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80-83 Long Lane,
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Via Planning Portal only

10th January 2020

Dear Sir/madam

HOUSEHOLDER PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

ERECTION OF PROPOSED SINGLE STOREY REAR EXTENSION, INSTALLATION OF DORMER WINDOWS TO FRONT AND REAR ELEVATIONS AND ROOF LIGHTS TO EXISTING ROOF, AND REPLACEMENT WINDOWS AND ROOF TILES TO MATCH EXISTING.

10 FERCROFT AVENUE, LONDON, NW3 7PH

Please accept this covering letter as an accompaniment to this full planning application for proposed extensions and alterations to the existing property at 10 Ferncroft Avenue. This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form, a full set of existing and proposed plans including site location plan, a daylight and sunlight analysis and a tree protection statement.

The site

The application site comprises a large detached 3 storey dwellinghouse located on the north side of Ferncroft Avenue. Ferncroft Avenue is characterised by street frontage residential development predominantly of semi-detached houses but with detached houses dispersed throughout the street.

The property is not listed but the site is located within the Redlington Frogna Conservation Area and considered to have a positive contribution to the area. The properties either side of the site at No's 8 and 12 are grade II listed properties.

The proposal

This application seeks full (householder) planning permission for proposed extensions and alterations to the existing property. The development can be described as:

‘Demolition of existing rear conservatory and single storey rear bay window and the erection of a single storey brickwork and glazed rear extension and alterations including new rear garden terrace, installation of one dormer window to the front elevation and one dormer to the rear elevation, installation of four rooflights to side facing roof slopes, replacement of all existing windows and roof tiles to match existing, replacement of pebble dash render to front bay window with vertical tiles and installation of new paving to driveway’.

For full details of the proposed development please refer to the supporting plans and elevations.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this application, the adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2016), the Camden Local Plan (2017) and the Camden Planning Guidance (CPG) Documents. The following policies are considered relevant to the consideration and determination of this application:

London Plan 2016

- Policy 3.1 – Ensuring Equal Life Chances for all
- Policy 3.4 – Optimising Housing Potential
- Policy 3.14 – Existing Housing
- Policy 7.4 – Local Character
- Policy 7.6 – Architecture
- Policy 7.8 – Heritage Assets
- Policy 7.21 – Trees and Woodlands

Camden Local Plan 2017

- Policy A1 – Managing the Impact of Development
- Policy A3 – Biodiversity
- Policy D1 – Design
- Policy D2 – Heritage

- Policy CC1 – Climate change mitigation
- Policy CC2 – Adapting to climate change

Camden Planning Guidance (CPG)

- Altering and extending your home CPG
- Amenity CPG
- Design CPG

Planning Assessment

Design and visual impact

Section 12 of the NPPF refers to well-designed places. Paragraph 127 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Further, paragraph 130 states that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Policy D1 of the Camden Local Plan (the Local Plan) requires development to be of the highest architectural and urban design quality, and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is further reflected in London Plan Policies 7.4 (Local Character) and 7.6 (Architecture) and the 'Design' CPG. Specific guidance in relation to extensions to existing properties, including dormer windows and roof alterations, is further provided in the 'Altering and extending your home' CPG.

In accordance with the 'Altering and extending your home' CPG, the proposed rear extension by virtue of its single storey height and modest depth of projection would appear subservient to the existing property. Further, the extension has been purposefully designed with a different roof level to each part of the extension in order to break this elevation and reduce its overall bulk.

The footprint, scale and layout of the proposed north side extension is not significantly dissimilar to the existing conservatory and would continue to provide built form to this part of the property. Whilst the proposed south side of the extension projects beyond the existing rear elevation by 3.5 metres this would not extend beyond the rear elevation of the neighbouring property at no.12 Ferncroft. Accordingly, the proposal will relate comfortably to the existing property and neighbouring development.

CPG guidance further advises that rear extensions should not be visible from the street and should respect the rhythm of existing rear extension to neighbouring sites. Due to the close proximity of the neighbouring dwellings no such views to the rear of the property are achieved and consequently the development will not negatively impact on the space between the site and the neighbouring properties.

In terms of materials the extension is proposed to be constructed from a mix of brickwork, glazing and metal cladding. Whilst the extension will have a contemporary appearance, the use of the metal cladding and glazing is considered to appropriately distinguish between the existing house and the extension. The proposed use of large expanses of glazing both on the elevations and roof will give the extension a light appearance whilst allowing plenty of natural light into the existing house.

A green roof is proposed to the extension which will help soften its appearance from neighbouring properties whilst providing valuable habitats to promote biodiversity. Further, the provision of a green roof has significant environmental sustainability benefits by helping to cool the local microclimate and in playing a vital role in slowing the speed at which rainwater enters the drainage network. The development therefore complies with Policies CC1 and CC2 of the Local Plan and the guidance contained in the Council's CPG Guidance ('Altering and extending your home' and 'Energy and efficiency adaptation') which seek to achieve those listed benefits through the provision of green roofs.

