



Flat 8, 34 Fordwych Road

Planning, Design & Access Statement

Planning Statement

34 Fordwych Road



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1. Introduction

1.1 This statement has been produced in support of an application for the following development at 34 Fordwych Road, London, NW2 3TG:

Addition of dormer windows to roof at rear and flank to extend existing flat 8 at 2nd floor level

1.2 The current property consists of 11 self-contained flats from ground to second floor level. The application relates to the extension of Flat 8 at second floor level.

1.3 This statement provides the background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:

- **Section 2** outlines the site and its context within the surrounding area
- **Section 3** provides an overview of the planning history
- **Section 4** provides an outline of the proposals
- **Section 5** sets out the planning policy framework
- **Section 6** examines the main planning considerations
- **Section 7** draws our conclusions in respect of the proposals

1.4 This report should be read in conjunction with the existing and proposed drawings and design statement prepared by Brooks Murray Architects.

2. Site and Surroundings

2.1 34 Fordwych Road is located within the borough boundary of the Camden within the Fortune Green ward.



Site Plan

2.2 The property is located on the western side of the road to the south of the junction with St Cuthbert's Road and to the north of the junction with Garlinge Road.

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- 2.3 The property forms one half of a pair of semi-detached houses of 3 storeys with a hipped roof. The properties feature bay window projections at ground and first floor level to the front elevations.



Existing front elevation (Google Street View)

- 2.4 To the rear the properties have a two storey closet wing extension to ground and first floor level and various additional extensions have taken place.

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Aerial view of rear elevation (Site outlined in yellow, Google maps)

- 2.5 The existing property consists of 11 self-contained flats. The application relates to flat 8 at second floor level. The existing flat is 10.5sq.m as existing.
- 2.6 The site is not located within a conservation area and is not listed.
- 2.7 The site has a PTAL rating of 4 which is good.

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3. Planning History

3.1 The relevant planning history is set out below:

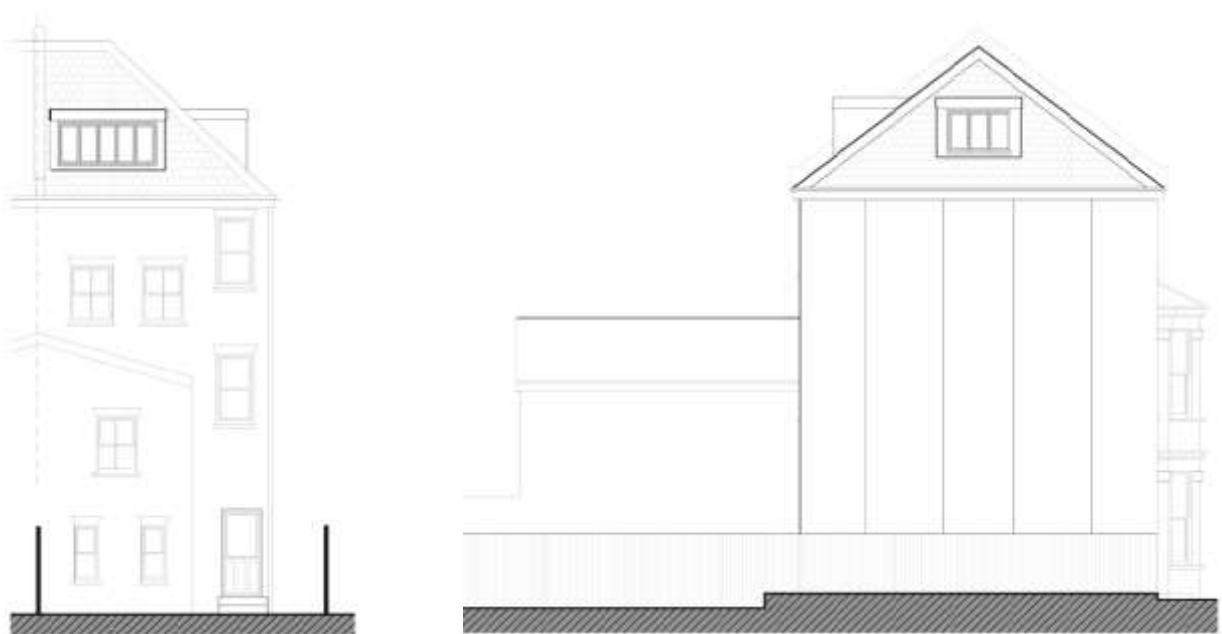
| <i>Reference</i> | <i>Description</i> | <i>Decision</i> | <i>Date</i> |
|------------------|---|---|-------------|
| 3567 | <i>The erection of a single storey rear addition to No.34 Fordwych Road, Camden</i> | GTD (Grant Planning Permission/Consent) | 20/04/1967 |
| 2020/5033/P | <i>Construction of home office in rear garden</i> | Pending decision | |

4. Proposals

4.1 Planning permission is sought for the following development:

Addition of dormer windows to roof at rear and flank to extend existing flat 8 at 2nd floor level

4.2 The proposal seeks to utilise the roof space to extend the existing flat 8 at 2nd floor level to provide more floorspace. To make useable floorspace at this level dormer windows are proposed to the rear and side of the hipped roof.



