

13c Gardnor Road

Planning, Design and Heritage Statement



Boyer

Report Control

Project:	13c Gardnor Road
Client:	Mr and Mrs Klein Wassink
Reference:	19.5115
File Origin:	Document1
Primary Author	LN
Checked By:	GL

<i>Issue</i>	<i>Date</i>	<i>Status</i>	<i>Checked By</i>
1	06/12/19	Draft	LN
2	06/12/19	Final	GL

TABLE OF CONTENTS

1. Introduction and Proposals	2
2. Site and Surroundings	3
3. Planning Policy Context	4
4. Assessment of the Proposals	7
5. Conclusion	13

1. INTRODUCTION AND PROPOSAL

- 1.1 This Planning Statement is submitted in support of applications for planning permission made on behalf of Mr and Mrs Klein Wassink, for a roof extension, dormer windows, rooflights and minor alterations at 13c Gardnor Road, London, NW3 1HA.
- 1.2 The design of the proposals have been carefully considered to ensure there is no harm to the character of the Hampstead Conservation Area or the amenity of neighbouring residents.
- 1.3 This Planning Statement should be read in conjunction with the detailed and illustrative plans prepared by Robert Dye Architects.
- 1.4 This Planning Statement assesses the proposals against the policies in the Development Plan and other material considerations, which are relevant to the determination of the application. This Statement is structured as follows:
 - Section 2 – describes the site and the surrounding context;
 - Section 3 - provides an overview of the principal national, regional and local planning policy and guidance relevant to the assessment of the proposed development;
 - Section 4 – provides an assessment of the proposals against the provisions of the Development and other material considerations;
 - Section 5 – concludes the findings of the assessment of the proposed development.

2. SITE AND SURROUNDINGS

- 2.1 The application is located at No. 13c Gardnor Road, within the London Borough of Camden, and is situated within the Hampstead Conservation Area.
- 2.2 The surrounding area is purely in residential use. Gardnor Road is characterised by large three storey plus basement level terraced housing. Nos. 13a, b and c are a trio of terraced buildings which encompass a similar architectural style.
- 2.3 The trio are two storeys cottage style buildings, with an arched front door providing access directly from the public highway. Although the architectural style of the properties along Gardnor Road is similar, there are numerous examples of properties within this section of the Conservation Area which have been altered through the erection of roof extensions, roof lights and rear extensions. The presence of a variety of dormers and skylights on properties on Gardnor Road indicate that many have extended into the roofspace to create additional living accommodation.
- 2.4 The surrounding area is built up and dense, characterised by constrained built form and terraced properties with limited open or garden space. The site is bound to the rear by the rear courtyard of 56 Flask Walk.
- 2.5 The site is not locally or statutory listed and there are no listed buildings within the direct vicinity of the site.
- 2.6 The site is within Flood Zone 1 (lowest risk of flooding).

3. PLANNING POLICY CONTEXT

- 3.1 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.
- 3.2 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.
- 3.3 The current Development Plan comprises the following documents:
- The National Planning Policy Framework (NPPF)
 - The London Plan (MALP 2016)
 - The Camden Local Plan 2017
- 3.4 Camden Council's Development Plan is also supported by a range of Supplementary Planning Documents (SPDs).
- 3.5 Camden have also adopted a Hampstead Conservation Area Statement (2002).

National Planning Policy

National Planning Policy Framework (February 2019)

- 3.6 In February 2019, the National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government. The NPPF sets out the Government's economic, environmental, and social planning policies for England; it states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of development management, the NPPF advises that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.
- 3.7 The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system both through plan making and decision taking.
- 3.8 Section 12 of the NPPF relates specifically to ensuring that development results in high quality design that contributes positively to making places better for people. It states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Planning decisions should address the integration of new development into the natural, built and historic environment.

Regional Planning Policy

London Plan (MALP 2016)

- 3.9 The London Plan provides the strategic policy context for all of London and seeks to provide an integrated framework for its development to 2031.
- 3.10 The Mayor's strategic plan Policy 3.5 relates to the quality and design of housing developments and sets out that housing should be of the highest quality internally and externally and in relation to their context and to the wider environment. The attractive residential environment of London should be protected and enhanced.

