

# PLANNING STATEMENT

FULL PLANNING APPLICATION SEPTEMBER 2018



## 1.0 INTRODUCTION

This report accompanies a FULL PLANNING application in respect of proposed works to Ground Floor Flat, 54 Sumatra Road, West Hampstead NW6 1 PR.

It is submitted on behalf of the leaseholder.

Changes to the property include:

- Replace all existing front bay window to match existing.
- Front walk-on-rooflight, flush with ground level
- Rear and side extension.
- Extension of existing basement
- New fence to garden wall and garden landscaping

It is submitted in accordance with the requirements of Government planning advice as set out in Planning Policy Statement 1, Delivering Sustainable Development and legislation under section 42 of the Planning and Compulsory Purchase Act 2004 of which substitutes a new section 62 of the Town and Country Planning Act 1990.

## 1.1 PURPOSE OF REPORT

The purpose of this report is to explain the proposal and the approach to the design, in the context of planning policies and the statutory protection afforded to the building and its setting. The aim of the proposed changes is to improve the aesthetics, building quality and insulation, spatial design and daylight for the current living accommodation to Ground Floor Flat, 54 Sumatra Road, West Hampstead NW6 1 PR.

The aim of the report is to:

- identify important architectural features that are affected with the proposal,
- identify how the proposal relates to the local context,
- give a description of the proposals architecture and context.

It also considers wider planning policies relevant to the proposals and the implications of these for the development.

## 1.2 FULL PLANNING APPLICATION SUBMISSION

The full planning application submission comprises this report along with the following drawings and visuals prepared by Peter Morris Architects:

217-001 SITE LOCATION PLAN	217-030C BF PLAN
217-002F EX BF PLAN	217-031C GF PLAN
217-003G EX GF PLAN	217-032 GF PLAN
217-010G BF PLAN	217-033B GARDEN PLAN
217-11G GF PLAN	217 PLANNING DESIGN STATEMENT
217-12E ROOF PLAN	BIA REPORT
217-013A SECTION A-A	BIA APPENDIX 1 – DESK STUDY REFERENCES
217-014C SECTION A-A	BIA APPENDIX 2 SITE INVESTIGATION
217-015B SECTION A-A	BIA APPENDIX 3 STRUCTURAL DRAWINGS
217-016A SECTION B-B	BIA APPENDIX 4 GROUND MOVEMENT
217-017A SECTION B-B	BIA APPENDIX 5 STRUCTURAL CALCULATIONS
217-019B SECTION C-C	BIA APPENDIX 6 FLOOR RISL ASSESSMENT
217-020C REAR ELEVATION	BIA APPENDIX 7 TANKING
217-021D REAR ELEVATION	217 SITE INVESTIGATION REPORT

## 2.0 THE PROPERTY AND ITS CONTEXT

### 2.1 THE PROPERTY

The property is a late Victorian two storey terraced house with traditional timber sash windows and London Stock brickwork. The property is a building of merit, but it is not situated in a Conservation Area and is not listed.

### 2.2 PLANNING HISTORY

Similar designs have recently been built and received planning permission, for instance:

The following examples were found on the planning portal:

#### 2.2.1 187 SUMATRA ROAD LONDON NW6 1PF

Application Number: 2017/7019/P

Proposal: Extensions and alterations to include single storey rear conservatory.

Final Decision: Granted 2018

#### 2.2.2 GROUND FLOOR FLAT 149 SUMATRA ROAD LONDON NW6 1PN

Application Number: 2017/5102/P

Proposal: Rear extension at lower-ground floor level.

Final Decision: Granted 2017

#### 2.2.3 33 SUMATRA ROAD LONDON NW6 1PS

Application Number: 2017/4042/P

Proposal: Erection of two storey rear extension at lower ground floor and ground floor level and single storey side infill extension at lower ground floor level to dwellinghouse.

Final Decision: Granted 2017

#### 2.2.4 211 Sumatra Road London NW6 1PF

Application Number: 2016/5340/P

Proposal: Erection of a single storey rear extension and alterations to the rear garden.

Final Decision: Granted 2017

2.2.5 61 SUMATRA ROAD LONDON NW 6 1PT

Application Number: 2016/1834/P

Proposal: Erection of single story rear extension (4m deep x 3.2m wide x 3m to eaves and 3.2m to the parapet wall) and erection of single story side extension (6m deep x 1.2m wide x 2.85m to eaves).

Final Decision: Prior Approval not required 2016

2.2.5 BASEMENT FLAT, 127A SUMATRA ROAD, LONDON, NW6 1PL

Application Number: 2016/1220/P

Proposal: Erection of single storey rear extension and replacement of boundary fence.

Final Decision: Granted 2016

2.2.6 6 SUMATRA ROAD LONDON NW6 1PU

Application Number: 2015/6343/P

Proposal: Erection of a single storey rear extension to ground floor flat.

Final Decision: 2016

2.2.7 106 SUMATRA ROAD LONDON NW6 1PG

Application Number: 2015/5868/P

Proposal: Erection of a single storey rear extension, increase the internal ceiling height at basement level, the installation of new window to the front elevation, and the replacement of the existing window with new door to the flank elevation all associated with maisonette located between the lower and ground floor level.

Final Decision: Granted 2016

2.2.8 38 SUMATRA ROAD LONDON NW6 1PR

Application Number: 2015/4106/P

Proposal: Erection of a single storey side extension.

Final Decision: Granted 2015

## 2.3 PLANNING CONTEXT AND SIGNIFICANCE

PPG15 states that the general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of an area. It is evident that the front facade of the property in question is of merit and contributes to the harmony and consistency of street. The character of the area is derived from the groups of terraces, consisting of similar appearances and forms. The existing front façade appearance will remain the same.

## 3.0 THE PROPOSED DEVELOPMENT

### 3.1 INTRODUCTION

The London Plan states the principle of extending existing residential properties in order to increase residential accommodation is considered acceptable, as long as the proposal is acceptable in terms of scale, design, character and appearance. It will have no adverse effects on neighbouring properties. The residential Design Standards Supplementary Planning Documents 2008 advises proposals should not cause harm to neighbouring properties by creating a feeling of enclosure, loss of light or loss privacy.

### 3.2 SCHEDULE OF WORKS

#### 3.2.1 REPLACE GROUND FLOOR FRONT WINDOWS WITH TIMBER SASH WINDOWS.

We propose replace and the existing ground floor single glazed sash windows at the front, with double glazed sash windows, to match the appearance of the existing windows.

#### 3.2.2 REAR SIDE EXTENSION.

The proposal consists of a rear side extension provides a large living room, dining room and kitchen. To maximise daylight the new roof is to be frameless double glazing. The eaves level starts 27mm below the existing boundary fence, with the adjoining number 56. The roof then rises up at a 10 degree pitch to meet the external side wall. At the rear the extension wraps around the existing rear elevation a further 2 metres, which makes the side extension 8.4 metres long. The height of the rear extension next to the boundary wall of number 52 is reduced to 2.55 metres, to reduce the impact upon the neighbours. The proposal passes the 45 degree rule for rights of light. A 0.6 metre deep lightwell is created between the side extension and the existing building in order to provide natural light to the basement. The rear elevation of the extension will consist of double glazed sliding doors with a dark grey aluminium frame and dark grey zinc cladding. The dark grey colour is chosen to be sympathetic to the surround colours and materials, such a dark slate tiles, asphalt and lead.

#### 3.2.3 BASEMENT EXTENSION.

The proposal consists of an extension to the existing basement, to provide room for two double bedrooms and a bathroom. There are two light wells, one for each of the new bedrooms. The lightwell at the front is level with the ground level and is made from toughened double glazing to allow people to walk on top. The light well to the rear bedroom is located between the existing building and the new extension. It is not covered.

#### 3.2.4 LANDSCAPING

A new garden fence is added to the top of the existing boundary walls to improve privacy. We propose to change the levels of the garden to allow step free access into the garden, from the extension. New planters, timber seats and a garden shed are located around the perimeter of the garden.

4.0 MATERIALS

4.1 PRECEDENT IMAGES OF STANDING SEAM ZINC



#### 4.4 DAYLIGHT, SUNLIGHT AND IMPACT ON NEIGHBOURING PROPERTIES

The height of the rear extension next to the boundary walls is 2.55 metres, thus reducing the impact upon the neighbours. The proposal passes the 45 degree rule for rights of light. Due to this modest volume of the proposed in comparison to the main building the impact on the amenity of the neighbours will be minimal. Therefore, there will be no loss of daylight to any of the neighbouring properties.

#### 4.5 ACCESS

Front access remains the same.

### 5. PLANNING POLICY AND GUIDANCE

This section provides an overview of the policy framework within which a future application must be considered, and other policies and guidance that will be material to a decision. It then sets out the key considerations in the determination of the application. The proposed development is then assessed against these policies in Sections 6 and 7.

#### 5.1 THE STATUTORY DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that; ... *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"*.

The statutory development plan for the site is the Hackney's Core Strategy 2011 (CS) and Managing Development Document 2013 (MDD), and the London Plan 2011 (as amended). There are no further site-specific allocations or designations relating to the site. Key policies of relevance to the development are summarised below. These define the principal issues against which an application would be considered.

#### 5.2 DESIGN

CS Policies SO23 and SP10 promote good design for buildings, with buildings that are high-quality, sustainable, accessible, attractive, durable and well-integrated with their surrounds. Buildings should respect local context and townscape, and strategic and local views. They should adopt high quality architecture and contribute to the enhancement or creation of local distinctiveness.