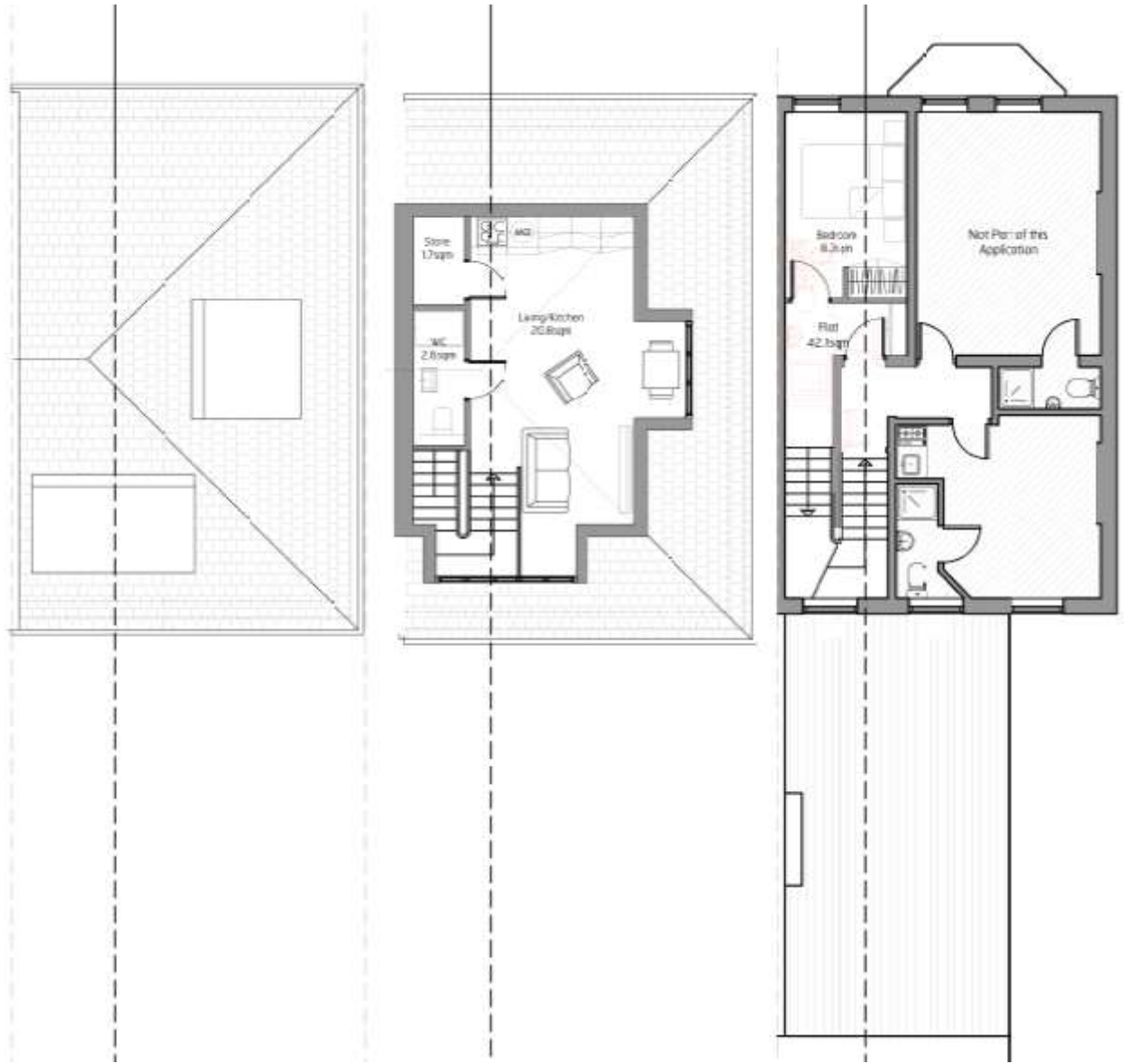
Proposed rear and flank elevations

4.3 A number of properties in the street benefit from dormer windows to the rear or side or both. These are set out further in section 6 of this report.

4.4 The proposed dormers would allow flat 8 at second floor level to be enlarged from 10.5sq.m to 42.1sq.m across two floors.

