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Our Ref: 19.5089

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Development Management
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
London
WC1H 9JE

Dear Sir/Madam,

Re: Extension at 7 Lower Merton Rise, NW3 3SP.

On behalf of our client, we hereby submit a full application for a minor extension to the front of 7 Lower Merton Rise, NW3 3SP.

This letter provides further information about the proposals, and how they relate to the Council's planning policies.

A Design and Access Statement and drawings prepared by Square Feet Architects explains the proposal in more detail.

Planning Policy

The development proposals have taken account of relevant national, regional and local planning policy considered in the determination of application proposals. This section of the Planning Statement sets out a brief summary of the relevant planning policy documents and the following section demonstrates compliance with these policies.

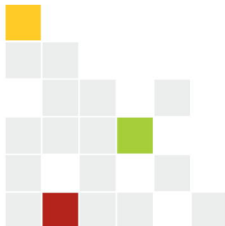
In accordance with Section 38(6) of The Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.

The current Development Plan comprises the following documents:

- The National Planning Policy Framework (NPPF)
- The London Plan (MALP 2016)
- The Camden Local Plan 2017

Camden Council's Development Plan is also supported by a range of Supplementary Planning Documents (SPDs) called Camden Planning Guidance (CPG). The documents most relevant to this proposal are the documents which provide advice and guidance on design, housing and amenity and includes the following guidance:

- Design CPG (2019)
- Amenity CPG (2019)
- Altering and Extending Your Home CPG (2019)



Assessment of the Proposals

Principle of Development

The proposal by seeking to improve the existing residential dwelling for its occupiers is in line with the sustainability objectives of the Development Plan, and the National Planning Policies.

Camden's 'Altering and Extending your home' CPG outlines Camden's guidance and design principles for householder applications in the borough. The guidance, under Section 3 outlines the design requirements for acceptable side and rear extensions. However, the guidance does not present any mention of front extensions. There is also no other policy or guidance which concerns the principle of front extensions, and therefore a front extension cannot be considered unacceptable by principle alone.

With lack of detailed policy of guidance in regards to front extensions, the design has taken account of the 'Altering and Extending your home' CPG guidance offered for rear and side extensions to ensure it addresses the same design principles. The proposal has also been designed to be in compliance with all other relevant Local Plan policies and all other material considerations.

It is also important to note that the site is not situated within a Conservation Area nor is it listed or adjacent to any listed buildings. The site is part of a three storey terraced estate. Although, the estate has a particular character, many of the properties have been changed over time to now include rear and side extensions and various minor alterations, particularly to front elevation. For this reason, the proposal is not out of character in consideration of the surrounding local context or the character of the Conservation Area.

Design

The NPPF addresses the merit of good quality design. Paragraphs 56-68 states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. The document states that whilst visual appearances are important, high quality inclusive design goes beyond the aesthetic considerations.

Policy D1 of the Local Plan, states that new developments must be of a high quality design. The council will require proposals to respect local context and character, preserve and enhance the historic environment and heritage assets, be suitable in terms of construction mechanisms and method, utilise high quality materials that complements local character, incorporates outdoor amenity space and provides a high quality of accommodation.

The extension at two storeys will be one storey below the eaves level of the roof, thereby being in accordance with the CPG guidance presented for side and rear extensions. The extension will also only extend in depth to match the established building line created by No. 9 Merton Rise and the existing front porch. The extension will also not encompass the whole of the front of the property in terms of width. For these reasons, the extension will be subordinate to the host building, again in accordance with the Camden Local Plan and Policy D1.

As previously noted the design has been carefully considered to ensure it corresponds sympathetically to the architectural design of the host building.

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The proposed materials will be sought to match the materials of the host building as closely as possible, thereby seeking to be respectful of the architectural style of the host building and surrounding area.

The proposals will also include a canopy above the front door which is characteristic of properties within the area.

It is also important to note that the property is concealed behind a high hedgerow, which will completely screen the proposed extension from the public realm. Image 1 and 2 below demonstrate this:

Image 1: Google Earth Street view image showing concealed view of property from Lower Merton Rise:



Image 2: Google Earth Satellite image showing scale of hedging to the front of 7 Lower Merton Rise:



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For these reasons, the proposed conservatory is considered to be of a complimentary design to the existing host building and is in compliance with Policy D1 of the local plan.

Amenity

Local Plan Policy A1 (Managing the impact of development) requires development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to respond appropriately to minimise potential harmful impacts.

Camden's Amenity CPD outlines the guidelines for overlooking, privacy and outlook. Camden Council will seek developments which has regard to the privacy of both new and existing dwellings. New buildings, extensions, roof terraces and balconies should be designed to minimise the potential for overlooking.

The proposal will be built in line of the building line as established by the adjacent property. The extension is small and also not be in proximity to any windows of neighbouring properties. As a result, there is no opportunity for the extension to block daylight or sunlight to neighbouring windows.

The proposals will also place windows in the same location as the existing front façade. As a result, there will be no detriment to neighbouring privacy by overlooking.

The proposal will not have any adverse impact upon amenity and is therefore in compliance with Local Plan Policy A1.

Conclusion

The proposals will improve the quality of residential amenity for residents of the property in accordance with the sustainability objectives of the NPPF.

The extension is small scale and has been carefully designed to ensure it sensitively matched the architectural style of the host building and surrounding area, whilst also being constructed from materials chosen to match the host building as closely as possible.

The extension has also been built to be subordinate to the host building, and its small scale will ensure there is no impact upon the amenity of neighbouring residents.

For the reasons set out in this DAS, the proposals accords with national and local planning policy. Accordingly, it is considered appropriate that planning permission is granted.

We trust that you have sufficient information and look forward to receiving confirmation that the application has been registered and validated. In the meantime, please do not hesitate to contact me should you wish to discuss any matters or require any further information.

Yours sincerely



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