In accordance with the Council's CPG guidance, the proposed dormer windows have been designed sensitively to not dominate the roof plane, be aligned with windows on lower floors and to match the design and detailing of existing fenestration to the property. The proposed front dormer will be symmetrical to the existing dormer to this elevation which will balance the appearance of this elevation.

The replacement windows and roof tiles will match the existing property, which along with the updated garden terrace and new driveway paving, will sensitively update the overall appearance of the property. The existing pebble dash render to the front bay window is to be replaced with vertical tiles which will match those used on the existing property and which is more in keeping with the traditional materials to surrounding. This will vastly improve the appearance of this prominent elevation.

In summary, the proposed development represents a high-quality design which is sympathetic to the existing character and appearance of the existing property and therefore complies with Policy D1 of the Local Plan.

Heritage Impact

Case law dictates that decision makers are required to give *great weight* to any harm to the significance of a heritage asset and how this should be applied is set out in section 16 of the NPPF. Policy D2 of the Local Plan states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. These aims are further reflected in London Plan Policy 7.8 (Heritage Assets).

In respect of the design considered in its own right, and the relationship to surrounding neighbouring properties, the proposed works will have an overall positive impact. The proposed development will enhance the quality of the host dwelling and consequently the townscape quality of the area. There will be no adverse effect on the setting of the neighbouring Listed Buildings either side of the site or the wider views of the Conservation

area. The proposed development is therefore considered acceptable with regard to its impact on the designated heritage assets identified locally.

Neighbour impact

Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. London Plan Policy 7.6 requires development not to cause unacceptable harm to the amenity of surrounding land and buildings in relation to privacy. Further guidance is provided in CPG Amenity which sets specific standards of development.

The existing conservatory to the property extends alongside the boundary to no.8 Ferncroft Avenue, and as a result the proposed development will not result in any additional massing or reduction of light to this neighbour. The extension to this side of the property has been designed intentionally with a glass infill which follows the height and slope of the existing conservatory and which will lower the height of the extension to this part of the property.

Having regard to the impact on the neighbour at no.12 Ferncroft Avenue, the proposed extension will extend beyond the neighbours facing ground floor window. However, as demonstrated by the proposed rear elevation (Submitted Drawing No PA-04 P01), the ground level of the neighbouring property is higher than the application site. The level of the proposed extension will sit below the window sill line of the neighbours facing window and will not obstruct views or restrict light achieved to this window. In any case, the ground floor space to no.12 is further lit by windows and patio doors which face out onto the rear garden, away from the proposed extension, and will continue to remain well lit.

In view of the relationship to neighbouring properties, the proposed extension will therefore have no negative impact on the outlook or daylight/sunlight to neighbours. The application is supported by a daylight/sunlight analysis carried out by Delva Patman Redler. This confirms that the proposal will have an acceptable impact on neighbours and will fully comply with the BRE Guidelines in daylight, sunlight and shadowing. Please refer to the analysis for full details.

Turning to privacy, no upper floor habitable room windows are proposed to the side facing elevations which would overlook neighbouring properties either side of the site. At ground floor level existing boundary treatments will prevent overlooking from ground floor windows.

The introduction of upper floor dormers to the front and rear elevations will not directly face the neighbouring properties and will not result in overlooking any worse than the existing windows to the front and rear elevations at the property. Having regard to the separation distance to the properties to the rear on Hollycroft Avenue the privacy to these neighbours will also not be affected.

For the reasons outlined above the proposal will not cause harm to the amenity of any nearby residential properties in terms of overbearing impact, a loss of light or loss of privacy.

Tree impacts

Policy A3 of the Local Plan states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. It further requires trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development.

The proposed development will result in the removal of one small Cherry tree which would be located in close proximity to the southern corner of the proposed extension. Whilst the loss of any tree is regrettable, the Cherry tree by virtue of its size and location is not visible from the wider public area and has no amenity value.

Several larger trees located in close proximity to the rear and side boundaries of the rear garden do however have greater amenity value, the closest of which would be approximately 8.8 metres from the proposed excavation works. Whilst the separation distance is sufficient to ensure the future health of these trees will not be compromised, it is proposed to install tree protection measures between the proposed works and the trees. This will include the installation of a tree protection fence prior to the commencement of any groundworks and which will remain in place until all building works are completed. In support of the application a tree protection statement and plan has been submitted which provides full details of the measures proposed.

The proposed development will not result in the loss of any trees and vegetation of significant amenity, historic, cultural or ecological value, and it has been demonstrated how those trees to be retained will be satisfactorily protected throughout the development.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the building, the setting of the adjacent Listed Buildings and the Conservation area, and neighbouring amenity. In addition, it has been demonstrated that the resulting footprint of the extended dwelling would not impact negatively on trees of any significant amenity value. The development is in accordance with the relevant Development Plan policies and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning