

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**PLANNING APPLICATION BY MR GIHAN HERATH & MRS MANOJINI HERATH**

**SITE AT 148 IVERSON ROAD, LONDON NW6 2HH**

**PLANNING, DESIGN & ACCESS STATEMENT**

CWA REF: 1375

June 2019

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## **1. INTRODUCTION**

- 1.1 This Planning, Design & Access Statement relates to the planning application by Mr Gihan Herath and Mrs Manojini Herath for the '*raising of roof of rear outrigger to create flat roof, and insertion of two windows in flank wall of outrigger (retrospective application)*' at 148 Iverson Road, London NW6 2HH.
- 1.2 This statement should be read in conjunction with the pre-existing and existing drawing set.

## **2. THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1 The application site is located on the south side of Iverson Road, and is occupied by a 3 storey Victorian terraced property which also includes accommodation at roof level. The property, which has a rear roof dormer and a two storey rear outrigger, has been sub-divided into 8 self-contained flats. The rear elevations of the property, including the rear outrigger, are rendered.
- 2.2 The upper floor of the rear outrigger comprises a self-contained studio flat, and works have recently been undertaken to replace the mono-pitch roof of the outrigger with a flat roof set at the roof ridge level. These works have created an internal mezzanine level within the studio flat, and this level, which has restricted headroom, is for storage use. Two small windows have been installed in the raised flank wall of the outrigger.
- 2.2 Other properties in this terrace are of similar design, and all include similar rear outriggers, as originally constructed. However, a number of these outriggers have been modified to include a raised flat roof, and some of the roofs include a terrace with perimeter balustrading.
- 2.3 The property is not listed and is not situated within a conservation area. No heritage assets have been identified in the vicinity of the application site.

### **3. RELEVANT PLANNING HISTORY**

- 3.1 Planning permission was granted on 5<sup>th</sup> August 2011 under reference 2011/2808/P for the *'erection of a dormer roof extension to rear roofslope and two rooflights to front roofslope to residential flat (Class C3)'*.
- 3.2 No other planning history has been identified.

### **4. THE APPLICATION PROPOSAL**

- 4.1 The planning application seeks retrospective consent for the raised flat roof of the rear outrigger, and for the two windows in the raised flank wall of the outrigger.
- 4.2 This application is being lodged following correspondence with the LPA's Planning Enforcement Officer under reference EN19/0428.

### **5. PLANNING POLICY**

#### ***The National Planning Policy Framework (NPPF) (Revised February 2019)***

- 5.1 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development which is defined to comprise economic, social and environmental dimensions. Good design is a key aspect of sustainable development, and planning decisions should ensure that developments function well, are visually attractive, are sympathetic to local character and history whilst not preventing innovation or change, and optimise the potential of the site whilst providing a high standard of amenity.

#### ***The Statutory Development Plan***

- 5.2 The statutory development plan for the area comprises the consolidated London Plan 2016 (incorporating Early Minor Alterations 2013 and Further Alterations 2015/16), and the Camden Local Plan which was adopted in July 2017. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning

applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

#### *The London Plan*

- 5.3 Policy 7.4 states that development should have regard to the form, function and structure of an area, place or street, and the scale, mass and orientation of buildings. Design should be a high quality and human scale that has regard to existing context. Policy 7.6 states that development should protect residential amenity, and should be of the highest architectural quality including details and materials that need not necessarily reflect local character.

#### *The Camden Local Plan*

- 5.4 The following policies of the Camden Local Plan are considered to be of relevance:-

- Policy A1 states that the Council will seek to protect the quality of life of occupiers and neighbours, including in relation to the factors of visual privacy, outlook, sunlight and daylight; and
- Policy D1 states that the Council will seek high quality design in all developments, and will require proposals to respect local context and character, including in terms of detailing and the use of materials. It states that the Council will require development to be of sustainable design and construction.

