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**Planning Statement
FOR HOUSEHOLDER PLANNING
PERMISSION FOR PROPOSED
REAR ROOF EXTENSION,
ENLARGEMENT OF EXISTING
LIGHTWELL/BASEMENT, AND A
GROUND FLOOR
CONSERVATORY.**

**For
1 Ferncroft Ave,
Hampstead
London
NW3 7PG**

31 July 2019



PROPOSAL DETAILS

The proposal has 3 facets. The primary aspect of the proposal is the proposed roof extension, which increases the height of the SE wing roof by 1m, to allow for additional living space. The remaining aspects are interlinked, a single storey ground floor conservatory addition to the main dwelling house, built atop an enlargement of the existing rear light well/basement.

PLANNING STATEMENT

In light of the proposed works, this planning statement seeks to make clear the proposal's compliance with the Camden Local Plan. The main policies that would be concerned are as follows:

- Policy A1 – Managing the impact of a development
- Policy A3 – Biodiversity
- Policy A5 – Basements
- Policy D1 – Design
- Policy D2 – Heritage

Policy A1

- 6.4 Visual privacy and outlook
 - The proposals have been designed such that outlook does not encroach onto neighbouring property's privacy, and the conservatory would not have a noteworthy effect in terms of disturbance from artificial light.
- 6.5 Sunlight, daylight and overshadowing
 - The property is detached, with ample space between it and the neighbouring properties, so the proposal has no negative impact on their access to sunlight.
- 6.6 Artificial lighting levels
 - As mentioned regarding 6.4, not in our opinion going to have significant impact on lighting levels.
- 6.23 Odours, fumes and dust
 - Regarding dust from demolition and construction, it will follow as the Greater London Authority and London Council's Best Practice Guidance.

Policy A3

- 6.60 Protection of designated nature conservation sites
 - Property is not within an SINC
- 6.65 Ecological surveys
 - As requested in pre-planning advice, a bat survey has been carried out and the results included with the application. Further action on the topic will be compliant to the advice contained within the ecological report.
- 6.77 Trees and vegetation
 - The proposal itself is not adjacent to any trees nor conflicts with any tree roots. The appropriate tree survey provided by arboricultural surveyors has been included in the application. In any case, measures will be undertaken to ensure the existing trees are not affected by any ongoing works.

Policy A5

- 6.114-119 Basement impact assessment

- This has been included as per Policy A5 requirement in the application for the proposed works.
- 6.125 Demolition and construction
 - The proposed location for the basement works is a considerable distance from any neighbouring property, and we feel would not have any considerable effect, given the relatively small size of expansion.
- 6.129-132 Size of basements
 - The size of the proposed basement increases the size of the existing sunken terrace from 10.6sqm to 18.8sqm. This ensures that the basement remains relatively small in scale, and we feel, in accordance with pre-planning advice, that it meets the maximum size criteria. There is no increase in height of the basement, nor any additional storeys, and does not encroach a significant amount into the existing garden.
- 6.140 Protection of gardens and trees
 - As mentioned earlier regarding Policy A3 6.77, there are no trees adjacent to the proposed development site, and it does not conflict with any of their roots.
- 6.146 Lightwells
 - The proposal is a relatively small increase in size to the existing rear lightwell, that will also be largely covered by the proposed conservatory on the ground floor. The detached property ensures that the lightwell is well away from the boundaries of neighbouring properties.

Policy D1

- 7.2-5 Local context and character
 - The proposed works have been designed such that they have minimal impact on the existing character of the building. The roof extension has been designed to maintain the asymmetry of the existing SW and SE wings of the property, utilising matching materials for the brickwork, roofing, and guttering. The conservatory likewise will incorporate the muntins feature that is prevalent on the windows of the property, so as to maintain uniformity and design and respect the local aesthetic.
- 7.9-10 Details and materials
 - As above, matching materials and replicating existing details on fenestrations in order to respect character and maintain uniformity in design.

Policy D2

- 7.46-47 Conservation areas
 - The proposed works have been design to respect the conservation area's requirements to preserve the character of the locality. We have included in the Design and Access Statement a heritage statement that outlines how the proposal intends to accommodate for and respect the local character, as well as the existing special architectural interest of the property itself.
- 7.54 Details
 - The proposed works incorporate details from the existing property so as best to maintain the existing character and aesthetic. These include details on fenestrations and finishes for roofing, type of brick laying, and guttering profiles along eaves. The profile of the existing roof to be demolished and replaced by the extension will be replicated so as to reinstate the traditional features of the brickwork where they will be removed.

It is hoped that this statement makes sufficiently clear the measures undertaken in the design process for the proposal to meet the council's requirements, in line with its Local Plan.

Written by:

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