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PLANNING, DESIGN AND ACCESS STATEMENT

104 DRUMMOND STREET, LONDON, NW1 2HN

Please find enclosed, for your kind consideration, this application which is submitted in response to the London Borough of Camden's decision to refuse planning permission (reference 2018/4530/P) under delated powers on the 8 January 2019. The refused application sought permission for the erection of a three storey rear extension with second floor roof terrace and associated roof alterations at 104 Drummond Gardens, NW1 2HN.

This scheme seeks to address the two reasons for refusal cited in the decision notice. The amended proposal is for the erection of a two storey rear extension with a first-floor roof terrace and associated internal alterations.

The current application submission comprises:

1. Drawings by MAP Architecture
 - a. 1808-00 Location Plan and Block Plan
 - b. 1808-01 Proposed and Existing Lower Ground and Ground Floor Plans
 - c. 1808-02 Proposed and Existing Ground and First Floor Plans
 - d. 1808-03 Proposed and Existing Roof Plan
 - e. 1808-04 Proposed and Existing Elevations
 - f. 1808-05 Proposed and Existing Section AA
2. Completed Application Forms
3. Completed CIL Form; and
4. This Planning, Design and Access Statement.

Site Description

The application relates to a four-storey building comprising lower ground, ground and two upper floors, located on the northern side of Drummond Street.

The building is in residential (Use C3) use and contains 2 x self-contained flats. There is a studio flat of 29sqm at lower ground floor level and an 87sqm two-bedroom maisonette on the ground, first and second floor levels.

The studio currently has direct access to 9.5 sqm amenity space and the larger residential unit on upper floor levels has access to 11.4 sqm amenity space at ground level, albeit most of this area is given to the access walk to the rear space.

The Drummond Street streetscene is uniform in character with retail and commercial units at ground floor level and residential above and very minimal modifications to the front elevations of the properties. In contrast the rear elevations of most of the buildings forming part of the terrace have been altered and there are no uniform significant architectural features along the length of the terrace.

Like at no.102 and 106 there is a chimney breast on the rear elevation of the building. To the rear the fourth storey (second floor level) of the building is of a mansard style design with a valley roof clad in natural slate.

The site falls within the central Camden area with excellent public transport links and has a PTaL of 6b, which is the highest level of accessibility. It has easy access to bus routes and is a short walk to three Underground stations; Euston, Euston Square and Warren Street.

The property is not located within a conservation area, nor is it a listed building. The property is not in an area at risk of flooding.

Recent Relevant Planning History

2018/4530/P

Planning permission was sought for the erection of a two storey (three floor) rear extension and the erection of a parapet wall to match that of no.106.

The application was refused planning permission under delegated powers on the 8th January 2019. The decision notice cited two reasons for refusal. The reasons for refusal allege that:

1. The proposed 3 storey rear extension because of its height, bulk and mass would fail to respect the established character of rear extensions on this terrace and would result in harm to the character and appearance of the host building and the terrace;
2. The proposed roof level alterations that included a parapet and door and screening associated with the roof terrace would result in harm to the character and appearance of the host building and the terrace of properties.

A copy of the decision notice and the Officers Delegated report is, for ease of access, attached at Appendix 1 of this Statement.

Proposed Development

This amended proposal seeks to address the concerns raised in the two reasons for refusal.

The key amendments to the scheme are:

1. The reduction in the height of the rear extension from three floors (two storeys) down to two floors (single storey);
2. No alterations are proposed to the roof form. There is no parapet and there is no door or privacy screening proposed at roof level;
3. There are no privacy screens on the roof terrace.

The proposal seeks permission for the erection of a 1.8m deep full width single-storey (two floor) rear extension with first floor terrace and resultant alterations to the rear elevation and the internal layout of the two self-contained flats.

At present the studio of 26 sqm has access to 9.4 sqm of lower level courtyard amenity space. The proposed extension will increase the floor area of the studio to 35 sqm and the amenity space will increase to 9.5 sqm.

The maisonette on upper floor levels currently has access to a 11.4 sqm terrace at ground, albeit arranged in an L-shaped narrow configuration. This amenity space will be partially excavated to make room for the lower ground floor. The remaining parcel of 3.8 sqm will be secondary to a 8.6sqm rooftop terrace which will be accessed directly off the hallway and is arguably more useable and beneficial to the occupants. In total, the unit will have 12.4 sqm of amenity space. The proposal will provide additional internal and external floorspace to the existing residential units.