The Draft New London Plan

- 3.11 In November 2017, the Greater London Authority published their Draft London Plan. The consultation period ended on 2nd March 2018. Consultation comments were reviewed by the independent Planning Inspector appointed by the Secretary of State to carry out the Examination in Public which finished in May 2019. The Inspectors Report was issued on the 8th October. The Mayor is currently considering the Panel report and recommendations and is preparing a new version of the London Plan which will be sent to the Secretary of State.
- 3.12 The final London Plan is expected to be formally adopted in 2020. Once adopted, the new London Plan will replace the policies of the current London Plan (2016) and will become the new regional Spatial Development Strategy.

Local Planning Policy

The Camden Local Plan 2017

- 3.13 The London Borough of Camden's Local Plan was adopted in July 2017. The Plan provides strategic and detailed policies to guide development across the Borough.
- 3.14 The relevant policies within the Local Plan include:
- Policy D1 Design
 - Policy D2 Heritage
 - Policy A1 Managing the impact of development
- 3.15 LB Camden have adopted a number 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, amenity and sustainability.
- 3.16 The Design CPG outlines the design guidelines and expectations of developments within the borough. The key message is that design should always take into account the character and design of the property and its surroundings. In relation to extensions, the guidance states that the scale of extensions should be subordinate to the original building.

- 3.17 The Amenity CPG provides supplementary planning guidance relating to amenity. Section 7 refers to overlooking, privacy and outlook and the key messages of relevance are as follows; development should be designed to protect the privacy of existing dwellings and mitigation measures are to be included when overlooking is unavoidable.
- 3.18 Camden have also produced an 'Altering and extending your home' CPG which offers design guidance and good practice principles for proposals to create alterations and extensions to a single dwellinghouse. Section 3 is specifically dedicated to providing guidance for acceptable design of rear and side extensions and conservatories.

4. ASSESSMENT OF THE PROPOSALS

4.1 This section considers the principles of redevelopment of this site and an assessment of the initial proposals against relevant Development Plan policies and other material considerations.

Principle of Development

4.2 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.

4.3 The proposals are for various minor changes to improve the internal living environment in order to create a high quality family sized dwelling. The changes include the following:

- erection of two lead dormer windows to be located on the roof slope to the rear of the property;
- erection of three small skylights to be located on the roof slope to the rear of the property;
- erection of three skylights on the front slope of the property;
- installation of two obscurely glazed windows on side elevation;
- reconstruction of roof to extend ridge line to match 13b Gardnor Road, and to extend the rear roof slope to the rear to accommodate minor extension at first floor;
- extension of roof parapet closest to 13b Gardnor Road to accommodate roof extension; and
- minor changes to the internal layout.

4.4 The proposals will form an additional two bedrooms which will enhance the living conditions of the dwelling and to create family sized accommodation. The improvement of housing stock is supported at all levels of policy. Camden's local policies set out the strategic vision for Camden to be an exceptional place for people to live, where citizens take responsibility for improving their own lives and neighbourhoods. The principles underlying the plan are to ensure that Camden remains a place where local people are able to remain and prosper. Allowing the housing stock to adapt to resident's changing needs is key to delivery this vision.

- 4.5 The presence of dormer windows, skylights and other minor alterations on properties on Gardnor Close indicate that many houses have had alterations to extend living accommodation. Dormers are a common feature of the surrounding properties, indeed Nos. 8, 9, 10 and 11 Gardnor Road have had roof dormer extensions to the front of their properties. The dormers are of varying heights and styles. Nos. 13 a, b and c have also had rooflights installed to the rear, as well as 13 a and b being altered to the rear by roof lights and minor extensions. These alterations create an inconsistency in the pattern of the built form which arguably now contributes to the character of the area.
- 4.6 The Camden 'Altering and Extending your home SPG' also presents a chapter which advises on the acceptability of alterations to roofs including rooflights and dormers as well as rear extensions.
- 4.7 The guidance presents that the alterations sought in this application are acceptable subject to meeting the detailed design criteria. As will be discussed within the following sections of this Statement, the proposed dormers, rooflights, roof and minor rear extension have been very carefully considered to create sympathetic alterations that are in line with guidance. The alterations are considered acceptable on design grounds and do not adversely impact upon the character of the Hampstead Conservation Area or the amenity of the neighbouring properties. As such the proposals are supportive of Policy D1 (Design) and Policy A1 (Managing the impact of development) of the Camden Local Plan. In view of this and as will be further elaborated on below, the principle of the development sought is acceptable.

Design and Conservation

- 4.8 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.
- 4.9 The London Plan states that housing developments should be of the highest quality internally, externally and in relation to their context and wider environment (Policy 3.5). A proposal should enhance the quality of local places and take into consideration the physical context, local character, density, tenure and land use mix.
- 4.10 Policy D1 (Design) 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, is inclusive and accessible for all, promotes health, is secure and designed to minimise crime and anti-social behaviour, incorporates outdoor amenity space and provides a high quality of accommodation.

4.11 Local Plan Policy H2 (Heritage) seeks to enhance and protect Camden's heritage assets and their settings, including within conservation areas, listed buildings and locally listed heritage assets.

4.12 The following paragraphs review each proposed alteration in turn in relation to detailed design and conservation principles:

Roof lights

4.13 The rooflights are proposed to be placed on the rear and front roof slope of the property and are needed to ensure the proposed second floor receives sufficient sunlight and daylight in order to create a high quality living environment for future occupiers to utilise as family accommodation.

4.14 The rooflights will be flush within the roof slope, therefore not creating any adverse impact on the daylight/ sunlight of neighbouring properties through the introduction of additional structures on the roof.

4.15 The rooflights are therefore also considered to be more sympathetic to the original roof pattern. Due to the flush profile, the roof lights will not be able to be seen from the public realm and for this reason will cause no harm to the appearance or character of the Hampstead Conservation Area.

4.16 The roof of the property already has two roof lights to the rear. 13a and 13b Gardnor Road also have had roof lights installed yet these are not matching to create a pattern of uniformity. The principle is acceptable and also means that the proposals are not being installed in an area where they would be interrupting a pattern of unbroken or undeveloped roofscape.

4.17 There are numerous examples of front rooflights within the Hamstead Conservation Area. On the east and west side of Gardnor Road, there are numerous examples of front roof dormers and rooflights which are all of a different style and size. It is therefore considered that the minor introduction of front rooflights at the site will not create any disruption to uniformity or any adverse impact upon the surrounding character.

4.18 The rooflights have also be designed to ensure the size is subordinate and sensitive to the roofscape.

Roof dormers

4.19 It is proposed to introduce two roof dormers to the rear of the property. These are required to create additional adequate living space at second floor in order to create high quality family sized accommodation. The dormers have been designed sensitively to ensure they do not dominate the roof plane.

4.20 Instead of erecting one large dormer which expands across the roof slope, the dormers are instead separated by a roof light in between to ensure the dormers remain more subordinate to the main pane.

- 4.21 In accordance with the Camden design guidance, there will be sufficient space left between the dormers and roof ridge and hip, in order to maintain subordinate to the overall roof plane.
- 4.22 The dormer cheeks have been designed to only accommodate the required windows and therefore will not extend largely beyond the window. This has been chosen to ensure the window surrounds do not form a dominant structure.
- 4.23 The dormers will incorporate a lead body which is considered a traditional material within the 'Altering and extending your home' CPG. This material is characteristic in the Conservation Area and observed on various dormers/ roofs in immediate surrounding area.
- 4.24 The dormers will also include a glazed top, which as well as creating a spacious and light living environment, will also seek to break the built form, helping to create a more sensitively designed structure. The windows will be painted to match existing windows.
- 4.25 As discussed with regards to the roof lights, the dormers will not be able to be observed from the public realm and are not disturbing a uniform or consistent roof pattern. As such, it is considered that the roof dormers are sympathetic to the character of the property and the Hampstead Conservation Area.

