

Planning and Heritage Statement

SITE: 18 Roderick Road London NW3 2NL



APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

On behalf of Designate Design

February 2019

Client: Designate Design

Site Location: 18 Roderick Road London NW3 2NL

Job History:

Version	Date	Author	Checked	Notes
Draft	30.01.19	LTC	SB	
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1. Introduction & Summary

- 1.1 This statement is submitted in support of the householder planning application by Designate Design relating to the site at 18 Roderick Road London NW3 2NL.
- 1.2 Householder planning permission is sought for the erection of a rear pergola style extension to provide a conservatory at second floor level.
- 1.3 This statement demonstrates that planning permission should be granted for the scheme. It will show that:
- The scheme complies with relevant Local Planning Policy.
 - The rear extension is sympathetically scaled and detailed in relation to the host dwelling.
 - The rear extension will not harm to the amenity of neighbouring properties.
 - The rear extension will not harm the appearance of the dwelling, the street scene or the wider conservation area.
- 1.4 An analysis is provided of:
- The site and surrounding area
 - Planning history
 - Development proposed
 - Local Planning Policy and guidance
 - Relevant planning considerations

2. Site Description

- 2.1 The application site is an attractive three-storey Victorian villa with accommodation in the roof space on the east side of Roderick Road. The property belongs to a wider terrace that share the same architectural language including two storey decorated front bay windows and elaborate entrance porches.
- 2.2 The building is not listed but is located within the Mansfield Conservation Area.
- 2.3 There is a small front garden set behind a low wall with railings above. To the rear there is a garden with a patio and boundary hedges/planted screens.

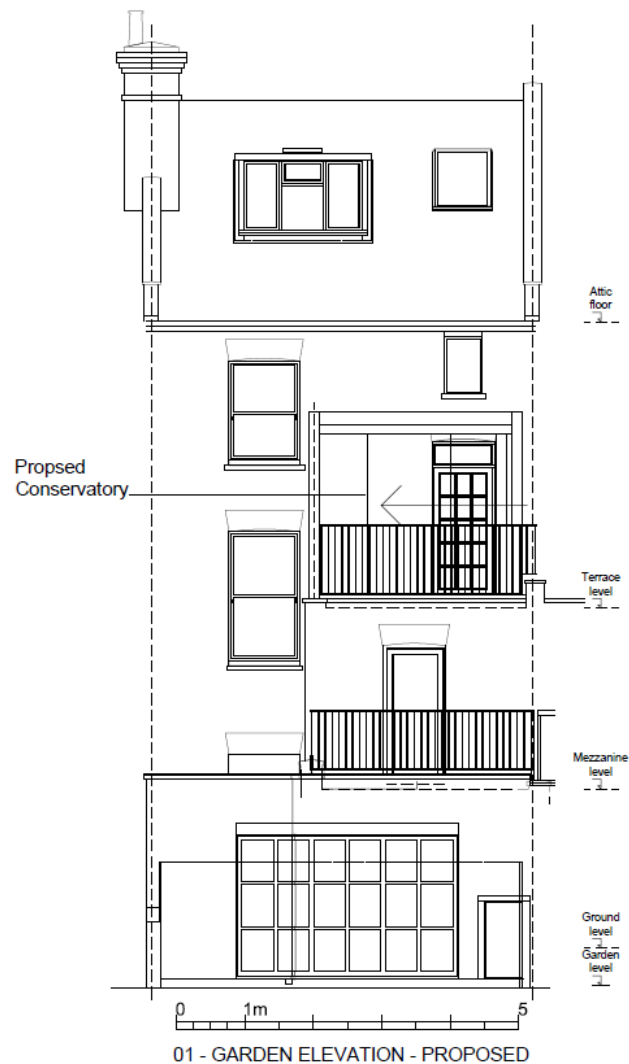
3. Relevant Planning History

- 3.1 There is only one relevant record of planning history available from the City Council's online planning register.

Application	2008/2677/P
Address:	18 Roderick Road London NW3 2NL
Proposal:	Erection of single storey side/rear extension
Decision:	Approved
Date:	04 08 2008

4. Proposed Development

- 4.1 The application seeks householder consent for the erection of a rear pergola style conservatory extension to sit above the existing flat roofed rear projection. The extension would provide a conservatory with retractable canopy walls in the location of an existing roof terrace.
- 4.2 The proposed extension will measure approximately 5.00m deep x 3.5m wide and 4.25m high from the existing flat roof.



Above: Proposed Rear elevation

5. Relevant Planning Policies

- 5.1 National Planning Policy Framework 2018
- 5.2 The London Plan March 2016
- 5.3 Camden Local Plan 2017
 - A1 Managing the impact of development
 - D1 Design
 - D2 Heritage
- 5.4 Camden Planning Guidance
 - CPG1 (Design) – 2015
 - CPG Amenity - 2018
- 5.5 Mansfield Conservation Area Appraisal and Management Strategy (2008) (Mansfield CAAMS)

National Planning Policy Framework

- 5.6 The following paragraphs of the National Planning Policy Framework are relevant to this application:

Paragraph 189 – “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Paragraph 192 – “In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraph 193 – *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

6. Planning Assessment

6.1 From the above policies, the main considerations in determining this application are the impact on the appearance and character of the extension on the house and the wider Conservation Area and the impact on the amenity of neighbouring premises. This statement will provide an assessment of:

- The principle of development
- The impact on amenity
- Good design and the impact on the wider conservation area (Heritage Statement)

Principle of Development

6.2 The scheme proposes a sympathetic but contemporary extension to an existing single dwelling house. This is fully in line with national and local planning objectives as it will provide improved accommodation without significant impact on the neighbours or the conservation area.