Similarly, MDD Policy DM24 requires sensitive design in keeping with local character and setting; ensuring the use of high quality building materials and finishes; ensuring the internal design and layout of development maximises comfort and usability for occupants and maximises sustainability; ensuring development is designed to be easily adaptable to different uses and the changing needs of users; protecting features of positive value within the site; and, taking into account impacts on microclimate.

These policies reflect similar requirements of the London Plan for the highest quality architecture in new development, that is complementary to local architectural character (although confirming that it is not necessary to replicate this), and that provides high quality indoor and outdoor spaces that integrate well with the surrounding streets and open spaces. Development should also meet the principles of inclusive design.

### 5.3 AMENITY

MDD Policy DM25 protects the amenity of surrounding existing and future residents and building occupants; e.g. in relation to privacy, outlook, overlooking, sunlight and daylight. This reflects Policy 7.6 of the London Plan.

### 5.4 ENVIRONMENTAL SUSTAINABILITY

CS Policy SO23 aims to achieve a zero carbon borough in the 21st century, while MDD Policy DM29 seeks reduction in carbon emissions from development. The sustainable retrofitting of existing development with provisions for the reduction of carbon emissions will be supported. As above, MDD Policy DM24 asks that development maximise sustainability.

London Plan Policy 7.6 also asks new development to incorporate best practice in resource management and climate change mitigation and adaptation. Development proposals should, under Policy 5.3, demonstrate that sustainable design standards are integral to the proposal, including its construction and operation [NB. specific requirements relate to major developments only, and not to the current proposal.]

### 5.5 PARKING

Parking will not be affected by the proposal.

### 5.6 OTHER MATERIAL CONSIDERATIONS

The National Planning Policy Framework (NPPF), and the accompanying Planning Practice Guidance, are important material considerations in planning decisions. These deal with similar themes to the above development plan policies, including policies on the approach to conservation of heritage assets, design, climate change and economic growth.

The NPPF gives great weight to the conservation of heritage assets in determining applications, and notes that significance can be harmed through alteration (paragraph 132). Any harm requires clear and convincing justification. Paragraph 134 goes on to state; ... *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”* In determining planning applications, the NPPF requires that local planning authorities take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with the original.

The importance of good design is highlighted by the NPPF as indivisible from good planning – it contributes to making places better for people (para.56). Great weight should be given to outstanding or innovative designs that help raise the standard of design (para.63). In dealing with climate change and to support the move to a low carbon future, the NPPF states that local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions, and actively support energy efficiency improvements to existing buildings (para.95).

In terms of development of the economy, paragraph 19 of the NPPF states that significant weight should be placed on the need to support economic growth through the planning system.



## 5.7 CONCLUSION

The above outlines the key policy considerations relevant to the current proposals, which fall within the theme of: development; contribution to economic development; design; amenity; environmental sustainability; and parking.

The first of these is dealt with in Section 6 below; the remainder are addressed in Section 7.

## 6 ASSESSMENT AGAINST OTHER PLANNING POLICIES

### 6.1 INTRODUCTION

This section addresses the relationship of the proposal with the other key planning policies identified above.

### 6.2 CONTRIBUTION TO ECONOMY

In line with LBI's policies, the proposal will support the growth of a long-established family home in its existing location, and will ensure the building continues to provide appropriate, modern and secure accommodation for local residents. The location – within easy reach of the overground network – is an appropriate, sustainable location.

### 6.3 DESIGN

We will use high-quality materials that complement and enhance the character of the surrounding area. These materials do not involve the loss of the existing traditional features that would bring a positive contribution to the characteristics of the Architecture. With the refurbishment, water efficient fixtures and fittings will be installed.

### 6.4 AMENITY

There are no negative impacts upon the amenity of existing neighbouring buildings in terms of sunlight and daylight issues.

### 6.5 ENVIRONMENTAL SUSTAINABILITY

We will use high-quality materials that complement and enhance the character of the existing building of merit and surrounding area. These materials do not involve the loss of the existing traditional features that would bring a positive contribution to the characteristics of the Architecture. Sustainable methods of construction will be used at all times, if possible. The proposed dwelling refurbishment is designed to achieve a high level of thermal efficiency and performance. The proposal will include the following:

- low energy lighting where possible,
- new insulation to floor,
- acoustic separation and insulation of floor between adjoining properties,
- new energy efficient boiler and radiators,
- water efficient toilets and low flow taps,
- locally sourced materials,
- new double glazed doors at the rear,
- A++ rated Energy efficient appliances.

## 7.0 CONCLUSION

Taking into account the current local and national planning policies, we consider the proposal would be acceptable given the harmonious design, scale and size of the proposal in relation to the existing building and its local context, and that the proposal would not have any detrimental impact upon the existing building of merit or any neighbouring buildings in the local area.