and, except for no. 56, are not accessible from the street, all of which contributes to a strong sense of enclosure and privacy.

The garden to no. 44 is not seen from any direction except over the top of the two tall garden walls mentioned previously, and past a tree to no. 40 and another tree to no.42A. This view is from a short section looking from outside the conservation area from Allcroft Road.

The original footprint for each plot in the terrace had a rear extension, as is clearly shown in the 1870 map below. It is also worth noting that a large extension existed at no. 40 at this time.



Above: Extracts from St Pancras Parish map 1870 – 44 Coity Road outlined in red

This is reinforced by the 1913 map below, which shows that by this stage some of the earlier extensions had been removed, although nos. 44 still remained at this stage. A large outbuilding at the end of the garden to no. 42A is also evident.



Above: Extracts from Ordnance Survey map 1913 – 44 Coity Road outlined in red



Above: Extracts from Ordnance Survey map 1952, left, 1975, right; 44 Coity Road outlined in red

By the 1950's, as seen above, the rear extension to 44 is not shown and outbuildings are shown to nos. 40 & 54.

Currently four out of the nine houses have rear extensions:

- Single storey with mono pitch roof – no. 44
- Two storey with flat roofs – nos. 48 and 54
- Three storey with flat roof – no. 56

These are illustrated in the site photographs overleaf. It is also clear from reviewing the planning history, (covered in the next section), that a two storey extension existed to no. 46, at least until 1979.

It is also worth noting that Victorian terraces, as ours, were designed to have the decoration and quality to the front with the rear being functional, no frills and work-a-day; a place for cheaper materials, (no decorative stucco work or railings), downpipes, chimneys and architecturally less prominent rooms such as kitchens, bedrooms and sculleries. Indeed, the Conservation Area statement when describing the Coity Rd terrace makes no mention of the rear. This is because there are no notable architectural features to the rear of our terrace.

Over time, like all London terraces of this era, the rear has quite rightly become an amalgam of extensions, decoration styles, materials, (different brick types, slate cladding), garden walls and fences. This allows the people living in them a way to lead their lives in more a loose fit way within the context of a period property. Moreover, the current conditions of our rear elevations as well as the energy performance of these conservation area properties are extremely poor - our new extension will improve this considerably.

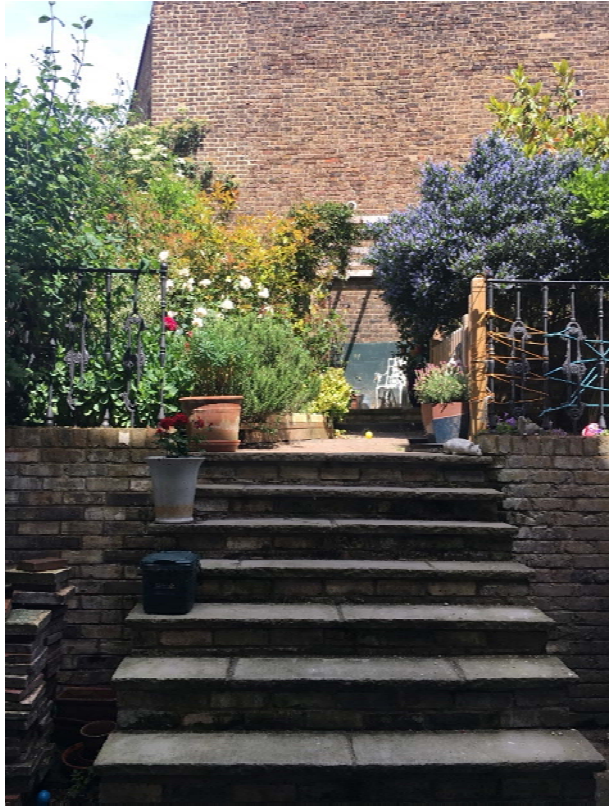
4.2 Site Photographs



Above: rear view of Coity Rd terrace from rear garden of no 44 showing existing two and three storey extensions to nos. 48 (nearest), 54 and 56.



Above: rear view of Coity Rd Terrace from Bassett St – note only the three storey extension to no. 56 is visible. All other extensions (no. 44, 48 & 54) are not.