The internal layout of the maisonette will be reconfigured to change it from a two bedroom four person flat to a three bedroom four person flat. The proposed single storey, (ground floor level) extension would increase the floor area of the unit from 87sqm to 93sqm. The proposed unit will have access to 12.4 sqm of high quality private amenity space in the form of a first floor roof terrace and a modest terrace at ground floor level.

The extension would be constructed from stock brick with white render to match the existing rear elevation. The windows and doors would be timber framed sash windows and glazed doors.

The proposed first floor roof terrace will be secured by a black painted metal balustrade.

Planning Assessment

Notwithstanding the fact that the 2018 application was refused in determining the application the Case Officer found several aspects of the proposal to be acceptable. This application has sought to retain the elements that were deemed to be acceptable and amend those which raised concern.

For the completeness the acceptable elements are commented on below under Matters in Agreement. The Planning Assessment will then demonstrate how the amended scheme has addressed the Outstanding Key Considerations.

Matters in Agreement

Width and Depth

The principle of a 1.8m deep full width rear extension to the building is acceptable in principle.

Design

The detailed design of the rear extension, with stock brick and render to match, was not cited as a reason for refusal. The same materials, solid to void proportions, and design approach has been adopted and as such is deemed to be acceptable.

The rear chimney breast, which is notable on the row of three properties (no. 102, 104 and 106) will be retained thus respecting this character of the terrace, as recommended in Policy D1 and noted in the Officers report on the 2018 scheme.

The previously proposed timber frames sash windows and proposed doors, which were found to be acceptable as they were not cited in the refusal reasons, are proposed in the current scheme.

Overall the design approach of the rear extension has been retained from that proposed in the 2018 scheme as no objection was raised in this regard.

The proposal would accord with Policy D1 and Policy CPG1 that require, in part, that extensions to respect the design and proportions of the host building.

Roof Terrace

The Officer's report confirms, at para 2.8, that the proposed balustrading and creation of a high level roof terrace is appropriate and acceptable in principle.

A similar roof terrace is now proposed at first floor level on top of the ground floor extension. It would be enclosed by the black painted balustrade only as this treatment was found to be acceptable.

Overall the proposal would result in an increase in the useable amenity space to both flats in a form that is evident in the area. The roof terrace responds to the prevailing character.

Amenity Impact

The Case Officer's report, at para 3.2, confirms that due to the modest depth of the rear extension there would be no adverse loss of light to or outlook from the adjoining residential occupiers.

The current proposal has retained the depth of the rear extension. There would therefore be no resultant loss of light or outlook to existing properties.

The Case Officer also confirmed that the proposed windows of the extension would not cause unacceptable overlooking as there are already established views to the rear and flank wall of the adjoining building. The current proposal will not alter the impact of the proposal from the 2018 scheme. As such the current proposal will also not result in any new or harmful levels of overlooking.

In addition, the Case Officers report, at para 3.3, confirmed that the proposed amenity terrace would not have an adverse impact on the amenities of the neighboring occupiers, as the views would be already established views and typical of rear residential locations.

The proposed first floor roof terrace would have no greater impact on amenities than the roof terrace proposed in the 2018 scheme and is therefore acceptable in principle.

The proposal would fully accord with Policy A1 which seeks to ensure that the amenity of neighbouring properties is protected.

Sustainability

The proposed design considers sustainability by incorporating the following:

- All new windows are to be either double or triple glazed to reduce heat loss and assure sound proofing.
- All new external walls will have thermal insulation and a cavity to contribute to the thermal quality of the building.
- The layout and design maximises natural light and ventilation with large windows and courtyards whilst considering sustainability.

There was no objection raised to the improved sustainability of the property as a result of the proposed extension.

Outstanding Key Planning Considerations

The key planning considerations in this proposal pertain to the elements of the 2018 scheme which were found not to be acceptable and were cited as reasons for refusal in the decision notice dated 8 January 2019 (Ref:2018/4530/P).

Height, Bulk and Massing

The first reason for refusal alleged that the height, bulk and massing of the proposal would fail to respect the established scale of the rear extensions on this terrace which in turn would harm the character and the appearance of the host building and terrace.

Policy CPG1 requires that an extension be designed to be subordinate to the host building in terms of location, form, scale, proportions and detailing.

It is evident in the Case Officers report that the concern with the bulk and massing of the proposal resulted from the height and not the depth and the width. The current proposal has reduced the height which in turn has reduced the resultant bulk and massing.

The house is three storeys tall when viewed from the street and is four storeys at the rear as this elevation includes the basement. The proposed extension is to the rear of the property and will be at lower ground and ground floor levels. The height of the rear extension, when viewed from ground floor level would only be single storey.

In the Officer's Delegated report at para 2.5 the Council conclude that the eaves level of the property is at the top of the first floor level. This then leads the Officer to raise concern that the rear extension would terminate at eaves level. The 2018 application scheme was considered to be contrary to Policy D1 as it was not a full storey lower than the eaves.

The current proposal addresses this concern by reducing the height of the rear extension by a storey. The proposed extension will be at lower and ground levels only and is therefore a full storey below the eaves level as defined by the Council.

The extension will have two floors and as such will be a two floors lower than the total height of the building in residential use.

The extension would accord with Policy C1 as it will be secondary to the host building.

The resultant height, scale and massing of the proposed extension has been significantly reduced and has addressed the first reason for refusal. The extension represents a subordinate addition to the host building and is more modest than other existing extensions evident to the rear of the terrace.

Privacy Screens

No privacy screens are proposed as these were noted in the Case Officers report as not being necessary and creating unacceptable clutter at a high level. The first floor roof terrace will be enclosed by the black painted metal balustrades that were found to be appropriate.

Although the Officer states that screens are not required, should the Council require any form of privacy screening or planting on the balcony the Applicant would be happy for the details to be secured by planning condition.

The proposal is in full compliance with Policy D1 (Design) in the Local Plan and Policy CPG1-Design in the Planning Guidance Note.

Roof Level Alterations

In the current scheme there are no alterations proposed at roof level.

The exclusion of the parapet, door opening and screening at roof level that was previously proposed ensures that the valley roof detail remains unaltered. The second reason has been addressed as there are no modifications at roof level.

In addition, there are no privacy screens proposed to the first floor roof terrace.

The current scheme would be in full accordance with Policy D1 (design) in the Local Plan and Policy CPG1-Design in the Planning Guidance Note.

Concluding Comments

The current proposal seeks permission for a shallow two floor (single storey) full width rear extension to no.104 Drummond Gardens.

This amended application is submitted in response to the refusal of application 2018/4530/P. It removes the elements of the former proposal that were deemed to be unacceptable but retains the elements that were found to be acceptable.

The proposal complies with the relevant policies and will result in improved living conditions within both existing flats. There would be no resultant harm from the proposal.

Mindful of the amended proposals full compliance with the relevant policies it is respectfully requested that planning permission be granted, subject to appropriate planning conditions.

APPENDIX 1

Application ref: 2018/4530/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 8 January 2019

Development Management
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MAP Architecture
Edspace
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Falkirk Street
London
N1 6HQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**104 Drummond Street
London
NW1 2HN**

Proposal:

Erection of three storey rear extension with second floor roof terrace and associated roof alterations

Drawing Nos: 1808: P00; P01; P02; P03; P04; P05; Design and Access Statement.

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

Reason(s) for Refusal

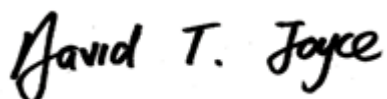
- 1 The proposed three storey rear extension, by virtue of its height, bulk and mass would fail to respect the established scale of rear extensions on this terrace and would result in harm to the character and appearance of the host building and the terrace of which it forms part, contrary to Policy D1 (Design) of the Camden Local Plan 2017 and the Camden Planning Guidance 1 Design (CPG1 Design).
- 2 The proposed rear roof level alterations, including the raised parapet, door opening and screening, by virtue of their design, form and location on the building would result in harm to the character and appearance of the host building and the terrace of which it forms part, contrary to Policy D1 (Design) of the Camden Local Plan 2017 and the Camden Planning Guidance 1 Design (CPG1 Design).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

Delegated Report		Analysis sheet		Expiry Date:		15/11/2018	
		N/A		Consultation Expiry Date:		19/11/2018	
Officer				Application Numbers			
Samir Benmbarek				2018/4530/P			
Application Address				Drawing Numbers			
104 Drummond Street London NW1 2HN				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of three storey rear extension with second floor roof terrace and associated alterations to residential building.							
Recommendation:		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	--	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notices were displayed in close proximity to the site on 26/10/2018 (expiring on 19/11/2018). To date, no responses have been received on the application.					
CAAC/ National Amenity Society comments:		N/A.					

Site Description

The application relates to a four-storey building, comprising lower ground, ground and two upper floors, located on the northern side of Drummond Street. The property is not located within a conservation area, nor is it a listed building. The fourth storey (second floor level) of the building is of a mansard style design with a valley roof clad in natural slate.

The building is in use as residential (Use C3) with the building separated into 2 x self-contained flats.

Relevant History

No relevant planning application history.

