
74 St Augustine's Road London NW1 9RP

TITLE:

Planning & Heritage
Statement

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CONTENTS

1.0	INTRODUCTION
2.0	SITE AND SURROUNDINGS
3.0	RELEVANT PLANNING HISTORY
4.0	HISTORICAL DEVELOPMENT OF THE SITE AND AREA
5.0	SIGNIFICANCE OF THE SITE
6.0	PLANNING POLICY CONTEXT
7.0	ASSESSMENT OF THE PROPOSALS
8.0	CONCLUSION

1.0

INTRODUCTION

- 1.1 This Planning & Heritage Statement has been produced to accompany an application for planning permission at 74 St Augustine's Road, London.
- 1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the determination of planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. Camden's Local Development Framework (LDF) consists of Camden's Local Plan (2017), Camden Planning Guidance, Supplementary Planning Documents (SPD), Camden Square Conservation Area Statement and the Proposals Map. Adopted national and regional policy documents must be taken into account in the preparation of local policies and are a material consideration in the determination of planning applications. This Planning Statement sets out the planning factors in support of the development, summarising the sites history and assessing the proposal in the context of the relevant planning policies and guidance .
- 1.3 No.74 St Augustine's Road is located in the Camden Square Conservation Area. In line with paragraph 189 of the National Planning Policy Framework, the purpose of this statement is to define the significance of the building and its contribution to the surrounding area and describe the proposals and their impact upon the character and appearance of the Camden Square Conservation Area.
- 1.4 Planning permission is sought for the erection of a full width lower ground floor extension to provide additional living space and an improved connection with the rear garden. At ground floor level a rear half width extension is proposed to provide space for a larger family sized kitchen. Adjacent to the ground floor extension is a terrace with associated garden access stairs. At roof level alterations to the existing rear dormer are sought to improve its appearance. Internal stairs to link the lower ground and ground floor will be added to allow the entire property to be used cohesively as a single family dwelling rather than two residential units.
- 1.5 This statement has been produced using desk based and online research. A visual inspection of the site and wider area, and an analysis of the building and its surrounding context has been undertaken. Consideration has been given to the relevant national and local planning policy framework. In accordance with the statutory test at s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this statement will demonstrate that the proposals will preserve, and in parts enhance, the character and appearance of the Camden Square Conservation Area. Furthermore, the proposals will be shown to comply with the relevant national and local planning and conservation policy.

2.0

SITE AND SURROUNDINGS

- 2.1 The following section provides an overview of the appearance, location and context of no.74 St Augustine's Road. A more detailed assessment of the quality and significance of the building and its contribution to the character and appearance of the conservation area is contained at section 5 of this statement.
- 2.2 The application site is situated within the London Borough of Camden, part of a quiet residential enclave between York Way and Camden Road. The building is of three storeys with a full basement and dates from the 1860s.
- 2.3 The site forms part of the Camden Square Conservation Area which was first designated in 1974. The conservation area consists of a grid of residential streets, primarily lined with mid 19th century terraces and semi-detached houses and focused upon the open green space of Camden Square.
- 2.4 The 'Camden Square Conservation Area Appraisal and Management Strategy' was published in March 2011. This document provides an assessment of the historical development of the conservation area as well as an overview of its character and appearance. The introduction to the document outlines that:
- "Camden Square Conservation Area is a primarily nineteenth century inner London suburb. It is a planned development, in a gridded street layout running parallel to and perpendicular from Camden Road, and the layout is focused around Camden Square.*
- Camden Square forms the centrepiece of the planned development; however, the special character of the area is that it is also diverse when looked at in detail. The architecture is not uniform around the Square, phased development is evident in groups of buildings, and some plots have been developed individually. This is reflected in the size of plots, layout and the elevation treatment of the houses. The building of the railway through the area, the impact of wartime damage and later infill development have all contributed to the evolution of the area.*
- The two mews behind the Square contain inventive building developments that have also evolved over time. This has resulted in a character that is a unique mix of nineteenth, twentieth and twenty-first century ideas of the mews concept, from functional service areas to exemplars of urban living. The green spaces and the private gardens are important as they make this a green and leafy area - an attractive yet urban place with an underlying mature landscape."*

SITE AND SURROUNDINGS



Fig 1 The Camden Square Conservation Area.

2.0

SITE AND SURROUNDINGS

2.5

The character and appearance of the wider Camden Square Conservation Area is defined by its groups of large semi-detached and terraced houses, dating from the 1850s and 1860s. Within this there is a hierarchy of scale, with the largest buildings facing Camden Square and Camden Road. Generally the houses have a raised ground floor and expressed semi-basement, constructed in yellow stock brickwork with stucco embellishment or with painted stucco front elevations, and slate clad roofs. The classical and Italianate style of the buildings provides visual harmony and architectural coherency to the conservation area. The buildings are typical of the period with flat main facades, projecting ground floor porches, shallow hipped roofs and bracketed eaves. The Italianate styling of the buildings is reflected in the widespread use of stucco detailing such as window architraves, bracketed window hoods and window pediments. A further important factor within the conservation area is the use of classical proportion and vertically orientated diminishing fenestration which creates a visually pleasing sense of rhythm and balance to the facades.

2.6

To the north and south of Camden Square are Camden Mews and Murray Mews, long service roads which have developed incrementally since they were first laid out in the mid 19th century, with a mixture of 19th century ancillary buildings and innovative 20th and 21st century development.

2.7

The properties share a consistent building line, setback from the pavement with well defined boundaries of low brick walls, softened extensively with shrubs and small trees.

2.8

The buildings within the conservation area are generally laid out on spacious plots, with generous front gardens and gaps between the houses offering glimpses of mature greenery in large rear gardens. Overall the conservation area has an attractive, quiet and peaceful character, enhanced by the coherent and unified architectural quality of its historic buildings and the extensive mature trees in Camden Square Gardens.

2.9

There are no listed buildings in the immediate environs of the application site.

2.10

The Conservation Area Appraisal shows on its townscape appraisal map that the application site is considered to make a positive contribution to the character and appearance of the conservation area.

SITE AND SURROUNDINGS



Figs 2 & 3 Semi-detached villas on St Augustine's Road and smaller scale houses on Marquis Road.

2.0

SITE AND SURROUNDINGS

- 2.11 The application site is situated in Character Zone 4 'The Grid of Streets' which can be found in the south eastern section of the conservation area. With regard to St Augustine's Road the Appraisal states that:
- "This street has an apparently consistent arrangement of set-back grander houses. On closer inspection there is a subtle change in character starting from the south, as it was built chronologically with larger plots, stucco and pediments, progressing to stucco or a mix of brick over stuccoed ground and lower floors, to the smaller terraced houses at the northern end. This is all consistent with the overall pattern and evolution of the Estate, as it grew north east up the hill."*
- 2.12 The application building forms part of a terrace of five houses and is of three storeys with a full basement. The front facade is constructed of yellow stock brickwork with a base of incised painted stucco at ground and basement level. The building utilises the Italianate style which can be found throughout the conservation area, with bracketed overhanging eaves and stucco architraves to the windows. At ground floor level the main entrance to the house is accessed via a steep flight of steps and is set within a simple stucco projecting porch.
- 2.13 The rear elevation is a simple composition of weathered yellow stock brick with two bays of fenestration with timber sash windows set beneath shallow brick arched heads. To the west is a canted bay at lower ground, ground and 1st floor levels. To the east is a modern single storey infill extension which projects beyond the canted bay, with a roof terrace above, accessed via steps from the garden.
- 2.14 To the rear of the house is a generous garden with trees and extensive soft landscaping.

3.0

RELEVANT PLANNING HISTORY

3.1

Originally built for use as single family house planning permission was granted on 1st November 1971 for conversion into one flat and one maisonette with a rear lower ground floor kitchen extension (Ref:12075). The following year on 26th January 1972 permission was granted for the creation of the existing vehicle crossover (G13/22/12/12785).

On 10th November 1978 planning permission was refused for a loft conversion at third floor level on the grounds that it would have an adverse impact on the appearance of the building and the visual amenity of the area (G12.22.127481). A rear dormer has been constructed and when visiting the site it was evident that it has been in place for a substantial number of years. The dormer has now become lawful in planning terms due to the passage of time.

The only other planning record for this property is consent granted on 1st February 2002 to fell and replace 1 x front garden birch, reduce crown of one willow and one plum tree in the rear garden and to fell a plum tree also in the rear garden. (TCX0206106).

To the south no. 72 was granted permission in 1977 for use as a hostel for elderly people (Ref:24459). It is not clear if this permission was ever implemented and property sales history indicates that the property is currently laid out as two flats.

To the north no. 76 was granted permission for a three storey rear addition on 25th August 1969 (G13/22/8/7373). Floor plans show the use of the building at this time as two flats with the rear extension housing kitchens and bathrooms. Property sales history shows the property to now be in use as a 4 bedroom single family house.

A rear ground floor extension of a similar size to that proposed at no. 74's is visible from the applicants garden at no. 78. Planning permission was granted on 18th September 2015 for the erection of a rear ground floor extension, enlargement of second floor window and railings to roof terrace (2015/4829/P). At lower ground floor level permission was granted on 14th June 2012 for a full width rear extension to this property. (2012/2782/P).

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.1 The following section sets out the historic development of the site at no.74 St Augustine's Road as well as the wider area.
- 4.2 The ancient parish of St Pancras belonged to the Canons of the Cathedral Church of St Paul, London, likely acquired before the Norman Conquest. This was divided into prebends including the manor of Cantelowes within which the area of the application site was situated. During this period St Pancras manor house occupied the land near the present Agar Grove. From about 1670 the land was farmed by John Jeffreys esquire on behalf of the cathedral, passing to Charles Pratt who married Jeffreys' granddaughter, Elizabeth. Charles Pratt was created Viscount Bayham and Earl Camden in 1786.
- 4.3 For centuries the area had been a rural district of farmland and isolated buildings. Rocque's map of 1790 clearly depicts the extent of central London which ended rather abruptly at Euston Road, known during this period as the New Road. Camden Town was yet to develop and consisted only of a cluster of buildings around the junction of modern day Kentish Town Road and Camden High Street, including public houses such as the Mother Red Cap and Mother Black Cap. St Pancras Church is marked to the south. In common with many areas that would become London suburbs, food was increasingly produced for the ever growing capital, such as milk, meat and fruit and vegetables from its market gardens and nurseries and hay production from the surrounding fields.
- 4.4 By the early 19th century Cary's map of 1837 shows the development of Camden Town to the west of The Kings Road (St Pancras Way) giving way to open fields to the east, with a meandering footpath in broadly the same position as modern day Agar Grove. Camden Road (known as the New Road at this time), which had been laid out following an Act of Parliament in 1821, is a key feature running east across the fields in order to provide a direct connection to Holloway. Also of note on this map is the Regent's Canal to the south of the area, which was constructed in 1820 to provide a link from Regent's Park to Camden Town and on to meet the River Thames at the Limehouse Basin.
- 4.5 The area to the west of St Pancras Way began to develop in the 1840s in a piecemeal way with houses spreading down Camden Road and new roads being laid out to the north and south of this. The development of the Camden Estate was intended to attract the middle classes, with the generous provision of green space and St Paul's Church which was consecrated in 1849.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

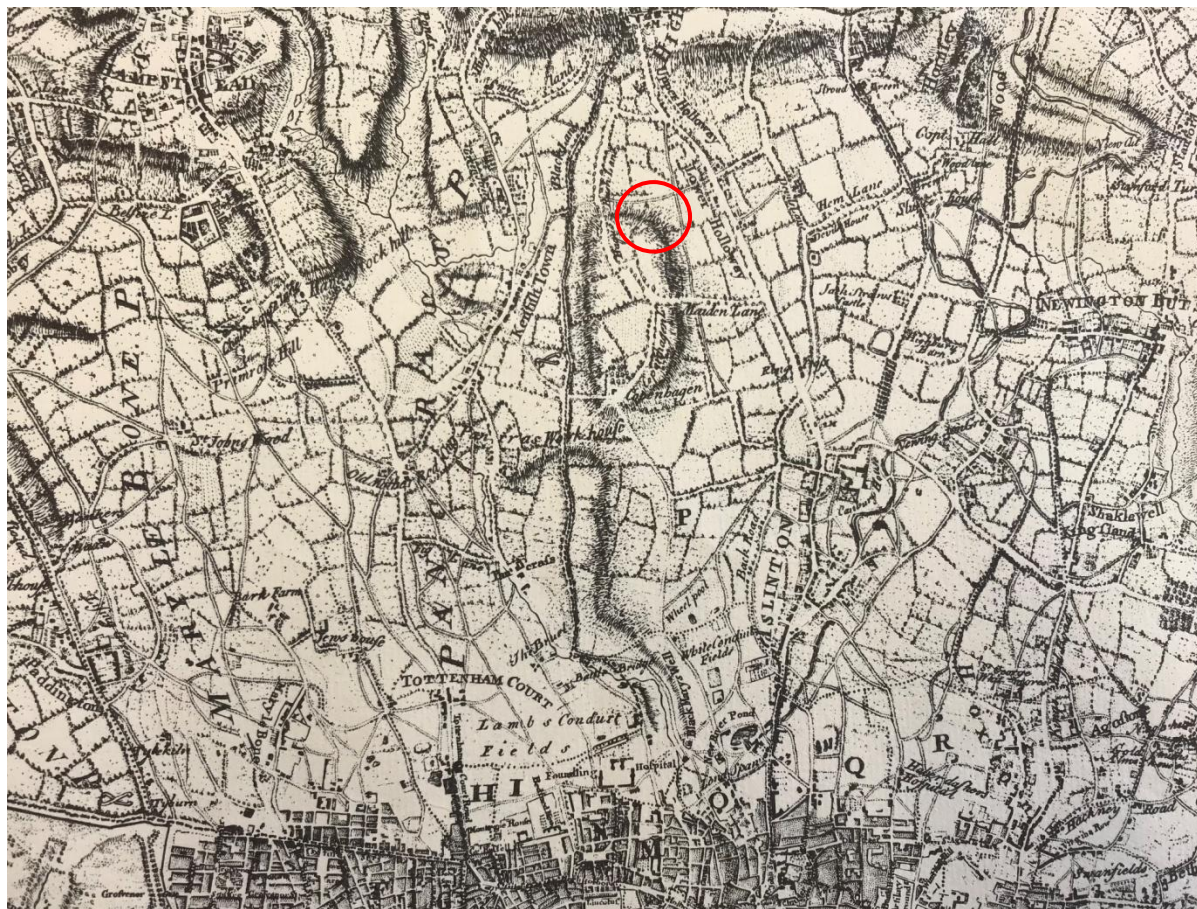


Fig 4 John Rocque's map of 1790.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

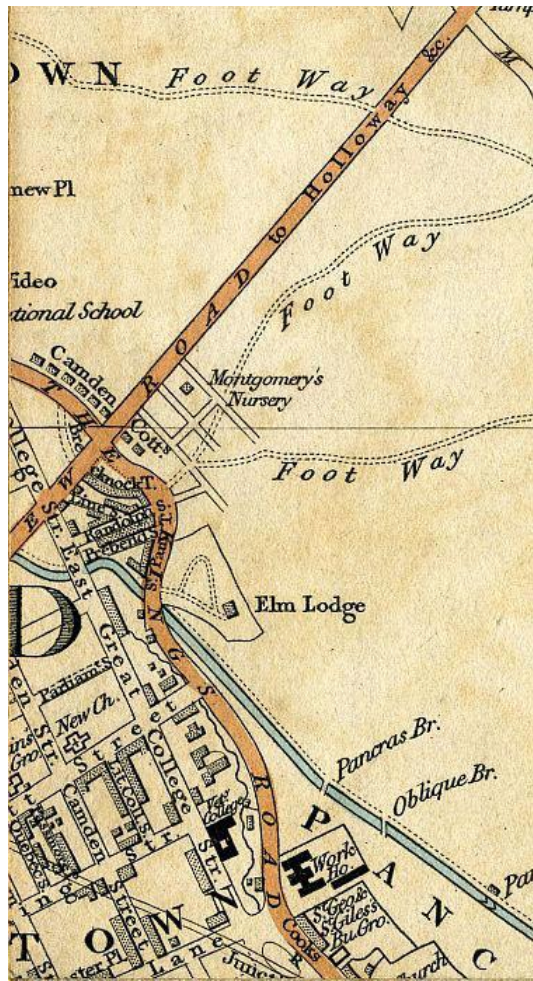


Fig 5 Cary's map of 1837.



Fig 6 St Pancras Parish map of 1868.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.6 The wider area development gathered pace from the mid 1840s to the 1870s, forming the inexorable outwards spread of London. This growth was assisted by the advent of the railways and improvements to public transport, which allowed workers to travel daily into the city, including the opening of Camden Road station (now closed) by the Midland Railway in 1868, to the west of the conservation area, and Camden Town station (now Camden Road overground) on the North London Line in 1870.
- 4.7 The 1860 St Pancras parish map shows development spreading north east across the conservation area however whilst houses had been developed on St Augustine's Road to the west of Canteloves Road, the site of no.74 remained empty. The house does however appear on the parish map of 1868, dating it to sometime between these surveys.
- 4.8 The 1875-77 Ordnance Survey map shows the wider area marked as 'Camden New Town' and mostly fully covered with semi-detached and terraced houses. Notably St Augustine's Road still retains empty plots at its north eastern end.
- 4.9 Booth's poverty map of 1889 shows the area as solidly marked in red denoting '*Middle class. Well-to-do – Middle Class*' reflecting the status of occupiers for whom the houses were originally built, with Marquis Road denoted as '*Fairly comfortable – Good, ordinary earnings.*' The only pockets of obvious poverty were to the east of York Way.
- 4.10 The immediate context to the application site has remained largely unaltered through the 20th and into the 21st century, in contrast to the areas around Camden Square which were more heavily affected by WWII bomb damage.
- Development of the site**
- 4.11 The Ordnance Survey map of 1875-77 shows the houses with their rear canted bays and in 1895 with a shallow lightwell the full width of the house. By the time of the 1916 Ordnance Survey map there appears to be a small projection to the east however this is no longer in place by the next available large scale map of 1953 and the rear is shown simply with the canted bay and no lightwell in place.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA



Fig 7 The 1875-77 Ordnance Survey map.