Above: view of existing rear elevation to no. 44 from no.42A garden and view of gable end to terrace on Allcroft Rd, which forms the end of 44's garden, also shown are level differences from the rear courtyard to the raised garden.



Above: view of existing single storey extension and shed and rear courtyard to no. 44 Coity Rd



Above: views of nos 40, 42A and 44 Coity Rd from Allcroft Rd, (left) and view along terrace (right), where existing rear extensions at nos 48, 54 & 56 are visible. Note: high walls and existing tree would largely screen the proposal from this aspect.

4.2 Surrounding Context

In walking around the West Kentish Town Conservation Area it is clear that there are also many examples of one, two or three storey rear extensions in a mix of styles and form that are visible from within and without the CA.

4.3 Planning Context

Taking what is available from the London Borough of Camden's Planning Application Search website, and is considered relevant to this submission;

Coity Road

No 42A Coity Rd – Ref: 2193- Permission granted 22/03/1976 for a change of use from a house to a self-contained maisonette and self-contained flat, including the works for conversion.

No 42A Coity Road – Ref: 2017/6260/P – Permission granted 31/05/2018 for Erection of single storey rear extension at lower ground floor level with roof terrace above and infill conservatory to the side; lowering of front vault floor level by 500mm and replacement front door.

This extension is very similar in nature and scale to what is proposed under this application. The officer's decision notice stated "The proposed single storey rear extension at lower ground floor level is considered acceptable by virtue of its size, location, design and materials. The extension would be relatively modest, measuring approximately 14sqm, and constructed of matching materials to the host building. Due to its location at lower ground floor level, it would only be visible from the rear windows of neighbouring properties and is considered to have limited impact on the character and appearance of the wider conservation area.

Rear extensions such as that proposed are a common feature along the terrace, and it would be in keeping with the scale of surrounding development. The proposed infill conservatory would sit lower and stepped back from the rear building line of the proposed rear extension. The use of glazing and the setback would differentiate the lightweight addition from the main bulk of the extension and ensure the overall development was subordinate to the host building.

The proposed rear extensions would sit lower than the existing boundary walls which would prevent any harm to neighbouring amenity in terms of overlooking, loss of daylight, or outlook. The proposal includes the creation of a roof terrace above the extension, adjacent to the boundary with no.44; however, a privacy screen would prevent views between the terrace and the neighbouring windows and garden. The screen itself is unlikely to impact neighbouring daylight/sunlight due to its positioning to the east of no.44. There may be a minor impact to morning light levels; but this is not considered to be so harmful as to warrant refusal of the application”

No.44 Coity Rd - There is no planning history for this property.

No.46 Coity Rd - Ref: 29347 - Permission granted 14/11/1979 for the change of use to two self-contained dwelling units, including the works for conversion and the provision of patio at rear first floor level and alterations at the rear.

As noted previously, although no longer present, in analysing the proposed drawings, (and old maps), it is clear that the two storey extension was extant at that time and that the works proposed were to install a new raised rear wall to this extension and install a roof terrace at first floor level.

No.48 Coity Rd - 2013/3186/P – Erection of two storey rear extension to residential dwelling (Class C3). Granted 03/12/2013.

This enlarged an existing two-storey mono-pitch extension to create an en-suite bathroom to the lower ground floor, and a kitchen to the upper ground floor with direct access to the garden. The officer’s report noted that,

“The proposed extension [at no 48] would be subordinate to the existing house and would terminate one storey below eaves level.”



Left: Photo of extension to no. 48 from garden of no. 44

No.54 Coity Rd - 2008/0622/P - Erection of slate clad and glazed rear extension at basement and ground floor level (following demolition of existing outhouse) in connection with the existing single-family dwelling house (Class C3). Granted 28/05/2008.



Above: view of no 54 & 56 inclusive from the rear garden, showing existing two and three storey extensions.

This extension has used external cladding materials, (slate) and frameless, storey height fenestration that are attractive and modern in style. They are however, unique to the terrace. Taking the comments from the pre-app advice received for the previous submission, (refer Section 5.0), we consider this kind of external treatment would no longer be supported by the Planning Department, so propose using materials that match and compliment the original terrace, as noted in Section 3 previously.

No.56 Coity Rd – 36734 - The continued use as two self-contained dwelling units including works of conversion and the erection of a bathroom extension at rear first floor level. Granted 24/10/1983.

From analysis of the old maps, we would argue that the original two storey extension is original to the terrace and the permission noted above added a further storey to it.



Above: view looking south-east from Bassett St over tall allotment wall, to three storey extension at no 56. Refer also to the photo referenced in the description of no 54 above, which also shows no 56's extension.

Recent permissions in the Conservation Area:

No. 40b Allcroft Road - 2014/5133/P – extension at first floor Granted October 22/10/2014.

The officer's report stated that the "The revised proposal ...would match the adjacent element at 42A (to create a uniform attached tunnel back element) and other similar extensions within the terrace. The proposed materials now reflect those of the host and surrounding buildings. Overall, it is considered that the proposal would be compatible with the existing and neighbouring buildings and that it would preserve the West Kentish Town Conservation Area." Again materials that match the host building were used.

No. 48 Malden Road – 2011/0317/P – included the erection of a mansard roof extension and two storey rear extension (enlargement of existing) granted 21/03/2011.

The officer's report stated, "There are a number of rear extensions within this terrace at basement, and ground floor level. This includes full width extensions of varying depths. It is considered that given the position set at basement level that the extension would be acceptable... It is considered that the proposed extensions would be subordinate to the host building in terms of scale and bulk and would not detract from the character and appearance of the host building, the terrace or the wider conservation area... It is considered that the proposed extensions at the rear of the property would not have a detrimental impact on the character of the host building or the wider conservation area."

Like Coity Road the rear of this terrace is visible from an adjoining street, Rhyl Street, this is not raised as an issue in the officer's report, however, it is within this context that the proposed extension was deemed to "not have a detrimental impact on the character of the host building or the wider conservation area."

No. 54 Malden Road - 2014/3533/P – single storey extension at first floor granted 19/09/2014.

The officer's report stated, "CPG1 (Design) requires that rear extensions should be subordinate in size to the host building; should respect existing architectural features and the established grain of the surrounding area and not cause a loss of amenity to adjacent properties. It also states that extensions which are higher than one storey below roof eaves/parapet level will be discouraged... The principle of extending this type of property at first floor level has been established at number 48 (see planning history above) and at no. 56, although no planning records can be found for this extension... The application proposes to erect a single storey rear extension at first floor level, on top of an existing terrace to the rear of the dwelling house. The extension would be constructed in brick to the rear with timber framed glazing on the side elevation facing the terrace. The extension is subordinate to the existing building and is considered to respect the architectural character of the building and wider area."

The officer specifically refers to no. 48 Malden Road (a replacement extension) and no. 56 Malden Road (an extension with no planning history) as providing precedent for the scheme. It should be noted that this extension is also visible from Rhyl Street.

4.4 Conclusions:

From our investigations we can conclude the following:

1. Site Context – There is historical and existing precedent for rear projections both to Coity Road and across the Conservation Area.
2. The Conservation Area Statement, in referring to Coity Road, focusses on the architectural features to the front elevation only, and makes no mention of the rear of the terrace.
3. The Conservation Area is characterised by multiple examples of one, two and three storey rear and side extensions visible throughout the Conservation Area.
4. The proposal would only be partly visible (the privacy screen between no 42A & 44 would be visible only and has been granted permission under 2017/6260/P), from a short section of Allcroft Road, outside the Conservation Area. The existing 3 no. two and three storey rear extensions to the terrace are already visible from this viewpoint.

5.0 CONSULTATION

Extensive consultation took place between Sophie and Andreas Gregoriou and No. 42A Coity Road between January 2016 and April this year for the previous joint submission, (ref: 2017/2097/P), that was refused. Since this, this revised design for No 44 only has been discussed with No 42A who had no comments.

A dialogue with the case officer for the refused scheme, Laura Hazelton, has continued and the revised design has responded both to the original reasons for refusal, and her comments to no 42A Coity Road who have just received planning permission for a similar single storey design, as set out in Section 6.0.

The project in general was also discussed with the neighbours at No 52, 56, and the upper flat no.44 Coity Rd.

