

6 CONYBEARE, LONDON NW3

PLANNING APPLICATION FOR ERECTION OF TWO-STOREY REAR EXTENSION TOGETHER WITH ASSOCIATED ALTERATIONS TO ELEVATIONS

PLANNING POLICY ANALYSIS

INTRODUCTION

- 1 Although a formal Design and Access Statement is not required for a minor application for this type (see Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015), the project architects, Architecture for London, are preparing a brief design statement to explain the proposal. This analysis of the relevant planning policies should be read in conjunction with that statement.
- 2 The site is not within a Conservation Area and is not the subject of an Article 4 direction removing or varying permitted development rights under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Were it not for the limitation at paragraph A.1(h) of Class A of Part 1 (the requirement for a minimum of seven metres between the rear wall of the extension and the rear boundary), this modest, two-storey rear addition would comprise permitted development.
- 3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with adopted development plan policies, unless material considerations indicate otherwise.

PLANNING POLICIES

- 4 The development plan consists of:
 - . The London Plan 2016; and
 - . Camden Local Plan 2017.
- 5 Also of relevance is the guidance in Camden Planning Guidance: Design (2018).

- 6 I set out below a summary of the local policies that I consider relevant to this proposal.

The London Plan

7 *Policy 7.4 – Local Character*

Policy 7.4 requires new buildings to provide a high quality design that has regard to the existing urban grain in terms of scale, proportion and mass, and makes a positive contribution to the character of the area.

8 *Policy 7.6 – Architecture*

This requires that buildings:

- be of the highest architectural quality;
- use design and materials that complement, not necessarily replicate, local character;
- not cause unacceptable harm to the amenity of neighbouring buildings in relation to privacy and overshadowing;
- provide high-quality indoor space and integrate well with surrounding streets; and
- optimise the potential of sites.

Camden Local Plan

9 *Policy A1 – Managing the Impact of Development*

This policy seeks to protect the quality of life of occupiers and neighbours taking into account factors such as privacy, outlook, sunlight, daylight, overshadowing, transport and noise.

10 *Policy D1 – Design*

This policy states that the Council will seek to secure high quality design and requires new development to:

- respect local context and character;
- preserve or enhance heritage assets;
- be sustainable in its design and construction;
- include details and materials that complement local character;

- . incorporate high quality landscaping; and
- . incorporate outdoor amenity space.

Camden Planning Guidance 1: Design (July 2015 updated March 2018)

- 11 Paragraph 4.9 of the Camden Planning Guidance on design notes that “a rear extension is often the most appropriate way to extend a house or property”.
- 12 Paragraph 4.10 sets out the Council’s general principles governing the design of rear extensions:

“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 space;
 - . not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution / spillage, privacy / overlooking, and sense of enclosure;
 - . allow for the retention of a reasonable sized garden; and
 - . retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.”
- 13 Paragraph 4.11 states that materials to be used should be sympathetic to the existing building.
- 14 Paragraph 4.12 states that where a rear extension above ground-floor level is proposed “a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height”.

CONCLUSION

- 15 The proposed two-storey rear extension, together with the consequential alterations to the adjacent elevations, would comply with the design policies and guidance in the development plan and in the Camden Planning Guidance because the development would:
- . be visually and architecturally subservient to the existing building;
 - . respect the townscape character of the area;
 - . have a modest footprint of only seven square metres, thereby minimising the increase in mass and bulk of the house;
 - . use materials and architectural detailing that match those used in the existing house;
 - . not harm the amenity, outlook or privacy of any neighbouring dwellings; and
 - . allow for the retention of a rear garden of reasonable size.
- 16 For the above reasons, the proposed development is considered to be policy-compliant and the Council is requested to grant planning permission subject to any necessary conditions.

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