

Proposed

Charlton Brown Architecture & Interiors

project

✦ Alterations to existing Penthouse Apartment
3rd & 4th floors
No. 9, 38-40 Eton Avenue
NW3 3HL

planning document

Design and Access Statement

date

14th January 2021

prepared by
ALB

checked by
JM

notes

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1.1 Design Brief

Mr Chris Colbridge, the owner of the penthouse apartment no. 9 at 38-40 Eton Avenue, has appointed Charlton Brown Architects to lead the design of sympathetic improvements to the external envelope of his home.

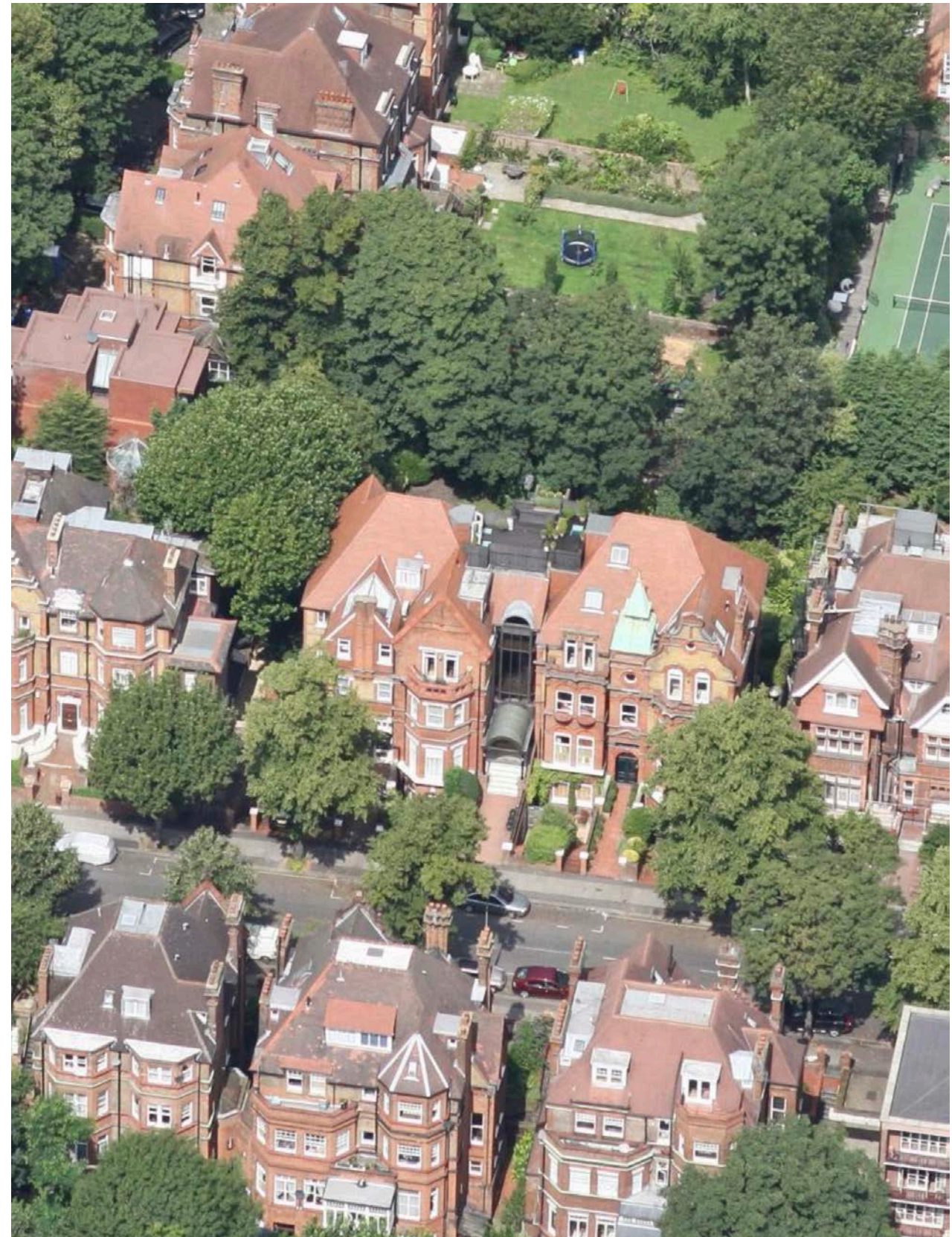
Mr Colbridge's main design brief is to improve the external appearance of the penthouse apartment from the street so that it is more in keeping with the specific character of the Belsize Conservation Area, as well as making improvements to rear of the apartment.

By improving the existing fenestration and introducing ornamental features in keeping with those found locally along Eton Avenue on buildings of the same era, this project will mitigate the aesthetic impact of unsympathetic alterations carried out in the 1980's.

Our collective vision is to:

1. Improve the character and appearance of the subject buildings;
2. Ensure the subject buildings better contribute to the specific character and appearance of the Belsize Conservation Area;
3. Positively contribute to the local setting;
4. Better utilise space and increase natural daylight into the apartment.

The rear of the property faces out over long views obstructed by mature trees. Changes to the front of the buildings will benefit their setting in the streetscene.



Aerial view of 38-40 Eton Avenue

1.2 Site Location and Surrounding Area

1.2.1 Site

38-40 Eton Avenue is located within the Belsize Conservation Area in the London Borough of Camden. It is currently in use as a single family residential dwelling (Use Class C3) and this will remain the case.

The site is home to two 4-storey residential dwellings that were joined together in the 1980's by a central glass link building that houses the main front access and central staircase. The front façades of the current buildings include a notable mix of different architectural styles.

The buildings are comprised of lower-ground, ground, first, second, third and fourth floors. This planning application is concerned only with the third and fourth floors which make up the penthouse apartment.

The buildings are not Listed however they are noted as making a positive contribution to the Belsize Conservation Area.

In terms of the existing planning context, the site falls within the Belsize Conservation Area. It is not part of a Neighbourhood Plan or Neighbourhood Forum Area.

1.2.2 Location

The site is located between the local neighbourhoods of Belsize Park and Swiss Cottage.

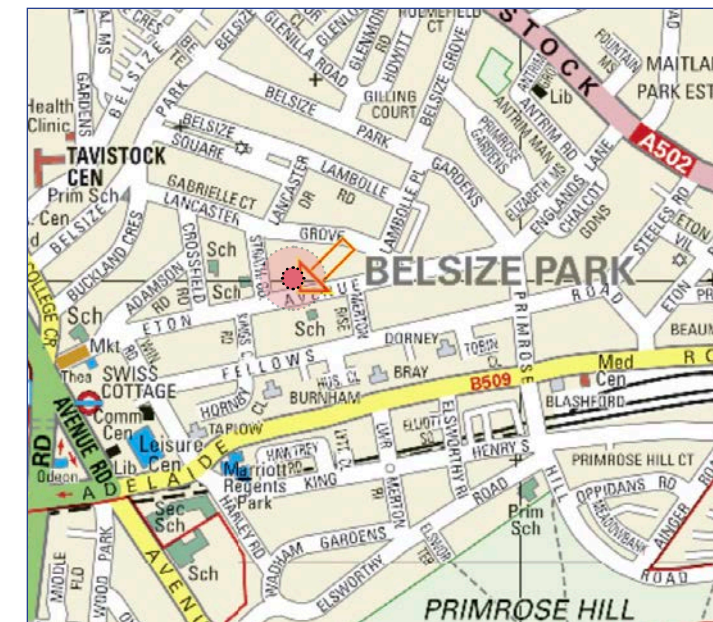
Approximately 3 minutes walk to the west is Swiss Cottage Station where a number of local bus routes can be accessed including the 113, 13, 46, C11 and 31 serving a range of London locations. A 7 minute walk east is Belsize Park Underground Station and the local amenities of Belsize Park including shops and services.