6.3 The white finish to the main structure will reflect the white painted timber of the main windows of the dwelling and the white detailing of the window heads and other decorative features. The proposed materials are therefore sympathetic to the existing building and in accordance with the Good Practice Principles set out in the adopted Design Guidance.

Impact on Neighbouring amenity

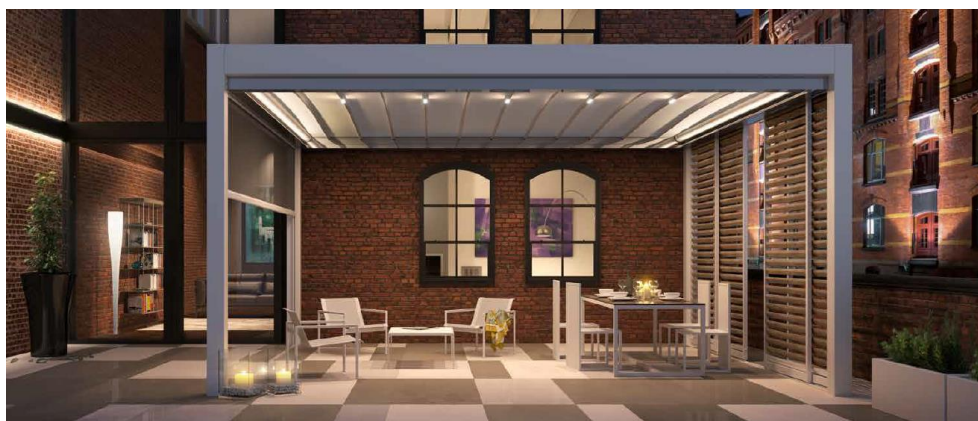
6.4 The positioning of the proposed extension in relation to the existing adjoining properties would be such that no undue loss of sunlight/daylight, sense of enclosure or loss of outlook would be experienced by neighbouring occupiers.

6.5 The location of the proposed extension is on an existing terrace with balustrade which provides a raised outside space for the occupiers of the dwelling. These raised terraces are a common feature of the surrounding properties and for this reason there is an accepted level of mutual overlooking between the rear of properties and their terraces and gardens.

- 6.6 The proposed conservatory would have retractable canopy walls which will allow either an open aspect to the elevations, or for these to be closed off for greater privacy and weather protection as required. Whether the sides are open or closed, the level of overlooking to the neighbouring properties will be no worse than it is from the existing open terrace in this location.

Good design and impact on the wider Conservation Area (Heritage Statement)

- 6.7 Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 6.8 The application site is located within the Mansfield Conservation Area, wherein the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 6.9 CPG1 states that extensions should have regard to the form, scale and massing of neighbouring buildings whilst the Mansfield CAAMS advises that rear extensions will not be acceptable where they would diverge significantly from the historic pattern of rear elevations.
- 6.10 In terms of materials, the proposed pergola style conservatory extension's frame would be finished in PPC aluminium in white. The retractable side walls will be a mixture of white and transparent panels that can be retracted into the main structure to provide an open pergola.



- 6.11 When assessing the scheme's potential visual impact on the Conservation Area it is necessary to consider that only the principal façade of the house is visible from the public domain.
- 6.12 When viewed from the street, the exterior form, bulk and building line of the house will not be changed by the proposed development so the scheme will not lead to any adverse impact on the appearance or setting of the conservation area.
- 6.13 The proposed extension to the rear roof terrace of the property would have a neutral impact on the conservation area by not being visible from the street frontage or any other area of public realm.
- 6.14 The proposed extension has a contemporary approach to design with narrow profile supporting structure, a simple design that will provide a handsome addition to this house while avoiding pastiche or historic replication.
- 6.15 In terms of precedent, there are many examples of structures and extensions that have been added to the flat roofed outriggers on the rear of surrounding properties. The following images show some of these precedent examples:



Above: Rear extension at 34 Roderick Road as viewed from the application site



Above: Rear additions on neighbouring properties terraces as viewed from the application site



Above: Rear addition on neighbouring property to rear terrace level as viewed from the application site



Above: Rear addition on neighbouring property to rear terrace level as viewed from the application site

- 6.16 For these reasons the proposed extension would provide a visually acceptable addition to the dwelling house which would cause no harm to residential amenity of the neighbours and would not impact on the character or appearance of the house or wider conservation area.
- 6.17 The proposed extension will therefore comply with the adopted policy and guidance and the Guidance in the NPPF.

7. Conclusions

- 7.1 This report demonstrates that the proposed works are acceptable in principle and are in accordance with the requirements of National Planning Practice Guidance and Local Planning Policy.
- 7.2 The proposed works will have a neutral impact on the appearance of the house and conservation area and is therefore acceptable in principle and in detail.
- 7.3 The proposed works would have no impact on the amenity of surrounding properties.
- 7.4 The proposals are in accordance with planning policy and there are no material considerations which indicate that planning permission should not be granted.
- 7.5 We respectfully request that The Borough Council grant planning permission without undue delay.