Local builders have also offered advice on the construction and sequencing with a view to minimise the build programme and consequently the period of disruption for our neighbours.

5.1 Previous planning application – (ref: 2017/2097/P, refused – 7th June 2017)

The joint application for nos 42A and 44 Coity Rd was submitted 25th April 2017 and was summarised in the application as,

“Erection of 2 storey rear extensions to the rear of nos.42A and 44 Coity Road, erection of single storey rear conservatory to no.44 Coity Road, and lowering floor level of no.42A front vault by 550mm.”

A notice of refusal, together with a delegated report were received 7th June 2017. It is worth noting that no consultations responses were received.

In order to prepare the new design detailed in this submission, it has been necessary to understand the reasons given for the refusal of the previous submission. The Decision Notice (ref: 2017/2097/P) stated;

“The proposed two-storey rear extensions, by reason of their detailed design, bulk, scale and siting, would be highly visible additions to a largely unaltered part of the terrace, causing harm to the character and appearance of the host buildings, the rear elevation of the wider terrace and the West Kentish Town Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and Policies D1 (Design) and D2 (Heritage) of the Emerging Local Plan.”

The Delegated Report (ref: 2017/2097/P) expanded on the above, noting:

“Design

In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels (paragraph 4.12). Although there are three examples of two storey rear extensions at nos. 48, 54 and 56 Coity Road, they are not considered to set a precedent for future development for the following reasons:

- The extension at no.56 is historic and was granted prior to the designation of the West Kentish Town Conservation Area on 20/09/2005 (planning permission was granted on 24/10/1983 under reference 36734).
- The officer's report noted that the extension at no.54 would not be visible from the public realm.
- Although planning permission was granted more recently at no.48 (on 03/12/2013 under reference 2013/3186/P), the extension replaced an existing historic two storey rear extension of the same height.

The terrace which the application site is part of was not originally characterised by any form of rear projection or closet wing extension. The majority of the properties in this terrace (6 out of 9) still do not feature this development, and a two storey rear extension is not considered to preserve the original design or proportions of the host building, nor preserve the historic pattern of development.

Although three properties do have two storey rear extensions, there were specific reasons why these were considered acceptable in each instance, and they are not considered to set a precedent for future development along the terrace. In fact, the harmful impact of a two storey extension is demonstrated at no.48, where the development is highly visible from Allcroft Road. The extension appears excessively bulky, out of character, and harms the architectural style of the host property and appearance of the attractive, well-preserved rear elevations seen at nos. 40-46. Two-storey development to the rear of nos.42A and 44 would be even more highly visible and result in even greater harm to the character of the terrace and the West Kentish Town conservation area. The existing harm caused by the existing extensions cannot be used as justification for the further harm that two further, even more visible extensions, would result in.

In terms of the detailed design of the extensions, they would be finished in matching brickwork with a rendered lower ground floor to match the character and appearance of the host buildings, which is considered acceptable. No. 42A would feature large bi-folding timber doors at upper ground floor level and no.44 would feature a large timber window, both with top-opening windows. Although the use of timber is supported, the design and style of the new door and window would not match the existing traditional sash windows seen across the rest of the properties, and are not considered sympathetic additions to the host buildings. The fenestration design is not considered to preserve or enhance the character and appearance of the host buildings, particularly given the high level of visibility at upper ground floor level.

Conservatory (to No 44)

CPG1 (paragraph 4.19) advises that conservatories should normally:

- be located adjacent to the side and rear elevations of the building;
- be subordinate to the building being extended in terms of height, mass, bulk, plan form and detailing;
- respect and preserve existing architectural features, e.g. brick arches, windows etc;
- be located at ground or basement level. Only in exceptional circumstances will conservatories be allowed on upper levels;
- not extend the full width of a building. If a conservatory fills a gap beside a solid extension, it must be set back from the building line of the solid extension; and
- be of a high quality in both materials and design
- The proposed infill conservatory to the rear of no.44 would be fairly small, with a footprint of 5.8sqm.

However, it would appear overly tall when viewed from the rear as the height of the structure increases from 2.5m where it joins the rear elevation up to 3m at the rear. When combined with the extra bulk of the two storey element, the overall proposal is considered to constitute over development of the largely unaltered rear elevation of this terrace. Furthermore, the design of the conservatory roof, with the pitch sloping down towards the rear elevation would be an incongruous feature that would be out of character with the traditional Victorian architecture of the host building. Although there is no objection to the principle of a single storey rear extension in this location, the detailed design and size of the proposed conservatory are not supported in this instance.

Front vault at no.42A

The proposals involve lowering the floor level of the front vault and the conversion of the space into a bathroom, as seen at no.44. There would be no external alterations in association with this and the development is therefore considered to have minimal impact on the character and appearance of the host building and wider conservation area.

The development would involve the lowering of the floor level of the front vault (an area of 3.7sqm) by 0.55m so that the floor level would be in line with the front vault at no.44. The level of excavation proposed would not require a Basement Impact Assessment to be submitted; however, due to the proximity of the works to the public highway, an Approval in Principle (AIP) would be required. This would be secured by S106 legal agreement is planning permission were to be granted.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 and Policy A1 of the emerging Local Plan support this, by seeking to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and impact on daylight & sunlight.

The two storey extensions would be constructed adjacent to each other along the shared boundary wall between the two properties. This would limit the impact of the development on neighbouring occupiers in terms of outlook, and the fact that the rear elevations are north facing would mean there would likely be minimal impact on daylight/sunlight.

The proposals also include raising the boundary wall shared with no.46 by approximately 0.9m in order to prevent potential overlooking and light spill from the conservatory.

The proposals are therefore considered acceptable in this regard.

Conclusion

The proposals are not considered acceptable due to the harm caused to the character and appearance of the highly visible rear elevations of the host buildings and wider terrace.”

5.2 Update to Previous Planning Application

Since August 2017 Alexander Abbey of no.42A Coity Road continued dialogue with Laura Hazelton, the planning case officer, to understand further the reasons for refusal, as set out in section 5.1 above. He sought to clarify what could be done to the design to get to an acceptable proposal. The following points were noted and confirmed with the case officer, in relation to the refused scheme and potential ways forward:

- LBC would only meet us to discuss the scheme as part of a pre-app process - but would be happy to review sketches via email etc.
- The design of our submitted scheme was considered to be, "simple and better than the existing rear extensions on the terrace" but in LBC's opinion, it was the bulk, effect on the terrace and visibility that predicated against it.
- A full width per plot, single storey scheme would be acceptable.
- A roof deck access over a ground floor extension to get to the garden may be possible, but would need to review sketch proposals to give a full response.
- Conservatory to no. 44 - a flatter glass roof, or more of a unified roof with glazed elements within it may be preferable.
- Fenestration to upper floor of new extensions - should look more like the existing sash windows, ie. the high level opening windows should have an intermediate vertical glazing bar and the doors a horizontal bar.

As a follow up to these points Alexander Abbey submitted a series of sketches to the case officer receiving positive feedback and ultimately secured a positive planning permission in May 2018. We have taken the permission at no.42A Coity road as our starting place for design, scale and materials on the assumption that these should be likewise acceptable to the council in our case. The particular points addressed are detailed in Section 6.0.

5.3 Conclusions

Consultation has been undertaken with neighbours and, following positive feedback, the design has responded and evolved. Pre-application advice was also sought to seek further clarity on the reason for refusal of the previous submission and to understand how an acceptable design could be achieved. The scheme has responded and evolved positively as a result of this dialogue.

6.0 RESPONSE TO CONSULTATION

Principle of the development

The key planning issues for the previous planning refusal for the previous scheme, cited in Section 5.0, were considered to be as follows:

1. Design (the impact that the proposal has on the character of the host building as well as the wider West Kentish Town Conservation Area); and
2. Amenity (the impact of the proposal on the amenity of adjoining occupiers).

6.1 Design – our revised response

Following the feedback from the planning case officer, detailed in Section 5.2 above, and following the approval of 2017/6260 for a single story rear extension and conservatory at no.42A, we revised our plans to replicate (as far as possible) the scale, design and materials approved for no 42A. We understand that considerable consultation on the deck, balustrade and conservatory was undertaken by no 42A with the council as detailed in their DAS and so we have looked at the final outcome of those discussions and propose similar.