The site benefits from good public transport links and is within PTAL 3 although very proximate to higher PTAL rated zones.

The site is within Flood Zone 1, an area with a low probability of flooding.



Front façades of 38-40 Eton Avenue



A to Z location map of 38-40 Eton Avenue



Front façades of neighbouring Listed Buildings Nos. 34 & 36 Eton Avenue



OS map extract of 38-40 Eton Avenue

1.2.3 Listed Buildings

Adjacent to the east are two Grade II Listed buildings (nos. 34 and 36) and opposite to the south (on the other side of Eton Avenue) are another two Grade II Listed buildings (nos. 43 and 45).

There are no Listed buildings directly to the north of the subject building and there are no Listed buildings directly to the west of the subject buildings.

Our proposals seek to maximise enhancements to the setting of the listed buildings making a positive contribution in accordance with guidance set out in the NPPF (particularly paragraph 190). At the same time proposals seek to minimise any harm to the setting of the listed buildings in accordance with guidance set out by Historic England.

We have taken great care to engage with the planning case officer, Mr Obote Hope. The revised proposals reflect this engagement, taking on board his feedback and suggestions as set out in chapter 3 ‘Proposed Development’.



1.3 History of the Site and Surrounding Area

1.3.1 Surrounding Area

The history of the area is well documented and explained in the Belsize Conservation Area Statement. Below is a summary of key changes to the fabric of the area over time.

14th Century – Open Land

Prior to the Industrial Revolution land between the northern edge of London and the settlement of Hampstead was predominantly open land in agricultural use with a few scattered farms and houses. The Dean & Chapter of Westminster acquired the northern part of the Belsize area at the beginning of the 14th century, when the then Lord Chief Justice, Sir Roger le Brabazon, left Belsize House and its surrounding land to Westminster Abbey.

18th Century

Belsize House and its surrounding estate and farmland was leased to the Earl of Chesterfield, who sub-let the land. In the 18th century a lessee turned Belsize House and its grounds into a ‘pleasure park’, which became fashionable for a short period, taking over as a popular attraction from Hampstead’s spa. When this fell out of favour, the house was rebuilt and returned to use as a private residence. In 1807, the Earl disposed of his lease. The land was divided into eight portions and sold to four local men. This created small estates, known as ‘parks’, on which many developed ‘semi-rural’ villas with substantial grounds. This fragmentation of the lease and complicated tenure agreements lead to the subsequent piecemeal release of land for building. This was to prove a key determinant in the pattern of development in the area.

19th Century

From 1870 onwards most of the remaining parcels of land within the Westminster Estate came forward for building and the progress of development followed. Eton College began developing its land holding to the south-east in the 1840’s but development was slow and it was not until the late 1870’s and 1880’s that its land within the current Belsize Conservation Area was developed. Much of Eton Avenue commenced during the 1880’s and was constructed speculatively by Willett who continued north along Strathray Gardens in a similar style. The College’s surveyor considered that mews developments created undesirable pockets of poverty in the area and therefore discouraged their construction. Willett then obtained land from the Dean and Chapter of Westminster’s estate to construct Eton Stables in Lambolle Place.

1870’s map



1890's map



1950's map

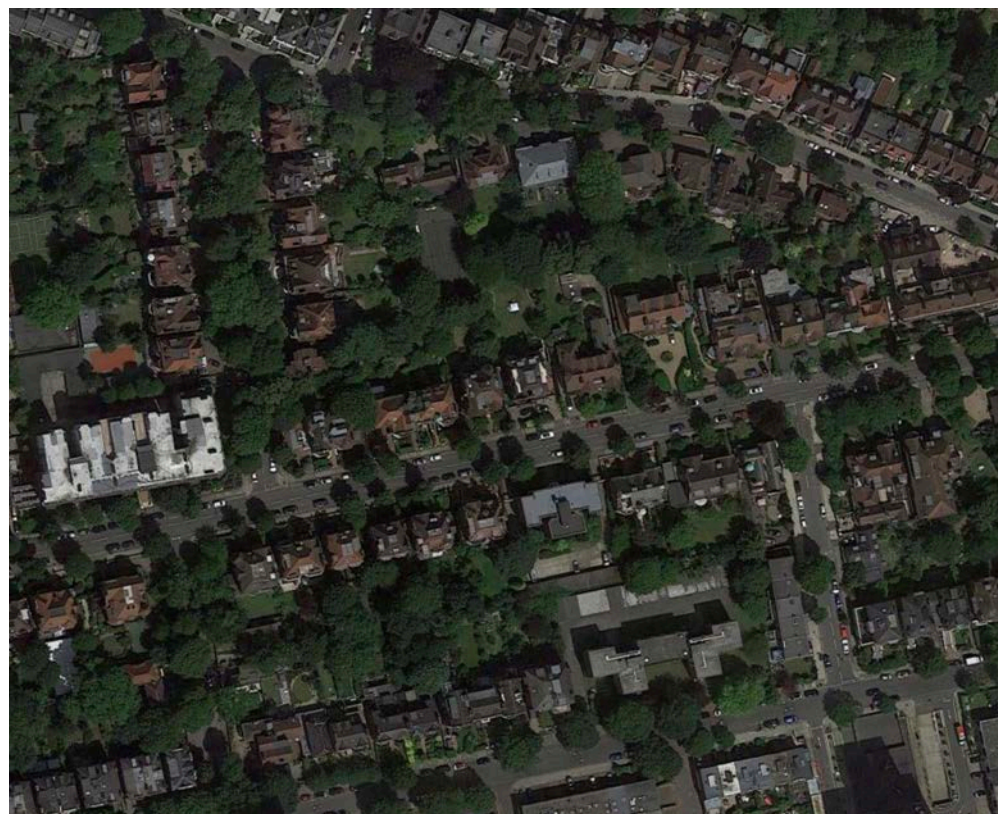


1.3.2 Visual Character and Streetscape

Eton Avenue is a relatively quiet, straight residential road of large, detached red brick houses. They were developed over a period of approximately fifteen to twenty years starting in 1885 with much of the development at the eastern end of the area being undertaken by William Willett and Son.

The mature trees that line the streets are a defining characteristic of the area, filtering views of the frontages and providing enclosure to the street. Low brick boundary walls provide a consistency to the thresholds between public pavement and private frontage with houses set back behind short front gardens.