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Proposed floor plans (roof plan, third floor, and second floor)

5. Planning Policy Framework

5.1 Section 38(6) of the 2004 Planning & Compulsory Purchase Act and section 70(2) of the Town and Country Planning Act 1990 (as amended) requires that determination of any planning application must be in accordance with the development plan, unless material considerations indicate otherwise.

5.2 For the purposes of this pre-application, the Development Plan consists of:

- The London Plan 2016
- Camden Local Plan 2017

5.3 Material consideration has been given to the policies contained within the National Planning Policy Framework (NPPF), the Colville Conservation Area Appraisal and other relevant adopted Supplementary Planning Documents.

NPPF (2019)

5.4 The NPPF does not form part of the development plan but is an important material consideration.

5.5 The Framework sets out a presumption in favour of sustainable development at paragraph 11 which is defined in paragraph 8 as delivering the economic, social and environmental aims

5.6 The document recognises the overwhelming need to deliver housing and other identified uses and introduces a new chapter (11) titled 'making effective use of land'. At paragraph 118, the Framework states that policies and decisions should encourage multiple benefits from urban land and give substantial weight to the value of using brownfield land to meet identified needs, particularly where land supply is constrained.

5.7 Specifically, the paragraph states at part e) that policies and decisions should support opportunities to use the airspace above existing residential and commercial premises where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.

6. Planning Considerations

6.1 Considering the thrust and intent of relevant policy, the main planning considerations are deemed to be:

1. Design
2. Residential Quality
3. Amenity
4. Access

1. Design

6.2 Policy D1 of Camden's local plan relates to design specifically. The proposals seek modest dormer windows to the rear and flank of the roof to create additional accommodation. The proposed design of the dormers is in keeping with the others found in the street. An assessment of the scheme against the policy is set out below (relevant parts only):

The Council will seek to secure high quality design in development.

The Council will require that development:

a. respects local context and character;

6.3 The proposed dormers are modest and are located to the rear and side and not the front and do not detrimentally impact on the appearance of the building. As existing there are 6 other properties in the terrace with either a dormer to the rear, side or both as set out below:

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| Property | Dormer Position |
|-------------------------|-----------------------------|
| 20 Fordwych Road | Side |
| 22 Fordwych Road | Side |
| 24 Fordwych Road | Rear & Side |
| 28 Fordwych Road | Rear |
| 44 Fordwych Road | Rear & Side (approved 2007) |
| 52 Fordwych Road | Side (approved 1987) |

It is of note that the dormers to rear and side of 44 Fordwych Road were approved 30th August 2007 under application 2007/4005/P.

6.4 Dormers are a common feature and therefore the proposals respect the local context and character.

b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

6.5 The property is not located within a conservation area and therefore this criterion is not applicable.

c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;

6.6 The proposals are sustainable in design and construction terms.

d. is of sustainable and durable construction and adaptable to different activities and land uses; e. comprises details and materials that are of high quality and complement the local character;

6.7 The proposed dormers and the use of the building is adaptable to different activities; however the predominant use is residential which the application seeks to retain.

m. preserves strategic and local views;

6.8 No strategic views would be affected or any vistas looking along the terrace.

n. for housing, provides a high standard of accommodation;

6.9 The provision of the dormer windows would significantly improve the accommodation to the current flat. The existing flat is substandard and whilst the proposals would still create an undersized unit in accordance with the Nationally Described Space Standards it would be a considerable improvement on the existing situation.

6.10 Overall the proposed dormers are minor development that would substantially improve the living accommodation to flat 8 at second floor level. The design and materials would be in keeping and given the others in the terrace would not be out of context in accordance with policy D1 of the Local Plan.

2. Residential Quality

6.11 As set out in the proposals section, the existing flat 8 which the application relates to is very small at 10.5sq.m. The proposed dormers would allow for the roof space to be utilised to extend this unit to increase the floorspace to 42.1 sq.m.

6.12 Whilst the extension still makes the unit undersized, it would be a considerable improvement over the existing substandard situation. The proposals are considered to therefore be in accordance with policies H6 and H7 of the Local Plan.

3. Amenity

6.13 The proposals dormers due to their location would not result in a loss of sunlight/daylight, a loss of privacy or an increased sense of enclosure.

4. Access

6.14 No change in terms of access is proposed as part of the proposals.



7. Conclusion

- 7.1 This statement is written in support of the proposals to extend flat 8 at second floor level by utilising the roof space, proposing dormers to side and rear.
- 7.2 The proposed dormers are minor development that would substantially improve the living accommodation to the flat. The design and materials would be in keeping and given the others in the terrace would not be out of context in accordance with policy D1 of the Local Plan.
- 7.3 The proposals would substantially increase the quality of the unit which is a benefit.
- 7.4 There would be no amenity impacts arising from the proposals and no change to access is proposed.
- 7.5 The proposals are therefore considered to be in accordance with Camden's Local Plan and it is therefore respectfully requested that officers grant planning permission.