Roof extension

- 4.26 It is proposed to reconstruct the roof to extend the ridge line to match the ridge line of the adjacent property at 13b Gardnor Road. The change does not result in a significant visual change, however will create significant enhancements to the quality of living space internally.
- 4.27 The ridge lines of 13b and 13c Gardnor Road are currently not uniform. The proposal would seek to increase the ridge line of 13c slightly to match the established line set by 13b Gardnor Road. As the ridge line is not to be extended beyond what is already established by the surrounding built form, it is considered that the change is minor and is consistent.
- 4.28 The original ridge line tiling is to be retained and re-used to create the new ridge line, ensuring the detailed character remains the same. It is also proposed to retain all roof tiles in the first instance and where not possible a like for like material will be sought to match the existing.
- 4.29 It is considered that the proposal is a sympathetic alteration and does not harm the overall appearance of the building and maintains the character and appearance of the building.
- 4.30 The change would have limited visibility from the street, as the height of the lowest part of the roof to the front would remain the same, and there would also be no change to the existing parapet line to the front.
- 4.31 In summary, it is considered that the proposed roof extension is considered to be sympathetic to the existing building and will not harm the character or appearance of the building, street scene or wider Conservation Area.

Rear extension and roof slope

- 4.32 It is proposed to extend the eaves line of the roof towards the rear of the site and to increase the roofslope upwards to match the proposed new ridgeline. This is necessary to create the sufficient headroom needed to create living accommodation on the second floor.
- 4.33 The roof lines at No. 13 a, b and c are not symmetrical, as such the minor extension will not be causing any disruption to uniformity.
- 4.34 The proposed design of the rear roof extension has been carefully considered to ensure it corresponds sympathetically to the scale of the host building.
- 4.35 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 Conservation Area.

Rear and side windows

- 4.36 It is also proposed to erect two windows, one upon the rear elevation and one upon the rear flank elevation. The windows proposed are small and subordinate to the main property.
- 4.37 The windows will not be able to be seen from the street and will be obscurely glazed.
- 4.38 The proposed materials to be used will be sought to match the other existing windows as closely as possible.

Summary

- 4.39 Overall, it is considered that the proposals are all of a complimentary design to the existing host building and in compliance with Policy D1 (Design) of the Local Plan. As discussed, the proposals have also been carefully considered to ensure they maintain the character of the Hampstead Conservation Area, as required by Policy H2 (Heritage).