The Belsize Conservation Area Statement describes, “The removal of the frontage boundary to create off-street parking outside Nos. 38-40 interrupts an otherwise well-defined and largely consistent frontage. These buildings are of different architectural styles and have been joined to form a single building by a modern extension”.



Aerial view of straight road layout

1.3.3 Architecture

The Belsize Conservation Area Statement identifies that:

“Houses are predominantly of Queen Anne style, but with groups of buildings showing some Arts and Crafts influences. However, as is typical of the period there are a variety of domestic revival influences.” This is the case with the subject buildings.

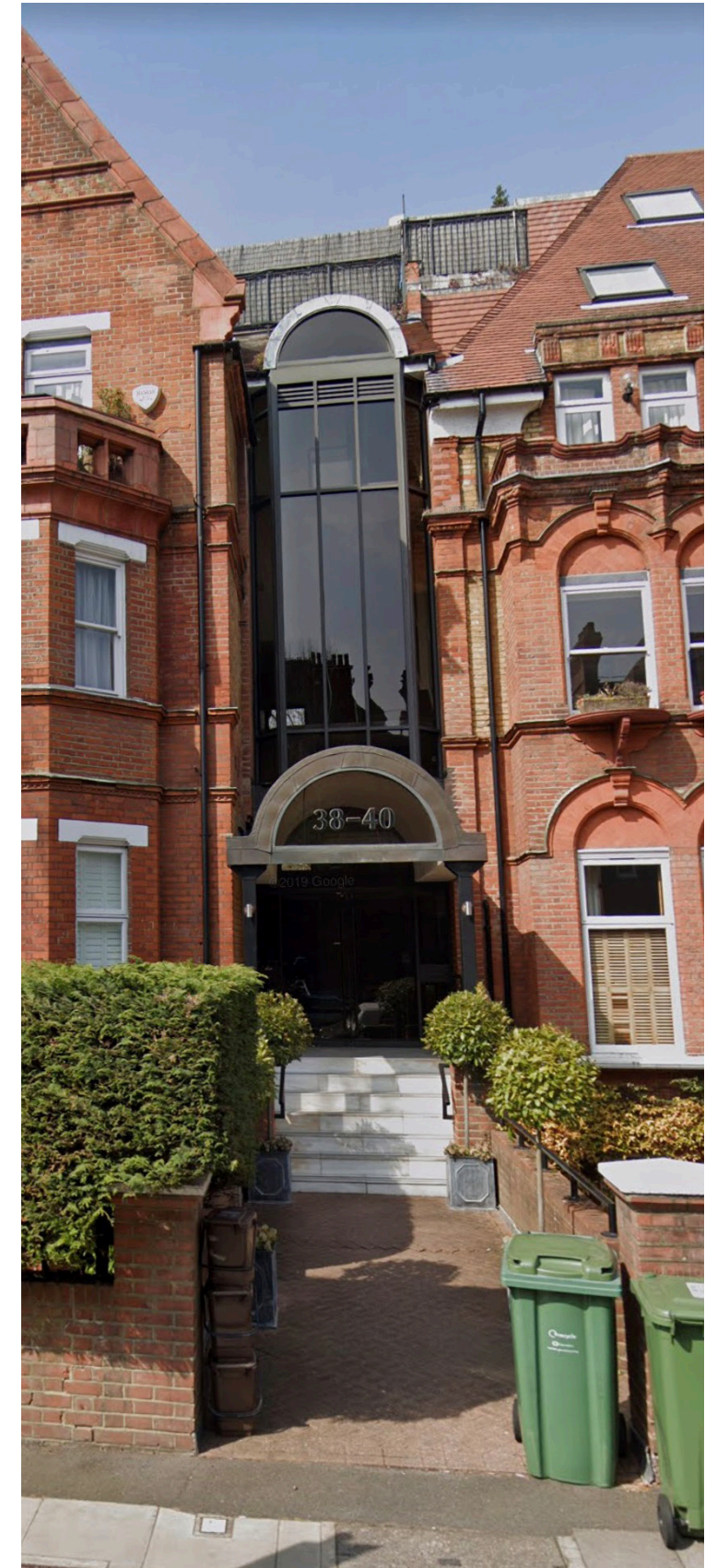
The predominant materials palette along the road consists of red brick, red clay tiles and tile hanging. This is contrasted with a variety of materials including London stock brick on upper floors, roughcast render and half-timbering that gives visual interest and the use of decorative terracotta.

Despite the differences in the elevational treatment along the street there are a number of recurrent themes:

- asymmetrical composition of the elevations
- canted and curved bays
- large slab chimneys
- gables
- white-painted timber casement and sash windows sub-divided by glazing bars into smaller panes



Street view looking west along Eton Avenue towards Swiss Cottage



Mix of Architectural details: front facade of 38-40 Eton Ave

1.3.4 Photographs as existing



Existing South Elevation



Existing South Elevation

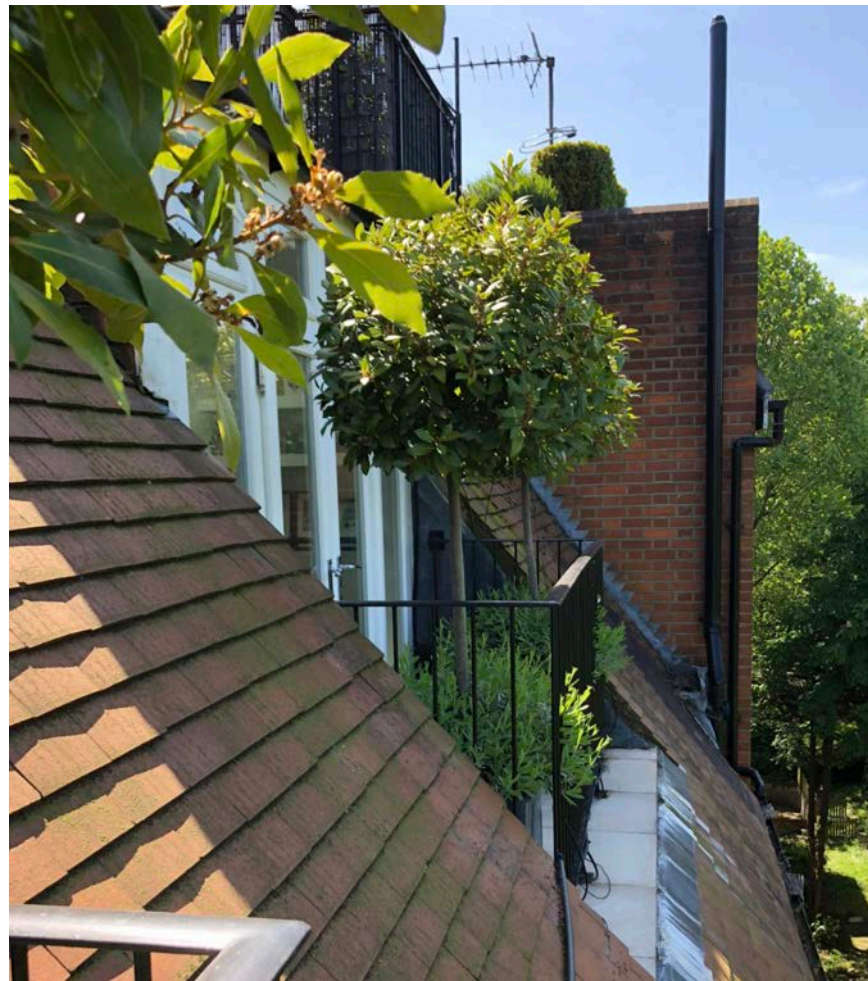


Existing West Elevation



Existing East Elevation

1.3.4 Photographs as existing



Existing Rear dormer with balcony



Existing Rear



Existing Roof Terrace

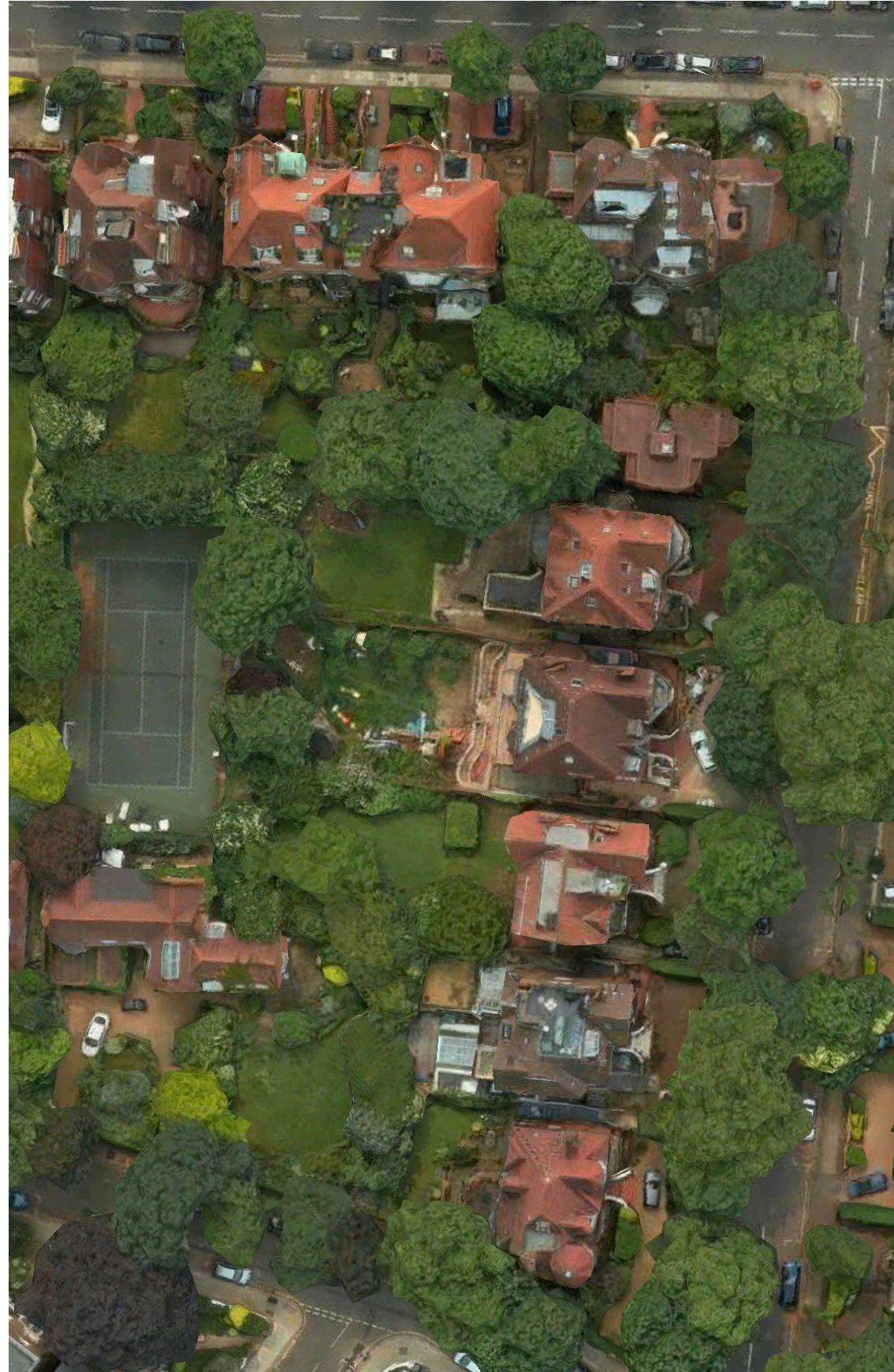


Existing Rear

1.3.4 Photographs as existing



View looking away from the rear of the building



Aerial view

1.3.5 Planning History 1980's

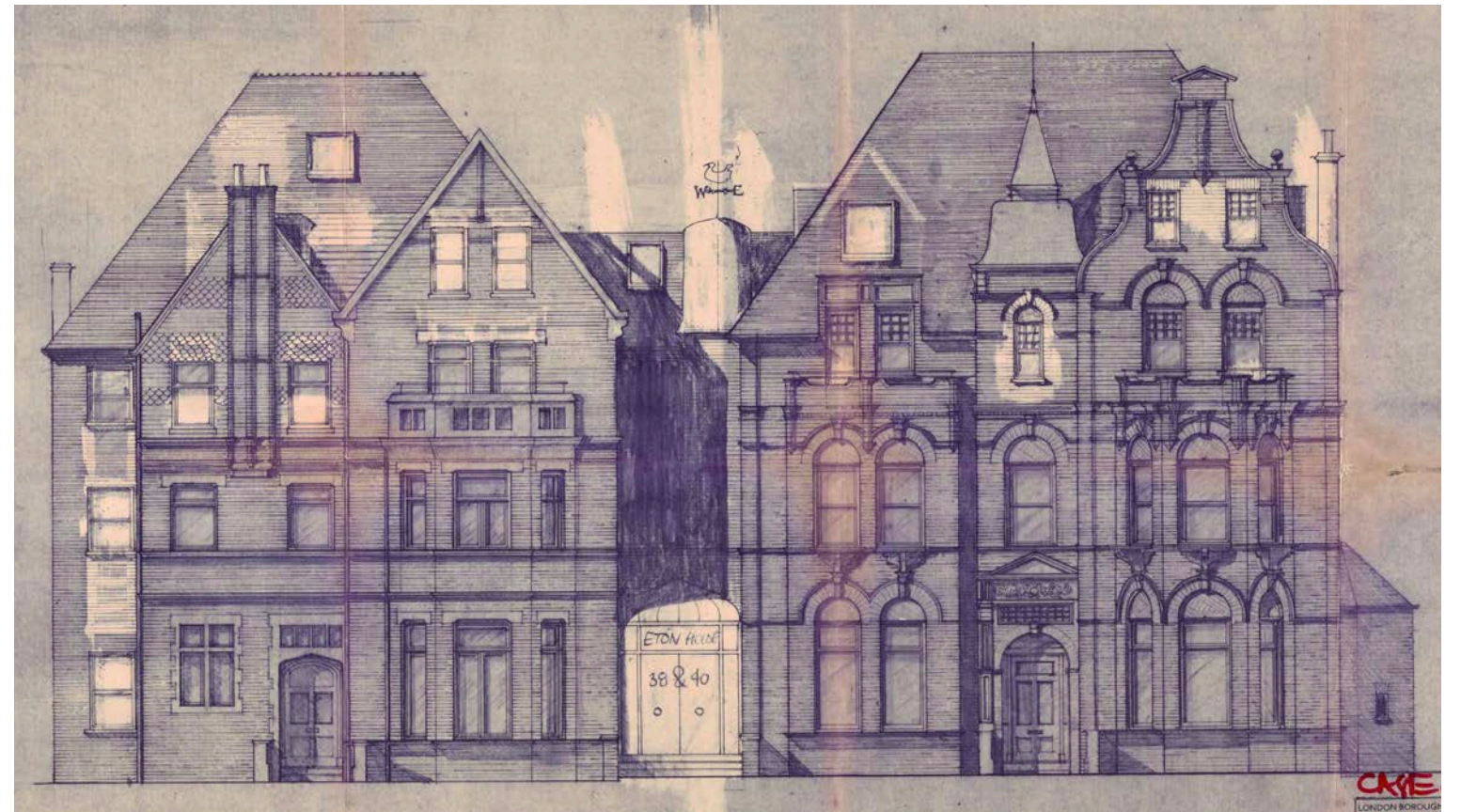
Planning permission was granted via Appeal in December 1985 (H8/2/A/8500275) to convert the buildings from school premises into 12 self-contained apartments and including a link building to join the two host buildings. Drawings opposite show the approved scheme.