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

Camden Supplementary Planning Guidance

CGP1 Design (Updated March 2018)

CPG Amenity (March 2018)

Assessment

1. Proposal

1.1 Planning permission is sought for the erection of a three-storey rear extension with a rear amenity terrace at second floor level and the alteration to the main roof level.

1.2 The proposed rear extension would be increased to a height of 8.2m from the existing lower ground level (garden) and would extend 1.8m from the rear elevation of the building and be at full width. The extension would be constructed from stock brick with white render to match the existing rear elevation. The windows and doors would be timber framed sash windows and glazed doors at lower ground and ground floor level. The proposal also includes the introduction of an increased parapet level upright, at rear second floor level that would match that of No.106 with and terrace and balustrading above.

1.3 As a result, the proposal would provide an additional 9sqm to the existing lower ground floor studio flat and an additional 12sqm to the existing maisonette, altering it from a two-bedroom to a three-bedroom unit. The proposed terrace at second floor level would measure at 12.4sqm and serve this unit.

1.4 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the host building and the wider area;
- The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.

2. Assessment of Impact on Host Building and Surrounding Area

2.1 Along the northern side of Drummond Street, the host building forms part of a terrace of four buildings to the east of Exmouth Mews. At the rear of this terrace, No. 108 Drummond Street has been extended and altered, while the remaining three buildings remain largely intact at the rear. No. 102 and 104 Drummond Street features a mansard-style valley roof with natural slate at second floor level. At No. 106, the rear wall has been built upwards to form a parapet wall with the roof form altered. This alteration has likely taken place within the last 10 years without the benefit of planning; as a result this form of unauthorised development (which would become lawful by virtue of the passage of time in 4 years) would not guide this application.

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained in policy D1 are relevant to the application; development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials used.

2.3 In considering the proposal against CPG1 (Design), rear extensions should be designed to:

- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt landscape

2.4 Accompanying these general principles, paragraph 4.13 of CPG1 states "*extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height*

of neighbouring projections and nearby extensions, will be strongly discouraged”.

- 2.5 The eaves of this property is considered to be located at the top of the first floor level (distinct line changing from brick to slate) and not the top of the valley roof. The rear extension proposed would terminate at the existing eaves level and therefore not a full storey beneath eaves level, this combined with it being full-width mean it is read as neither secondary nor subordinate to the building being extended. Therefore, the rear extension is contrary to policy D1 of the Local Plan.
- 2.6 The rear of the existing second floor level has been designed with a raised wall that obscures the valley roof to match that of No. 106. The wall would obscure the roof detailing of the second floor and in conjunction with the bulky extension below, would further erode the character and form of the building. This element of the proposal does not *‘respect local context and character’* or *‘comprise details that are of high quality and complement the local character’* that policy D1 expects developments to do. It is important to note this roof valley roof form is also present on No. 102 Drummond Street. Although this detail has since been lost at No.106, again, this alteration has likely taken place within the last 10 years without the benefit of planning (noting that it would become lawful by virtue of the passage of time in 4 years) and will not therefore guide future development within this terrace.
- 2.7 The proposed rear extension and increased parapet wall at second floor level, which obscures the valley roof, is considered to be of detriment to the design and form of the host building and erode the character of this building and further erode the rear of the terrace in combination with the rear raised wall at No. 106.
- 2.8 The proposed balustrading in association with the creation of the second floor terrace is considered appropriate in terms of its design and the principle of it being at a high level. However, as the rear extension that the terrace sits upon is unacceptable it could not in fact be delivered. The proposed door at second floor level to create the means of access is considered to be an inappropriate alteration at roof level and the proposed privacy screening is also considered to create unacceptable clutter at high level.

3. Amenity

- 3.1 Policy A1 of the Camden Local Plan seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.
- 3.2 Due to the modest depth of the rear extension, it is considered that the extension would not lead to an adverse loss of light or outlook to adjoining residential occupiers. The extension, by virtue of its close position, does effect the outlook from the windows of No. 106, but these are not habitable and serve a staircase. The proposed windows of the extension would look not cause unacceptable overlooking as there are already established views to the rear and the flank wall of the adjoining building. The proposal would not lead to new or harmful levels of overlooking.
- 3.3 The proposed amenity terrace is considered to not adversely affect the amenity of neighbouring occupiers. The western side would have a 1.8m privacy screening (which has been discussed previously on design), while on the eastern side, views back along the terrace of buildings are obscured by the neighbouring chimney stack. The views from the amenity terrace would look into already established views, typical of rear residential locations.

4. Recommendation

Refuse Planning Permission.