In conclusion, we have designed this single storey scheme to pick up all the points raised in section 5 and also looked to our immediate neighbour's consent of this year to provide further steer on detailed design and materials.

6.2 Amenity

The previous joint application that was refused was considered acceptable on this point, which including raising the boundary wall between nos. 46 and 44 by 0.9m (refer Section 5.1).

The design approach and subsequent adjustments, noted in Section 5.0 and 6.1 above, have been made to mitigate as far as possible any impact in terms of amenity to the neighbouring properties.

We have also reviewed the following points to demonstrate comprehensively we have considered the impacts of the proposal and do not consider they raise any issues:

6.3 Sunlight, daylight and overshadowing

As the site for the extension is to a north facing garden with tall dividing walls to the gardens, the impact to neighbouring properties will be minimal. The single storey extension will be built between and below the garden party walls. The new upper ground floor glazed French door to the external roof terrace will increase levels of daylight into the rear room on the upper ground floor. A roof light within the terrace will also bring light into the new extension and centre of the existing lower ground floor below. The conservatory will ensure good levels of natural daylight and views into the garden.

As noted in section 3.0, the roof terrace/balustrade design has been designed to keep its height to a minimum, (minimal ceiling heights and the terrace roof designed to be lower than the existing garden walls on the terrace). Using frosted and glazed screens/ balustrades there will be minimal reduction to daylight.

The upper ground level windows to the adjacent properties are approx. 4m away from the edge of the extension at its closest point, measured to the centre of the pane. As the dividing garden walls are approx. 2.8m high there is likely to be little difference to the sense of overshadowing to these north facing gardens.

To the lower ground floor by using a combination of white painted render and large bi-fold doors daylight and sunlight will be maximised.

6.4 Outlook, privacy and overlooking

Due to high garden walls east and west, a two and a half storey blank elevation to the gable end of the Allcroft Rd terrace to the north and the existing terrace to the south, sunken by half a storey, there is a strong sense of enclosure to the gardens.

To the lower ground floor extension to no. 44 we have included bi-fold doors on the north and west faces. Because of the proximity and height of the existing garden wall this does not overlook, nor is it overlooked by any windows from adjoining properties.

As noted in sections 3.0 and 5.1, the new roof light to the extension will receive a translucent film for privacy and the balustrades/screens have been designed to prevent overlooking where it has been considered an issue.

6.5 Light pollution/spillage

As noted above the bi-fold doors and the conservatory roof sit enclosed within high walls or face the garden, where no overlooking issues have been determined. The first floor flat at no.44 will receive some additional light from the roof light and the conservatory but should not be adversely affected as they will sit a full and tall storey above. The conservatory is also likely to receive intermittent use in the evenings/night with the majority of access to and from the garden coming from the upper terrace level, if at all, at those times.

6.6 External Amenity Space

In order to minimise impact and retain good size family gardens to the property, the design has built into the existing lower ground floor light well, which currently extends approx. 4m to a retaining wall in the garden. There will therefore be no reduction in the useable garden. There will be a reduction in the usable courtyard of 8.8m² however the remaining courtyard space will be configured in a way to increase its use. Overall, the extension would provide approximately 26% additional floor space.

6.7 Conclusions:

Following consultation with neighbours and the local planning authority we have revised our scheme.

We have concluded that there are no policy grounds for refusal or our scheme and clear precedent for granting it.

We have focused our design development efforts on responding to the authority's design related concerns, both from the previous refused application, and the points raised in recent dialogue with the planning case officer for no 42A. We believe we have answered these in our revised design and as explained in this document.

To support this, materials have been chosen that reflect the character of the surrounding buildings, and the extension has been designed to minimise its impact in terms of scale whilst at the same time creating new spaces that improve what is currently there and meet the occupier's needs.

To conclude:

- We consider the scheme to be policy compliant.
- We are satisfied that our scheme will be secondary to the host building and have referenced precedent both within the Coity Road terrace and the wider Conservation Area that supports this.
- We have used materials that match or complement the existing condition.
- We have addressed and we believe overcome the authority's concerns relating to neighbouring amenity.
- We have developed the design to respond positively, both to the issues raised in the previous application and to more recent design points raised by the planning case officer.