The two buildings are of different architectural style, with the east side (no. 38) being more ornate and the building on the west side (no. 40) being notably less so.

The central glass enclosure that houses the access stair introduces a further, more contemporary architectural idiom.

There is no record on the Camden Planning Website of 'as existing' architectural drawings prior to this 1985 approval.

It appears that not all of the proposals granted permission in the 1980's were implemented.



Extract of front elevation drawing by Michael Manser Associates 1983



Extract of rear elevation drawing by Michael Manser Associates 1983

1.3.6 Planning History 2004

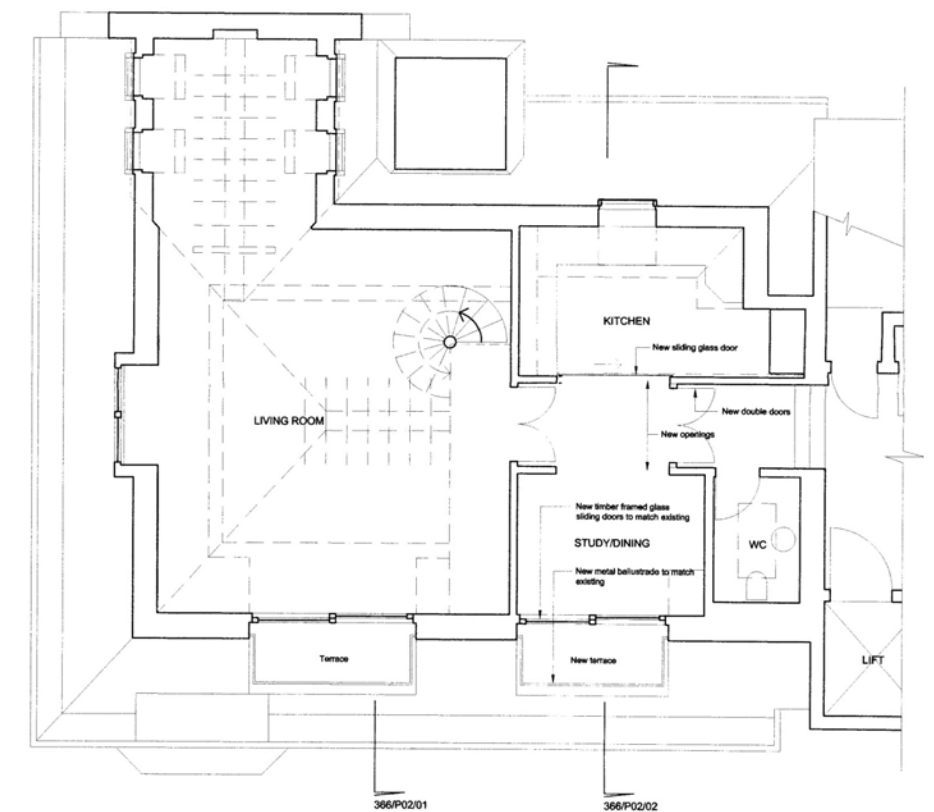
The Penthouse Apartment, also known as no. 9, was previously granted planning permission in 2004 (2004/0629/P) for alterations including the addition of a rear balcony terrace to match the existing as shown in the drawing extract.



Existing photograph of rear in 2004



Proposed Rear Elevation drawing approved in 2004



Proposed Plan drawing approved in 2004

1.4 Character of the Conservation Area

1.4.1 Summary

Belsize Conservation Area sits on the on the rising land between Chalk Farm at the bottom of Haverstock Hill and Hampstead at the top, and extends westwards to Swiss Cottage. It forms a triangle of land bordered by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue.

In March 1973 the Borough's Planning and Communication Committee agreed the designation of the Belsize Park Conservation Area subject to consultation. The area was centred on Belsize Park, Belsize Park Gardens and Belsize Village.

The report to Committee stated:

'...Belsize Park is an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance. Belsize Village is also an area of considerable charm, the particular character of the village being one of the main justifications for designation...'

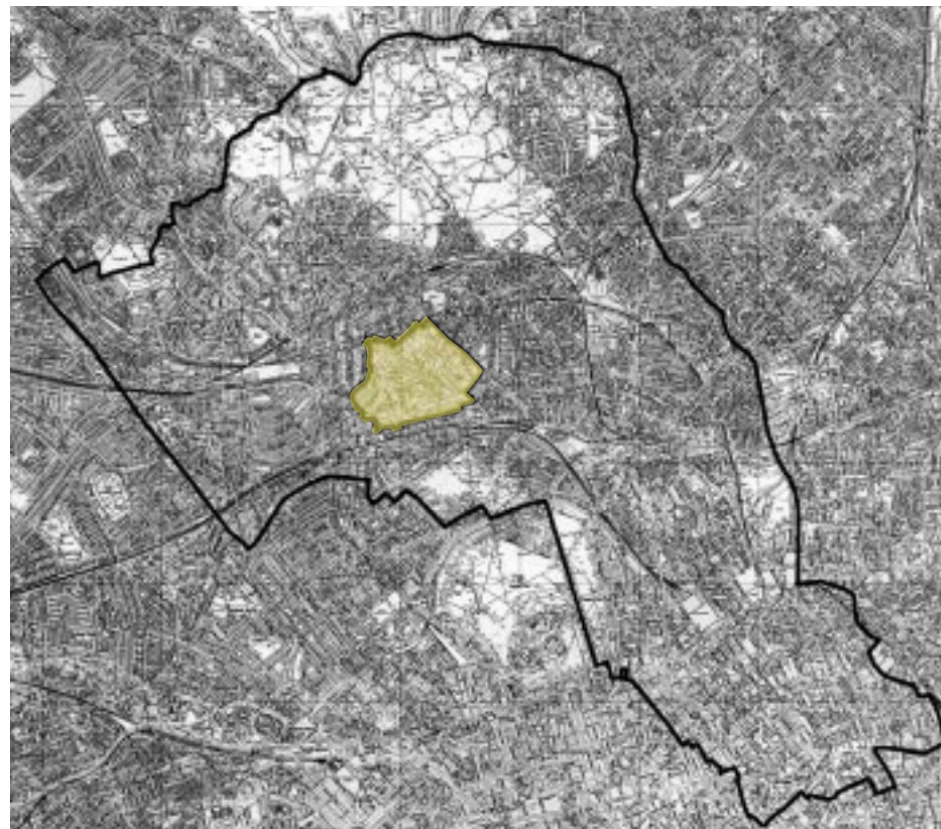
The Conservation Area has been subsequently extended on a number of occasions.