2.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

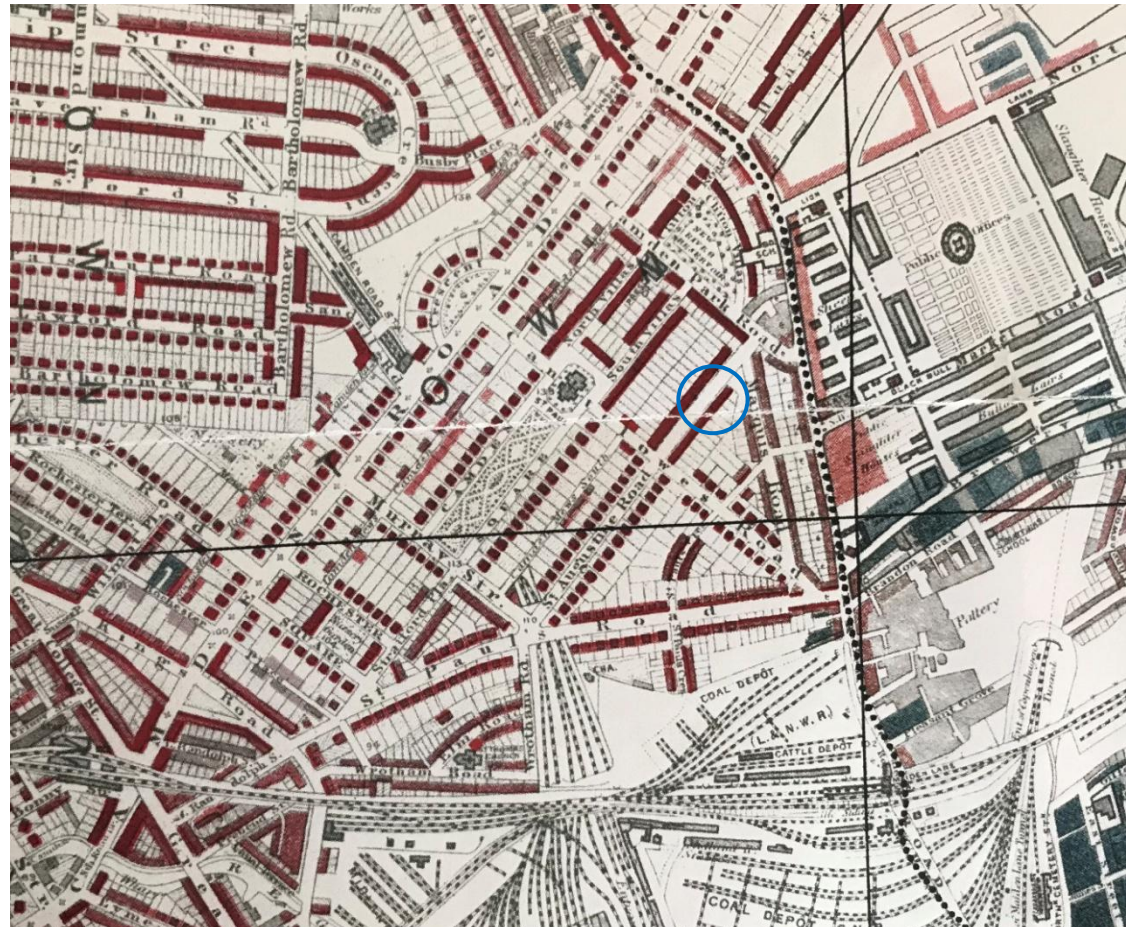


Fig 8 Booth's poverty map of 1889.

5.0

SIGNIFICANCE OF THE SITE

- 5.1 The National Planning Policy Framework Annex 2 defines significance as “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” A heritage asset is defined as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” In this case the heritage asset is the Camden Square Conservation Area and the buildings within it which make a positive contribution to its character and appearance.
- 5.2 No.74 St Augustine’s Road forms part of a short terrace of five houses. The buildings are constructed of yellow stock brickwork with subtle Italianate stucco embellishment.
- 5.3 No.74 is setback from the street behind a shallow forecourt with a short section of low brickwork wall and tall brickwork gate piers. The front façade of the application site is two bays wide with incised stucco at ground floor level which provides a base to the architectural composition. The upper part of the façade has a bay of aligned windows at ground, 1st and 2nd floor levels which light their respective front rooms. The fenestration diminishes in height and articulation as it rises over the façade providing a sense of traditional hierarchy, with a flat pediment to the 1st floor window giving way to simple stucco architraves at 2nd floor level. At ground floor level the front window is set within the incised stucco and has a flat pediment above. The windows themselves are painted timber sashes with margin lights to the west and a narrower window with two over two sashes to the east. The roofscape of the building does not form a prominent part of its architectural composition and is a very shallow pitch with projecting bracketed eaves.

SIGNIFICANCE OF THE SITE



Fig 9 The front facade of the building.



Fig 10 The rear facade of the building. The 20th century infill at lower ground floor level is concealed by the vegetation on the right.

5.0

SIGNIFICANCE OF THE SITE

- 5.4 The rear elevation is a far less formal composition than the front, and is constructed of yellow stock brick with little embellishment or architectural detail. The windows are arranged in two vertically aligned bays, lighting the main rear room and a small room adjacent to the main staircase. The windows are recessed painted timber sashes in a variety of configurations, including two over two and attractive units with margin lights, set beneath simple shallow arched brick window heads. At lower ground floor level there is a set of timber French doors within the canted bay and a modern timber window to the infill extension. To the modern box dormer there is a horizontally proportioned window with a central fixed pane flanked by casement windows with toplights. This window is in poor condition and the scale and proportions of the opening do not reflect the traditional fenestration beneath it. The dormer is clad in artificial slate which has weathered and degraded to an unattractive orange coloured finish.
- 5.5 To the rear of the house there is a relatively long garden, with a paved area close to the house and extensive mature trees and soft landscaping providing a private and secluded character.
- 5.6 Given its mid terrace position the rear of the house is not visible in public realm views and the lower floors of the building are well concealed in views from adjacent properties due to high party boundary walls and intervening soft landscaping.

Conclusion

- 5.7 In this case the key significance of the building derives from its historic and architectural contribution to the planned development of this part of Camden Town and reflects its rapid transformation from open fields to an inner suburb during the mid 19th century. The front facade of the building has a reasonably high degree of architectural value and makes an aesthetic contribution to the character and appearance of the wider Camden Square Conservation Area. To the rear the application site retains its historic character over the upper floors however this has been altered at lower ground floor level due to the single storey infill extension which was added in the later 20th century. As a whole the buildings along St Augustine's Road have group value, townscape impact and historic merit, due to their coherent form, style, materials and detailed design, as well as their relationship with other groups of mid Victorian houses within the wider Camden Square Conservation Area.

6.0

PLANNING POLICY CONTEXT

National Planning Policy & Legislation

6.1

The revised National Planning Policy Framework (NPPF) was published on 19th February 2019. This is the overarching planning document in England which aims to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations and to promote sustainable growth. The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. One of the core planning principles of the NPPF is that planning should not simply be about scrutiny but instead be "a creative exercise in finding ways to enhance and improve the places in which people live their lives" The NPPF must be taken into account in the preparation of regional and local policies and is a material consideration in the determination of planning applications.

6.2

Given that the site is located within a conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant in the assessment of development proposals. It requires that "...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." This is a statutory duty which underpins the assessment process.

6.3

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.

Paragraph 190

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

6.0

PLANNING POLICY CONTEXT

6.3 cont'd

Paragraph 192

"In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- 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.

6.4

The London Plan

The Mayor's London Plan 2016 is the overall strategic plan for London and sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted 2016 Plan.

In line with the NPPF the London Plan champions the principles of a high quality environment, showcasing the best of modern architecture whilst making the most of the city's rich built heritage. An area's character should not be affected adversely by the proposed development optimising the potential of a site whilst having due regard to the local context.

6.0

PLANNING POLICY CONTEXT

6.5

Policy 7.8 Heritage Assets and Archaeology applies to this application and the relevant sections are as follows:

“Strategic

A London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.”

6.0

PLANNING POLICY CONTEXT

6.6

Local Planning Policy

Camden's Local Plan was adopted on 3 July 2017 and sets out the Council's planning policies. The Local Plan covers the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough.

The Camden Local Plan (2017) is the key strategic document in Camden's Development Plan. Policies relating to the key planning matters of land use, design, heritage, amenity, environment and sustainability are relevant in the assessment of this proposal.

Local Plan Policy H1 seeks to meet the projected housing demands and needs of different groups within the borough. Whilst protecting existing homes policy H3 endeavours to ensure existing housing continues to meet the needs of current and future households, providing permanent rather than short term housing. Within this policy it is stated that the net loss of one home is acceptable when two dwellings are being converted into a single dwelling. Camden Planning Guidance (CPG) Housing adopted May 2016, updated March 2019 supports the local plan policies. The LBC Strategic Housing Market Assessment (February 2016) demonstrated an increasing demand for family sized dwelling of 3 or more bedrooms.

Camden's policy D1 seeks to secure high quality design in new developments, promoting respect for the local context and character whilst preserving or enhancing the historic environment. Development should comprise details and materials that complement the local character. The supporting text to this policy at paragraph 7.2 provides more detail about the factors that will be taken into account when making this assessment, including consideration of the character and proportions of the existing building, the impact on existing rhythms, symmetries and uniformities in the townscape and the composition of elevations. Furthermore, at paragraph 7.3 the supporting text outlines that *"The Council will welcome high quality contemporary design which responds to its context."*

The Council will preserve and, where appropriate, enhance Camden's heritage assets, including the character and appearance of conservation areas as championed by local plan policy D2 Heritage.

Local Plan policy A1 seeks to manage the impact of development protecting the amenities of neighbours. Having due regard to daylight and sunlight, overshadowing, overlooking and noise implications. Development will be granted unless it can be demonstrated that there will be unacceptable harm to existing neighbours amenities. CPG Amenity March 2018 expands upon and supports the purpose of the local plan amenity policy.

Policy A3 recognises the environmental, health social, cultural, educational and recreational benefits of biodiversity. This policy works to protect biodiversity assets including private gardens and trees which also form an important component of an area's character. Similarly policy A2 Open Space aims to protect, enhance and improve public and private space alongside green infrastructure. CPG Trees (March 2019) provides specific guidance on the importance and protection of trees.

6.0

PLANNING POLICY CONTEXT

6.7

Camden's Planning Guidance – 'Altering and Extending your Home' (March 2019) is a comprehensive document which supports the policies in the Local Plan and is a material consideration in planning decisions

Paragraph 3.1

The following considerations should be reflected in an extension to ensure it is not insensitively or inappropriately designed and to ensure it does not spoil the appearance of the property or group of properties or harm the amenity of neighbouring properties. Proposals should:

- a. be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;
- b. be built from materials that are sympathetic to the existing building wherever possible
- c. respect and preserve the original design and proportions of the building, including its architectural period and style;
- d. respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- e. respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space; f. not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy. Please ensure the extension complies with the 45 degree test and 25 degree test as set out in the CPG for Amenity – or demonstrate BRE compliance via a daylight test.
- g. allow for the retention of a reasonably sized garden;
- h. retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.
- i. allow for the retention of wildlife corridors, in particular at the end of streets

Paragraph 3.3

In order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist. As such, the following is advised:

- A single storey ground floor extension is generally preferable to those proposed at higher levels/floors, as extensions above ground floor tend to have greater negative impacts on neighbouring amenity. In cases where a higher extension is found to be appropriate, a smaller footprint will generally be required in order to mitigate any increase in visual mass and bulk, overshadowing and sense of enclosure that would be caused by the additional height of the extension.
- Extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. This is because such extensions no longer appear subordinate to the building.

6.7 cont'd

Paragraph 3.4

The width of a rear extension should be designed so that it is not visible from the street and should respect the rhythm of existing rear extensions in neighbouring sites.

Paragraph 3.5

Sometimes the rear of a building may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. Where architectural merit exists, the Council will seek to preserve it where it is considered appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

7.0

ASSESSMENT OF THE PROPOSALS

- 7.1 This section sets out the proposals and will consider their impact in relation to the key planning principles of land use, design, heritage, amenity, environment and sustainability and access. It will assess this impact in terms of the statutory duty to preserve or enhance the character or appearance of the Camden Square Conservation Area. The proposals will also be considered against the relevant local and national planning and conservation policies.
- 7.2 The application is for the removal of the existing modern lower ground floor infill addition and its replacement with a full width lower ground floor and part width ground floor extension. At roof level the existing rear dormer will be re-clad in natural slates and the fenestration replaced. The proposed works are set within the context of a full internal refurbishment of the house and a re-ordering of its spaces.
- Land use**
- 7.3 Originally constructed for use as a single family house planning permission was granted in 1971 for the conversion of the property into one flat at lower ground floor level with a maisonette above. Although now in single ownership the layout remains as two flats with no internal stairs linking the lower ground and ground floor. The council tax is paid for each individual unit but prior to the current owners purchase the entire site was owned by one family with the lower ground floor flat occupied by the previous owners grown up children.
- 7.4 The council seeks to minimise the loss of existing housing by resisting developments that would result in the loss of two or more homes. This proposal results in the loss of one unit only. Returning the use of the property to its originally intended purpose the development will provide a family sized unit. In an inner city suburb such as this there can be a relatively low proportion of such dwellings. The floor area of the single family house would exceed the minimum space standards required by the London Plan providing a suitable standard of accommodation. The proposed conversion would assist in meeting a proven increasing need within the borough for family sized accommodation of three or more bedrooms. (Ref:London Borough of Camden Strategic Housing Market Assessment Feb 2016)

7.0

ASSESSMENT OF THE PROPOSALS

Visual impact assessment

- 7.5 The proposals seek to extend the house at lower ground floor level in order to create extended living space and better connectivity with the rear garden. The proposed extension is full width and 3.5m in depth. At ground floor level a new part width extension is proposed so as to provide new kitchen accommodation. This will be situated to the side of the existing canted bay feature, in the position of the existing roof terrace and will be 3m in depth.
- 7.6 Adjacent to this a new roof terrace is proposed. This will have a black painted metal balustrade on its garden face and a privacy screen consisting of a wooden trellis and planting along the boundary with the neighbouring property at no.72. A black painted metal staircase will be installed leading up from garden level.
- 7.7 The proposed extension replaces the existing lower ground floor infill extension which dates from the later 20th century and is of no intrinsic architectural or historic merit. The proposed extension will be constructed of dark brickwork which will provide a subtle contemporary contrast with the existing brickwork finish of the rear facade. The proposed arrangement of the fenestration responds to the flat brickwork window heads of the rear facade and reflects its vertical proportions. The windows themselves will be dark coloured Crittal units which are a high quality architectural and aesthetic feature. The intervening structure consists of 200mm diameter concrete columns.
- 7.8 The bulk, height and massing of the proposed extension are considered appropriate, with development concentrated at the base of this substantial five storey building. Additions at lower ground and ground floor level are generally a suitable means of extending a domestic property whilst minimising visual impact upon both the host building and the wider character of the area. In this case the proposed extension will be fully subordinate in scale and contextual in terms of its design and materials.
- 7.9 The proposed development will cause no demonstrable harm to the pattern of development along the rear of the terrace. The neighbouring property at no.76 has a deep brickwork projecting infill extension adjacent to the canted bay at lower ground to 1st floor level whilst a modern extension of similar bulk to what is proposed here was approved at no.78 in 2015. Whilst the rhythmic pattern of fenestration over the upper floors of the rear façade and the repetition of canted bays are a characteristic feature, the lower parts of the rear elevation of the terrace have been more altered.

SIGNIFICANCE OF THE LISTED BUILDING



Fig 13 The recently permitted rear extension at no.78 St Augustine's Road.



Fig 14 The existing rear extension at no.76 St Augustine's Road.

7.0

ASSESSMENT OF THE PROPOSALS

- 7.10 The rear facade is not visible from the public realm and the lower parts of the building are concealed in views from neighbouring gardens due to the height of the party boundaries and the dense intervening soft landscaping. Given its modest bulk and scale and the use of sympathetic materials and detailing the proposal will not detract from the character of the rear façade of the terrace. The solidity of the canted bay feature will remain a dominant feature in views from the rear garden, rising one clear storey above the proposed extension and the pattern of fenestration over the upper floors will not be undermined.
- 7.11 The modest modern appearance of the proposed extension will provide a subtle juxtaposition with the historic character of the host building. Camden's design policies are not prescriptive about whether new development should be traditional or modern in style, highlighting instead the importance of respecting local context and character, incorporating details and materials that are of high quality and which complement local character and overall preserving or enhancing the historic environment. Supporting paragraph 7.2 to policy D1-Design of the Camden Local Plan 2017 is clear that *"The Council will welcome high quality contemporary design which responds to its context..."* In this case the proposals are considered to comply with this policy aspiration.
- 7.12 It is worth noting that planning permission (2015/4829/) was granted in November 2015 at no.78 St Augustine's Road for a metal clad rear extension at lower ground and ground floor level. The application also included the installation of black metal railings around a high level terrace on the canted bay feature at 2nd floor level and the modification of the existing window opening downwards in order to create access onto the roof terrace. The Council's decision notice concluded in relation to this overtly modern extension with contrasting materials and fenestration that *".....by virtue of its design, size and siting, would appear subordinate to the host building and it would respect and preserve the historic pattern and established townscape of the surrounding area."* By inference this conclusion must also apply to the very similar bulk and scale of the proposed extension at the application site.
- 7.13 The Council also considered that the use of brown zinc cladding would allow the historical development of the rear elevation to be understood, presumably due to the visual contrast achieved. In the case of no.74 the extension would be of contextual brickwork however the fenestration, whilst sympathetic, would provide a subtle distinction between the original rear façade and the modern extension.

ASSESSMENT OF THE PROPOSALS



Figs 11 & 12 The recently permitted scheme at no.78 St Augustine's Road.

