

DESIGN ACCESS AND HERITAGE STATEMENT

for

PROPOSED LOFT CONVERSION

at

**Flat 10
52 West End Lane
London
NW6 2NE**

2751 / Doc / 02

ALLEN SMITH ASSOCIATES

Architectural Planning and Design

The Maltings Barn - 27 Kneesworth Street - Royston - Herts - SG8 5AB
Tel : 01763 - 247400 – E mail : arcitek@allensmith.co.uk

DESIGN – ACCESS and HERITAGE STATEMENT

Re: Proposed Alterations, 52 West End Lane.

This statement is relative in detail to the aims of the planning application it accompanies and is produced to highlight matters and support the proposed scheme.

History:

Within this site there is a single detached Victorian dwelling, which has been historically converted and subsequently extended to provide 10 individual flats. The building forms part of the general mixed development of the area and is located within the core of the housing development, with a vehicle access and parking area to the front of the main house.

The site is bounded to rear and sides with close boarded fencing and a mix of mature planting and some trees, there is good separation to the rear and houses beyond. The site is set on the corner junction of West End Lane and Woodchurch Road.

A recent planning application was submitted for the conversion of the loft space and insertion of a rear dormer window and roof lights under reference 2017/4980/P which was refused permission 18 January 2018.

A subsequent appeal against the decision issued by London Borough of Camden for application 2017/4980/P was submitted and allowed on 13 September 2018.

The Proposal

In terms of planning policy, the construction of additions are deemed acceptable provided they cause no undue harm to the surroundings and character of the area, are not to the detriment to adjoining owners and provide a positive enhancement to design.

This scheme is for the implementation of the conversion given consent on appeal, (Ref: APP/X5120/W/18/3197457) together with the addition of a side dormer window in place of the two approved rooflights that will set between the chimney stacks.

Part of the existing roof facing Woodchurch Road has a semi recessed door and external platform area set immediately to the centre point of the two chimneys of the South elevation, within the approved scheme this will be removed and replaced by roof lights. However, as above the proposal the subject of this application is to replace the roof lights with a single dormer window of a matching design to that approved for the rear roof slope.

Planning Considerations:

- Living conditions of neighbours
- Any harm caused to the character and appearance of the area and street scene.
- Any harm to trees of amenity value.

The proposal is such that it is of a size and design not dissimilar to the other properties within this particular area of West End Lane, some of which have already been extended or rebuilt and the proposal is not disproportionate for its position in the locality.

There would be no impact on any major street scene due conversion of this roof space. The complete design package would provide a positive enhancement to the building and the area, balancing dwellings while still maintaining a mix of styles. Further it would not cause any undue impact on the neighbouring properties.

Reasoning:

In support of the proposal we would make the following observations which were also considered by the Planning Inspectorate at the time of the site visit and referred to specifically within the approved appeal decision under reference APP/X5120/W/18/3197457.

The main issue of the current submission is not the conversion of the roof space as this has already been accepted and approved, but whether the proposal of an additional dormer window would preserve or enhance the character of South Hampstead Conservation area.

The inspector's comments included –

- It is clear that buildings in the area as a whole display a variety roof lines including dormer windows of different sizes and the presence of rooflights. Many of the properties facing Woodchurch road have prominent dormer windows, as do houses opposite on West End Lane which terminate the view from Woodchurch Road. The area is specifically characterised by varying architectural styles with differing roof forms, which is supported by the Councils Conservation Area Appraisal, which confirms that***'the character of the conservation area relies significantly on the attractive, wide variety of prominent rooflines'***.
- It is agreed that the proposal of an additional dormer window would be prominent, however, as this would be located to the roof area to the South and set between the existing unaltered chimney stacks, they would continue to mask the proposed dormer in the position of the approved rooflights. Due to the narrow width of the dormer, its limited scale and bulk and the use of traditional materials it would be identical to that to the rear elevation where the opinion on appeal of the rear dormer was that....***'it would not overwhelm the scale and proportions of the existing building. It would therefore represent a sensitive addition that would maintain the overall structure of the existing roof form'***.