1.4.2 Sub Area Three: Eton Avenue Area

This is a consistent area of predominantly late Victorian housing with some Edwardian pockets, built on land primarily in the ownership of Eton College. The houses within this area are smaller than the villa development to the north, being predominantly two storeys with an attic level. The properties in this area are notable for their varied styles and elevational treatments.

There is however consistency of materials generally, red brick with red clay tiled roofs being a recurrent theme. The streets have a constant building line and only small gaps between the buildings. The houses have front gardens with boundary walls defining the edge of the properties along the street. Within this sub area certain elements share particular characteristics. These are:

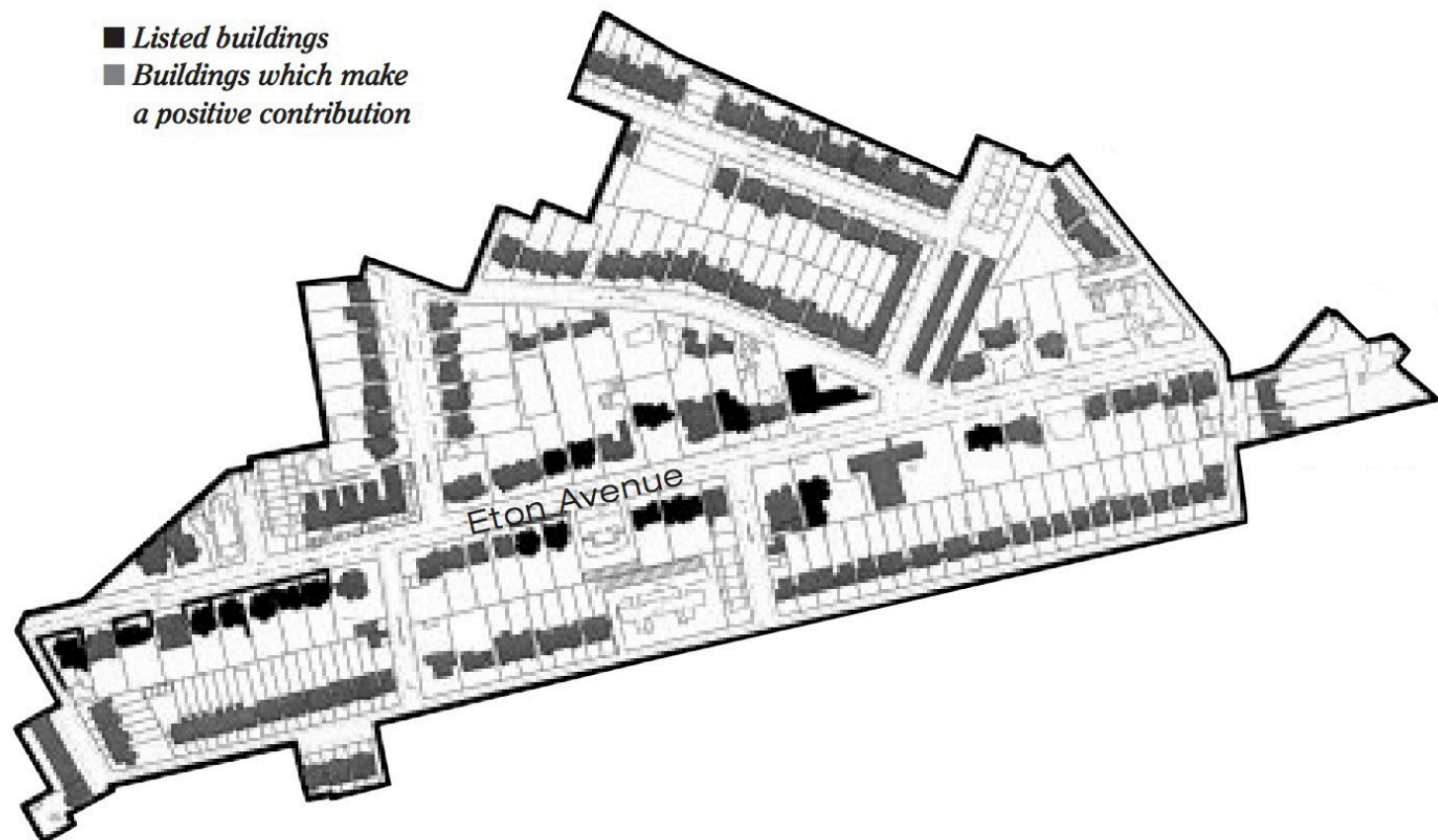
- Eton Avenue / Strathray Gardens
- Fellows Road/ Winchester Road
- Lambolle Place/ Lancaster and Eton Garages
- Lambolle Road and the southern end of Lancaster Grove