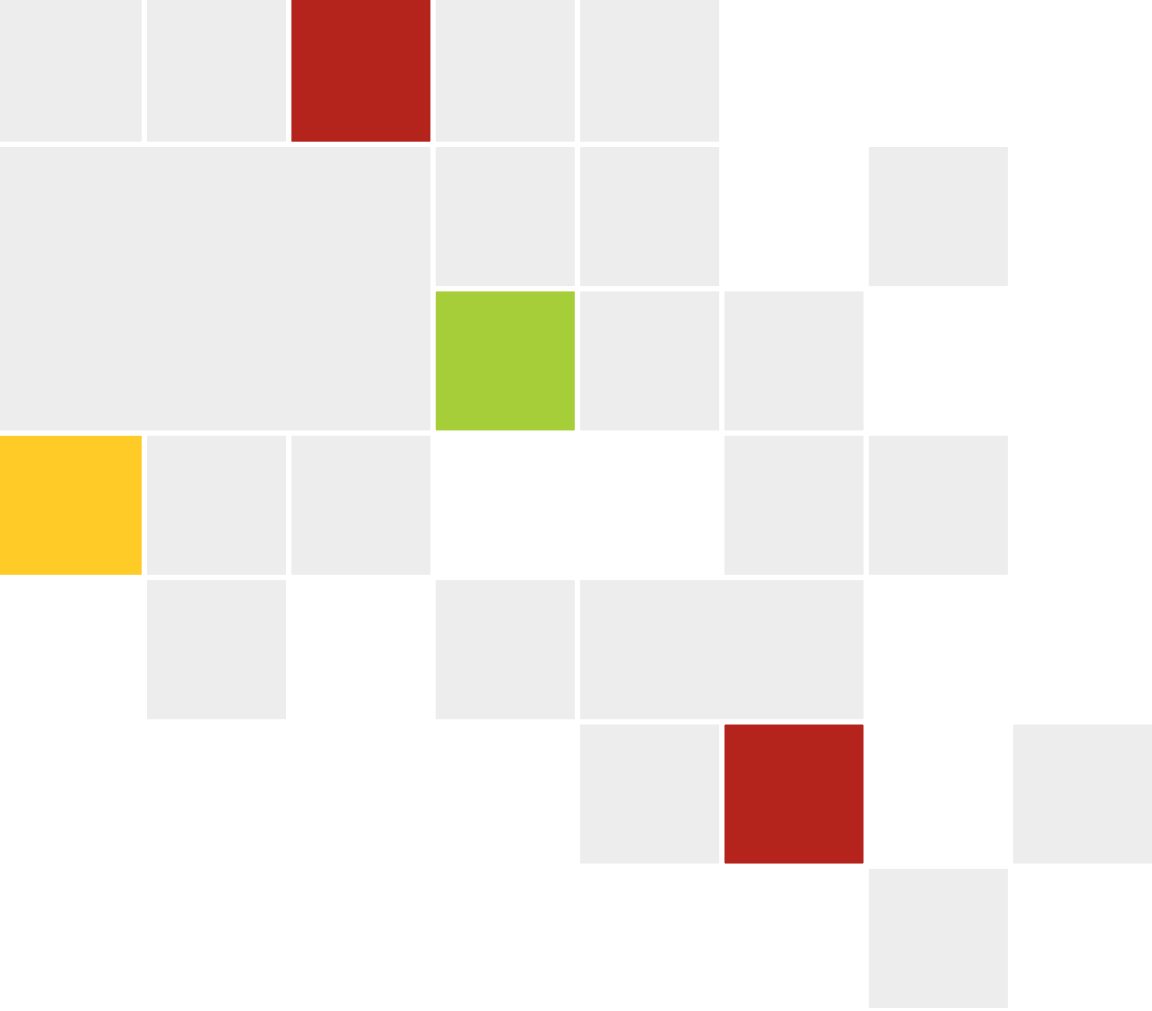
Neighbour Amenity

- 4.40 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 take appropriate measures to minimise potential harmful impacts.
- 4.41 Camden's Amenity CPG outlines the guidelines for overlooking, privacy and outlook. Camden Council will seek developments which has regard to the privacy or both new and existing dwellings. New buildings, extensions, roof terraces and balconies should be designed to minimise the potential for overlooking.
- 4.42 From inception, careful consideration has been had for amenity of neighbouring properties. The dormers to the rear will face the properties to the rear of the site. However, it is proposed that the windows are obscurely glazed 1.7 m above floor level. As a result, there will be no opportunity for overlooking into neighbouring properties ensuring neighbouring privacy is protected.

- 4.43 Due to the sloping angle of the roof, the roof lights will face upwards and away from neighbouring properties. As such there will be no opportunity for overlooking from rooflights to the front and rear.
- 4.44 The block windows proposed to the rear elevation and flank elevation are proposed to be completely obscurely glazed, further ensuring neighbouring amenity is protected.
- 4.45 In terms of views, Proposed Section BB (drawing PA 102) demonstrates the lines of views from the rear windows of neighbouring property of no. Flask Walk. As shown, the rear extension and roof dormers will have limited impact upon the neighbouring properties, and will not impact upon the sense of openness experienced by rear properties.
- 4.46 It is also considered that the proposal will have no impact upon the daylight/ sunlight levels received by neighbours. The extension to the ridge line of the roof is minor and due to the angle of site and the small scale nature of the proposals, there will be no impact upon the daylight/ sunlight levels experienced by neighbouring windows.
- 4.47 It is overall considered that the proposals will not have any adverse impact upon amenity and is therefore in compliance with Local Plan Policy A1 (Amenity).

5. CONCLUSION

- 5.1 The proposals will improve the quality of residential amenity for future residents of the property in accordance with the sustainability objectives of the NPPF. The proposals will seek to create additional residential floorspace to create a high quality family sized home.
- 5.2 The proposals are considered small in scale and have been carefully designed to ensure they are sensitively matched with the architectural style of the host building and surrounding area, whilst also being constructed from materials to match the host building as closely as possible.
- 5.3 The dormer and roof extension have been designed to be subordinate to the host building, and the minor scale will ensure there is no impact upon the amenity of neighbouring residents.
- 5.4 For the reasons set out in this DAS, the proposals accord with the national and local planning policy. Accordingly, it is considered appropriate that planning permission is granted.



Boyer

24 Southwark Bridge Road, London, SE1 9HF | 0203 268 2018
london@boyerplanning.co.uk | boyerplanning.co.uk