#### ***Supplementary Planning Documents (SPD)***

- 5.5 Camden Planning Guidance (Altering and extending your home) states that alterations should take account of the character and design of the property and its surroundings. Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach. The guidance lays down a series of general principles relating to roof

alterations and extensions. Alterations are likely to be acceptable where, inter alia, there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

## **PLANNING, DESIGN & ACCESS CONSIDERATIONS**

### *Amount of development*

- 6.1 The application scheme creates 20.5 square metres of mezzanine storage space above the existing studio flat. The roof of the existing outrigger has been raised by approximately 1.5 metres from its eaves level to create a flat roof.

### *Layout & Amenity*

- 6.2 The roof extension has no materially adverse impact on the layout of the existing studio flat located on the upper floor of the rear outrigger. The extension provides worthwhile storage space for this small dwelling.
- 6.3 The small addition to the bulk of the roof of the outrigger has not materially reduced the levels of daylight, sunlight or outlook reaching the windows of adjacent dwellings. The overall height of the outrigger has not increased, and the additional roof bulk has not materially obstructed outlook from rear facing windows in the main part of the application property or the closest neighbouring building. Direct southerly views from the existing rear-facing windows in the main elevation remain unobstructed. Furthermore, the new side facing windows in the outrigger have not resulted in any loss of privacy for the accommodation in the 'opposing' outrigger at 146 Iverson Road. The closest facing window in the adjacent outrigger is obscure-glazed, and would appear to serve a bathroom.
- 6.4 For the above reasons, the completed works meet the expectations of Local Plan Policy A1.

### *Scale & Appearance*

- 6.5 The application property is not a heritage asset, and is not situated within a conservation area. Furthermore, its rear elevation is not generally viewed from the public realm. Whilst the amended roof form is distinguishable in visual terms from the mono-pitched roof of the attached (neighbouring) outrigger, any sense of imbalance is not widely apparent. Furthermore, there are numerous examples of similar development (i.e. raised flat roofs in place of mono-pitched roofs to outriggers) in the vicinity of the application site including on the immediately adjacent property at 146 Iverson Road. This particular example also includes a roof level terrace with glazed balustrade (see photograph below).



*Flat roofed outrigger, with roof terrace, at 146 Iverson Road*

- 6.6 Other local examples of where the original mono-pitched roofs to rear outriggers have been replaced by raised flat roofs are found a short distance to the east of the application site at numbers 152, 156, 158 and 160 Iverson Road. On most if not all of these properties, roof terraces with balustrades have been created on the outrigger. It should be noted that the flat roof at 152 Iverson Road is adjacent to the original mono-pitched roof on the attached outrigger at number 154, resulting in

broadly the same visual relationship that arises between the application property and number 150. These various examples of altered outriggers are shown in the photograph below which was taken in the rear garden of the application site.



*View of flat-roofed outriggers at 152, 156, 158 & 160 Iverson Road*

- 6.7 In light of the above context and given the absence of heritage constraints, the works undertaken to the application property are not considered to have caused material harm to visual amenity. When assessed against the principles set out at paragraph 4.1 of the Camden Planning Guidance (Altering and extending your home), it is clear that the development exists in the context of *'a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm'*. It is also important to note that the works have been executed using matching materials and detailing.
- 6.8 For the above reasons, the raised roof to the outrigger is not considered to be in conflict with the overall requirements of Local Plan Policy D1 or the above mentioned design guidance.

### *Use*

- 6.9 The application site is located within an established residential street which is sustainably located close to local shops, services and public transport. The lawful use of the property comprises a number of small flats. The works to the outrigger have not altered or undermined the established residential use of the application property and surrounding area.

### *Access*

- 6.10 The application scheme has not resulted in any changes to existing pedestrian access arrangements from the public highway to the property's ground floor entrance.

## **7. CONCLUSIONS**

- 7.1 The works to the application property, the subject of this planning application, have not resulted in material harm to residential or visual amenity interests. The alterations exist in the established context of many examples of similar development in the immediate locality. Given this context, it would be unreasonable and contrary to natural justice for the Council to withhold planning permission for the raised flat roof to the rear outrigger of the application property.
- 7.2 The application scheme is therefore considered to constitute sustainable development which is in broad compliance with the development plan.
- 7.3 This practice looks forward to early discussions with the case officer on the merits of the application, and to the application being brought forward for approval.

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