7.0

ASSESSMENT OF THE PROPOSALS

7.14

A new terrace area is proposed in front of the canted bay feature, with newly created access from the rear ground floor reception room. There is currently a timber sash window in this location and this will be replaced with a pair of painted timber French doors. The aperture itself will remain the same width so as to preserve its relationship with the windows above and the new doors themselves will have a margin light design to respond to the existing fenestration on the building. The Council's decision notice for the 2015 development at no.78 also commented on the proposals there to increase the height of the opening at 2nd floor level, suggesting that *"The increase in height of the second floor rear-facing window is acceptable because the opening would still relate to the openings on the lower floors."* The proposals under consideration here would have the same effect, with the width of the aperture retained and a simple increase in its height, with new sensitively detailed French doors installed. Nonetheless, the affected window here is at ground floor level and would be far less visible than the modifications permitted at 2nd floor level to no.78.

7.15

At roof level the existing dormer extension to the rear is to be re-clad with new natural slates. The existing slate covering has weathered very poorly and has heavily discoloured. The dormer was originally constructed with a single wide window in its rear elevation with a fenestration pattern that reflects the period in which it was built but which fails to complement the scale and proportions of the original Victorian windows on the rear façade. It is proposed to replace the existing window with new painted timber sash units which more closely reflect the character of the building's existing windows. Overall these works will enhance the external appearance and character of the building, the effect of which will be even more pronounced given the high level position of the dormer and its visibility from neighbouring properties and rear gardens.

7.0

ASSESSMENT OF THE PROPOSALS

Amenity

- 7.16 Careful consideration has been given to the proposed developments impact on neighbouring residents daylight and sunlight, overshadowing, outlook, overlooking and noise levels.
- 7.17 At lower ground floor level the full width extension will be largely screened by the existing boundary walls and established planting. No. 76 has an existing rear extension at this level and is at a slightly higher ground level than no. 74 which assists in mitigating any amenity impact. Given the orientation of the site there will be a small reduction in afternoon sunlight to no. 76's rear lower ground windows but they will still enjoy ample daylight and sunlight. The existing open outlook into the substantial rear garden will be unaltered with a minimal increase in overshadowing. No. 72 has not been extended at this level but the orientation of the properties prevents any material impact on this properties lower ground floor openings.
- 7.18 At ground floor level the proposed half width addition will replace the existing terrace and garden access stairs. In terms of any impact on no. 76, the flank windows in their three storey rear extension contain opaque glass indicating that they serve bathrooms rather than a principle habitable room. There are also alternative windows in the affected extensions rear elevation indicating that the rooms are dual aspect receiving abundant light from the rear. Given the layout of no. 74 and other single family houses within this road the ground floor window is also most likely to serve an open plan room with light received from both the front and rear windows. The open view into the rear garden will be retained and the loss of the existing adjacent terrace will improve privacy levels. In the immediate vicinity there is a consistent pattern of full width lower ground floor extensions and half width extensions above of differing heights. This established pattern indicates that such extensions are acceptable in principle and meet policy requirements.

7.0

ASSESSMENT OF THE PROPOSALS

- 7.19 The ground floor rear addition is a sufficient distance from no. 72's rear windows so as to not have any significant impact with regard to sense of enclosure, outlook or daylight and sunlight. The existing ground floor rear terrace will be repositioned so it is adjacent to the boundary with no. 72 rather than no. 76. The existing terrace and garden access stairs have clearly been in place for a number of years. Views from the upper floor rear windows also demonstrates that there are a large number of terraces at this level on surrounding properties. The terrace will be set in from the boundary with no. 72 to reduce overlooking. The submitted drawings show a wooden trellis along the boundary to facilitate planting, providing screening to adequately prevent any loss of privacy. A condition is suggested to ensure the permanent retention of this privacy screen. The garden access stairs will be used infrequently for access purposes only and the terrace itself is too small in size to be used by large numbers of people minimising any impact on existing noise levels.
- 7.20 At roof level there are no neighbouring openings adjacent to the rear dormer and those opposite are too great a distance to be adversely affected by the proposed alterations.
- 7.21 The proposal will not result in undue harm to neighbours visual or residential amenities and conforms with an established pattern of development in the immediate environs. Subject to conditions to manage construction and to retain a privacy screen for the terrace the development accords with adopted policy.
- Environment**
- 7.22 Trees and vegetation are highly valued and an integral part of the areas character. The potential impact of all development on existing trees is a material consideration in the determination of planning applications. The application property has an attractive, mature garden with an abundance of plants and trees. As confirmed by the Council's tree officer there are no Tree Protection Orders at no. 74, the closest being at no. 72. Notwithstanding the lack of TPO's trees within the applicant's rear garden are protected by virtue of their large size and location within the conservation area. The proposed rear extensions will not result in the loss of any existing trees and over 50% of the rear garden will be retained. The extension is a significant distance from any existing trees and they will not be impacted by the proposal. The trees and mature rear garden are a cherished characteristic of the property which will be preserved conserving the green outlook from the applicants and neighbours rear windows.

7.0

ASSESSMENT OF THE PROPOSALS

7.23

Access

There will be no alterations to the existing external access to the front of the property. Internal access to the lower ground floor extension will be from the existing living room via a level threshold. Access to the rear garden at this level will be improved. Access to the garden from ground floor level will be as existing via stairs, repositioning the stairs will not materially alter the existing access arrangement. Overall the access and internal circulation is to be improved by the rear additions and new internal planning.

7.24

There will be no change to the existing off street parking space which is large enough to accommodate one vehicle. The site is highly accessible by public transport with overground, trains, the underground and bus stops all within walking distance.

7.25

There will be no change to the existing refuse / recycling arrangements.

7.26

Policy compliance**Planning (Listed Buildings and Conservation Areas) Act 1990**

The proposals are considered to preserve the character and appearance of the Camden Square Conservation Area and thus comply with the s.72 statutory duty. The rear extension is fully subordinate to the host building and sympathetically designed, causing no harm to its appearance or to any local views within the conservation area.