- The proposed dormer windows are located to the South and East elevations and are subservient within the roof plane, with the face of these being set well back from the eaves line of the building. The building is a tall structure with a raised ground floor and views towards the roof are restricted due to a strong eaves line when standing close to the building. Further distant views are available but the roof would be seen in context of the surrounding roofscape where dormer windows and rooflights are well established components of the character and appearance of the area.

In general terms the proposal is characteristic of the built format of the area where there is a mix of varying structures and when viewed within context, is not out of place or to the detriment of the area.

The area benefits from many established tall trees and these in themselves would contribute to the difficulty of a clear street view of the proposals.

We would submit that the addition of a small dormer window would do little to undermine the points and reasons for the grant of approval given under appeal and that two dormer windows (similar in number to that at No.58 West End Lane) would be entirely acceptable and would preserve the character of the South Hampstead Conservation Area. This being the case we submit that the finding of the inspector within the aforementioned appeal, as below would still stand.

- ***‘Due to the unassuming design of the proposed dormer window, and the context of the surrounding and varied roofscape, I consider that the proposed roof alterations would be sympathetic to the existing building and would preserve the character and appearance of the CA. Accordingly, there is no need to weigh the effect of the proposal against public benefits as required by the Framework because there would be no harm to the CA.’***

National Planning policy Framework 2012:

The NPPF states that local plans should set out policies that use buildings to create attractive and comfortable places to live and supports the refusal of applications that are of poor design that fail to improve the character and quality of an area. It is, however, proper to seek to promote or reinforce local distinctiveness. Furthermore paragraph 64 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. We firmly believe that the submitted proposals are in line with these requirements.

Neighbour Impact:

There is no perceived impact upon neighbours with the roof conversion. The windows are far enough away to not impact adjoining properties and are no different to the views that are currently available from existing windows within the building. Therefore the proposal is not detrimental to neighbour privacy.

Although in the course of building works it is inevitable that there will be a degree of disruption and some inconvenience to neighbours but this is relatively short lived in the overall scheme of things. Subject to approval any contractor on site would be part of the ‘considerate builder’s scheme’ to help minimise disruption. The working and storage of materials on site would be very specific regarding the areas for both, to maintain good public relations.

Conservation Area impact:

The roof alterations are sympathetic to the building and as stated elsewhere are characteristic of the surrounding built environment with varying architectural styles with differing roof forms, which is supported by the Councils Conservation Area Appraisal. We consider therefore that there is no unacceptable detriment to the Conservation Area.

Heritage Assets:

52 West End Lane has no immediate adjoining Listed Buildings and is reasonably well screened from the road frontage and surrounding area. It is of sufficient distance away from any Listed buildings it therefore has no impact on those Assets.

Access:

The existing private access point from the road is retained without alteration.

Disabled access is catered for in retaining a hard level surface from the access drive to the principle entrance of the property and should any new paving be required it will be formed as to be permeable.

West Hampstead has direct main rail services to surrounding towns and local bus routes. The area is well serviced for access and travel and shops without further requirements, therefore the development is, in this respect, sustainable.

Emergency vehicles have easy access due to the location of the property and house position.

Conclusion:

In concluding we would submit that this building design clearly shows that a modification to the approval on appeal can successfully be accommodated on this site.

Consequently, the proposal would accord with policies D1 and D2 of the Camden Local Plan 2017, and advice contained within Camden Planning Guidance, Design, CPG, July 2015, updated March 2018 which, taken together, require development to preserve or, where possible, enhance the character or appearance of conservation areas by securing high quality designs that are sympathetic and do not harm the character and appearance of buildings in the borough. These policies are consistent with policies in the Framework in that regard.

It has also been considered in accordance with the National Planning Policy Framework 2012 and would be in keeping with the character and appearance of the area. It is not considered to have an unreasonable detrimental impact on residential amenities of neighbouring occupiers. We believe that the proposal is in compliance with these policies and therefore planning approval should be granted.