Camden Local Plan

Camden's Local Plan policy D1 outlines the Council's objective of securing high quality design which respects local context and character as well as preserves or enhances the historic environment. This can be achieved by using details and materials that are of high quality and which complement local character, responding to natural features, preserving garden space and local views. Policy D2 relates specifically to heritage and requires the Council to preserve, and where appropriate, enhance the borough's heritage assets, which in this case is the Camden Square Conservation Area. The Council will take account of conservation area statements when assessing applications and will resist development that causes harm to character or appearance as well as seeking to preserve trees and garden spaces which contribute to character and appearance and which provide a setting to the borough's architectural heritage.

7.0

ASSESSMENT OF THE PROPOSALS

7.27

In this case the proposals represent a high quality approach which respects and complements the historic context of the host building. The proposed siting of the rear extension at low level will ensure that it is fully visually subordinate to the host building as well as minimising its visibility from neighbouring properties and in longer private views across rear gardens. The garden setting and overall character of the host building will be preserved through the careful handling of scale and bulk, complementary materials and sympathetic fenestration and detailing.

7.28

Camden Planning Guidance – ‘Altering and extending your home’ March 2019

For the reasons outlined above in section 7 of this statement the proposals are considered to be in accordance with the guidance contained within the relevant Camden Planning Guidance. A number of paragraphs are directly relevant and these have been considered below:

Paragraph 3.1

This paragraph contains a number of features which acceptable proposals should take account of:

a. be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;

Response: the proposed extension is situated at lower ground and ground floor levels only and is part width at ground floor. The proposals are fully subordinate in terms of their height, scale and massing.

b. be built from materials that are sympathetic to the existing building wherever possible

Response: the main structure of the proposed extension will be of dark brickwork, with dark framed Crittal fenestration that responds to the shape and proportions of the windows on the rear façade of the building.

c. respect and preserve the original design and proportions of the building, including its architectural period and style;

Response: the Victorian character of the upper floors of the rear façade will be preserved and the proposed extension will replace a later 20th century infill structure of no intrinsic merit.

d. respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;

Response: the existing projecting canted bay on the rear façade will remain a feature and will rise a substantial storey above the part width ground floor element of the proposed extension. The ground floor element will be tucked adjacent to the canted bay allowing this feature to remain expressed and visually dominant.

7.0

ASSESSMENT OF THE PROPOSALS

7.28 cont'd

e. respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

Response: the proposed extension reflects the evolved pattern of development along the rear of the terrace, in particular the recent permission at no.78 which is broadly similar in terms of footprint, height, bulk and massing.

f. not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy. Please ensure the extension complies with the 45 degree test and 25 degree test as set out in the CPG for Amenity – or demonstrate BRE compliance via a daylight test.

Response: The extensions windows face the applicants garden only preventing overlooking or any light spillage. The terrace replaces an existing at this level and will have a screen to prevent views into neighbours windows. The current outlook into the rear gardens will be maintained. There will be a small reduction in light and increased overshadowing for no. 76's closest rear windows but this is not considered to be material in light of the affected rooms dual aspect and the retention of the open views to the rear garden.

g. allow for the retention of a reasonably sized garden;

Response: the proposed extension projects a maximum of 3.5m into the rear garden and nearly half of its footprint projects only marginally beyond the rear building line of the existing lower ground floor addition.

h. retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

Response: there will be no loss of or works to existing trees within or adjacent to the site. Views of the mature, established garden maintained.

i. allow for the retention of wildlife corridors, in particular at the end of streets

Response: Established garden and planting retained, no adverse impact on existing wildlife and habitats.

Paragraph 3.3

The proposal complies with this policy as its height and depth is in keeping with other properties within the terrace. The extension rises no higher than ground floor level. The extension becomes shallower and narrower at ground floor level compared with the footprint of the lower ground floor addition, so as to minimise bulk and massing. The extension is two full storeys below eaves level and will appear fully subordinate to the host building.

7.0

ASSESSMENT OF THE PROPOSALS

7.28 cont'd

Paragraph 3.4

The proposed rear extension would not be visible from the street and follows the width and general massing of that approved at no.78 in 2015.

7.29

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) requires that the significance of any affected heritage assets should be identified and described and this significance taken into account when assessing proposals for change. This statement has defined the character and appearance of the relevant parts of the Camden Square Conservation Area as well as the significance of the application building. The proposals are restricted to the rear of the building and are sensitively designed and discretely positioned so that the positive contribution which the building makes to the conservation area is preserved. As a whole the proposals are considered to satisfy the policy requirements of the NPPF.

8.0

CONCLUSION

- 8.1 This proposal includes the removal of the existing single storey extension and its replacement with a new extension at lower ground and ground floor levels to the rear of the building as well as the repositioning of the existing terrace and access stairs at rear ground floor level. A new slate roof covering and improved fenestration is proposed to the rear dormer. Internal stairs will facilitate the use of the property as a single family house, reducing the number of units from two to one. The use of the building as a single family house will restore the property to its original purpose whilst positively contributing to a growing need for family sized units within the borough.
- 8.2 The proposed rear extension has been carefully designed so as to complement and respect the existing character, materials and scale of the host building. The use of brickwork will allow the extension to sit comfortably with the existing rear façade, with a subtle distinction achieved between old and new through the use of darker toned bricks, high quality Crittal fenestration and slender concrete columns. The proposed extension will not harm any historic fabric of appreciable quality nor will it undermine or detract from the pattern of development along the rear of the terrace. The proposed works at roof level will greatly enhance the external appearance of the existing rear dormer structure, with new appropriate materials and sensitively designed fenestration. The established rear garden will be largely unaltered by the proposal.
- 8.3 The intent is for there to be no adverse impact on neighbouring residents amenities. The scale and position of the proposed extensions along with the privacy screen to the rear terrace mean that neighbour's amenities will not be unacceptably compromised in compliance with adopted policies.
- 8.4 The proposals are considered to fully comply with the requirements of Camden's Local Plan. They are considered to preserve the character and appearance of the Camden Square Conservation Area in line with the s.72 statutory duty. The proposals also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of any affected heritage assets is sustained and enhanced. Paragraph 11 of the NPPF states that development that is in accordance with the development plan should be approved without delay. It is therefore respectfully requested that planning permission is granted.

Thank you for viewing our Planning & Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact. Our details can be found below.