Belsize Conservation Area within the London Borough of Camden



Belsize Conservation Area



Sub Area Three of the Belsize Conservation Area: The Eton Avenue Area

2. Principle of Development

2.1 Need for Alterations

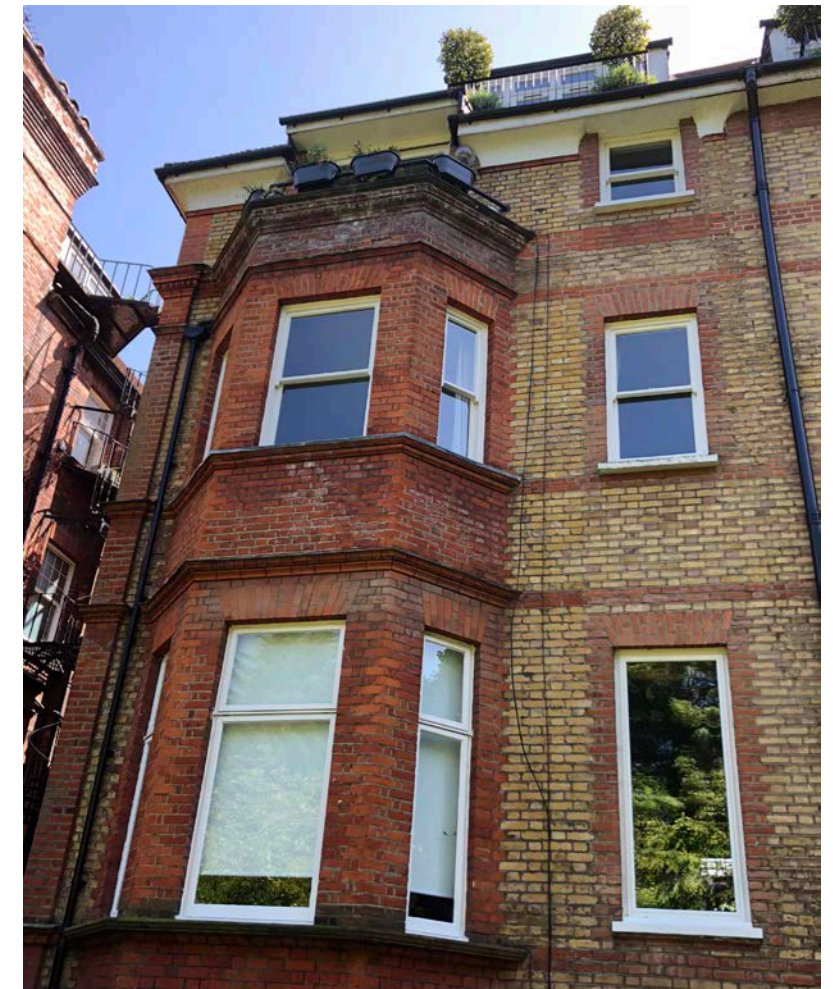
The current apartment is in need of alterations in order for it to adequately meet the owner's needs. The Client is keen not to overdevelop the site, instead sensitively addressing certain elements of the exterior appearance whilst also improving natural daylight into the apartment.

Photographs opposite show:

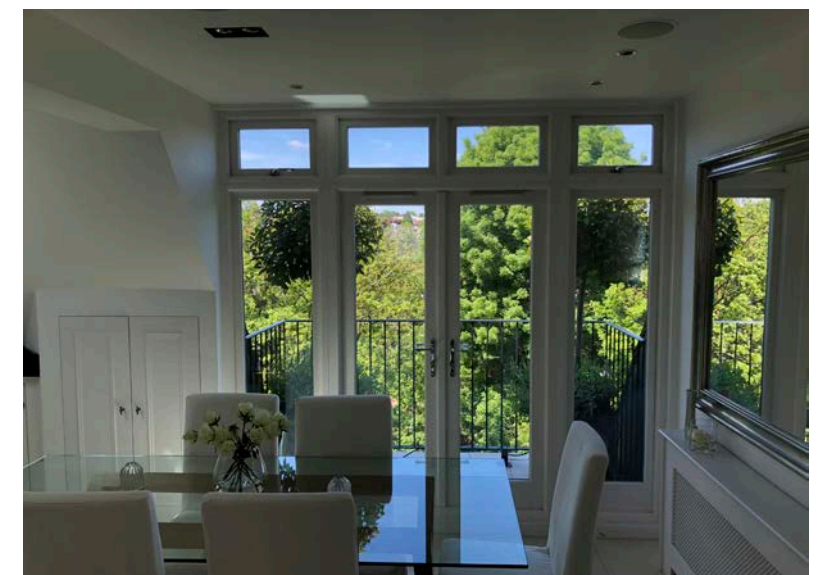
- i) the existing front elevation east side view with top floor dormer window visible;
- ii) the existing rear elevation looking upwards to the top floor dormer window and balcony visible;
- iii) view out of the top floor dormer window and balcony.



i) Existing front east side elevation



ii) Existing rear elevation with top floor dormer balconies visible



iii) Dormer balcony to rear from inside - low natural light

2.2 Existing Elevations

Front & Rear

The existing front elevation (South Elevation) includes a myriad of architectural styles including Queen Anne, Arts and Crafts, domestic revival influences and a modern link building.

The Belsize Conservation Area Statement describes:

‘These buildings are of different architectural styles and have been joined to form a single building by a modern extension’.

A summary of the features found at third and fourth floor levels on both the front and rear elevations is set out below.

Front (South Elevation) features:

- Ornamental gable with porthole window
- Ornamental tower with spire
- Flat pediment (which likely would have been intended to hold a feature of some kind)
- Velux windows
- Glass link building with dome shaped top
- Awkward junction between roof scape and top of link building
- Roof terrace with balustrade
- Access dormers with french doors onto roof terrace
- Dormer windows
- Pitched gable
- Pitched gable with chimney breast
- Cat slide roof to both buildings

Rear (North Elevation) features:

- Dormer windows with balconies x 2
- Velux windows
- Cat slide roof to both buildings
- Rear of link building (brick) contains lift shaft
- Awkward junction between roof scape and link building
- Access dormers with french doors onto roof terrace
- Gable with Juliet balcony

2.3 Existing Elevations

East & West

The existing East Side Elevation includes a number of features as set out below. The West Side Elevation is notably more plain, unusually so for houses along Eton Avenue.

A summary of the features found at third and fourth floor levels on both east and west elevations is set out below.

East Elevation features:

- Chimney breast
- Dormer windows (only partially visible from the street and obstructed from view by the existing chimney breast)
- Cat slide tiles roof

Wide Elevation features:

- Cat slide tiled roof
- Roof terrace to front
- Dormer window

3. Proposed Development

1 Front (south) elevation of no.40

Proposed changes:

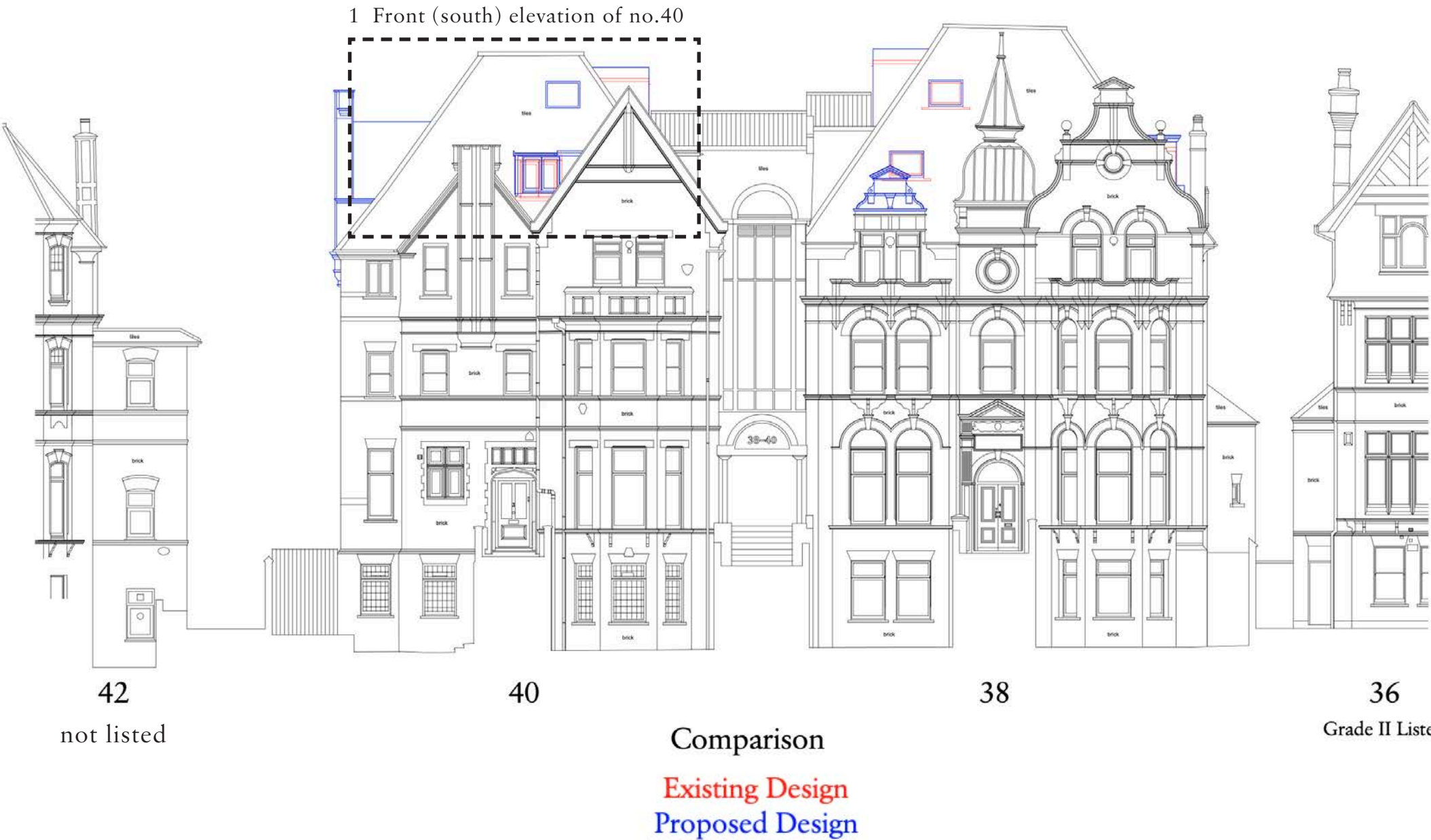
- a. alterations to existing dormers
- b. addition of a conservation rooflight

Case Officer comments:

- a. no objection raised to alterations to the existing dormers
- b. no objection raised to addition of a conservation rooflight

Effect upon the setting of the listed buildings:

- these minor changes have a neutral affect on the setting of the listed buildings;
- no.36 & 34, both Grade II listed, sit two and three houses to the right of no.40 respectively when viewed from the front;
- no.43 & 45, both Grade II listed, are on the opposite side of the road, almost directly opposite the application buildings.



2 Front (south) elevation of no.38

Proposed changes:

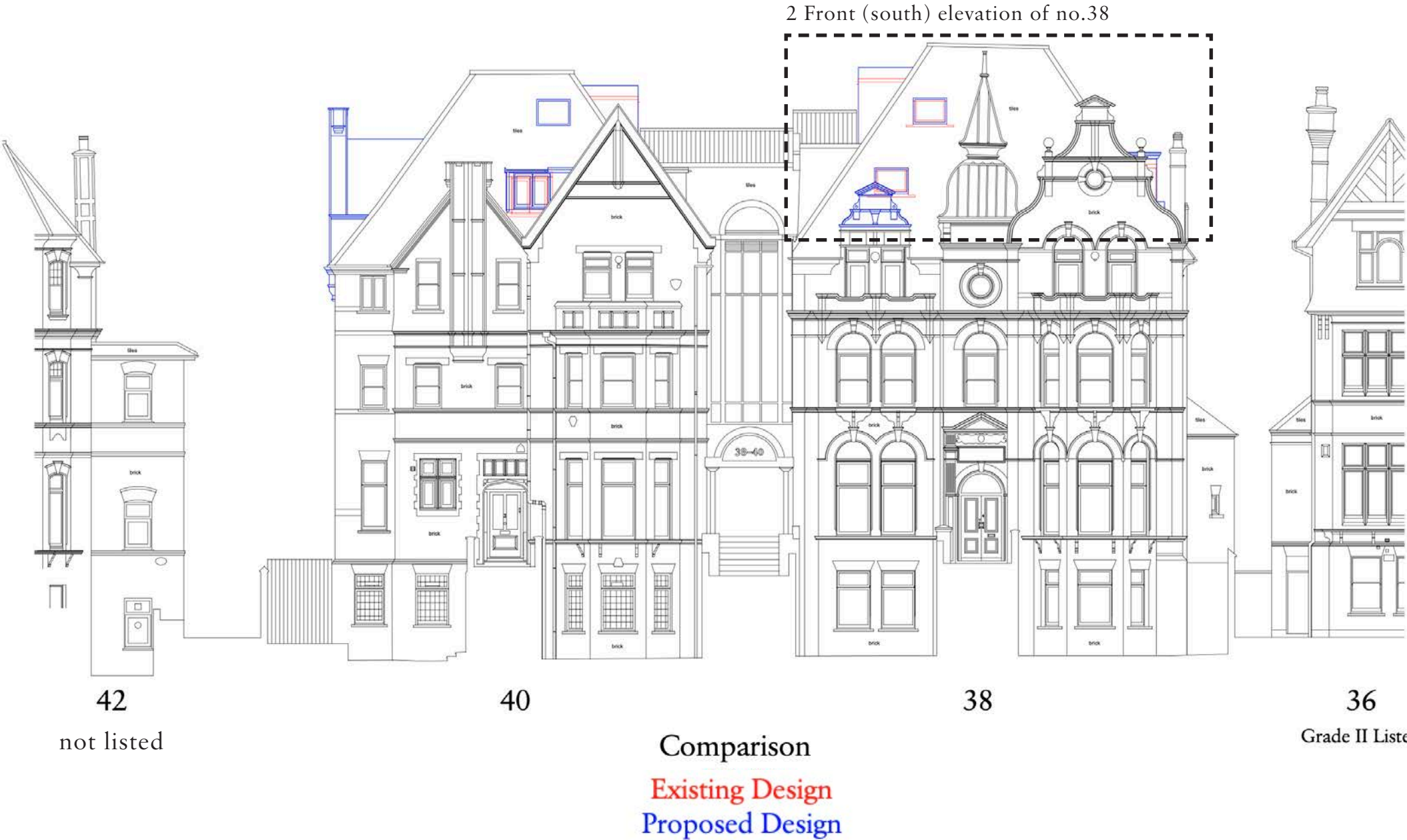
- a. reinstatement of a lost decorative gable
- b. replacement of two rooflights with conservation rooflights

Case Officer comments:

- a. no objection raised to reinstatement of a lost decorative gable
- b. no objection raised to replacement of two rooflights with conservation rooflights (noting that conservation-type rooflights are an enhancement)

Effect upon the setting of the listed buildings:

- these changes make a positive contribution enhancing the setting of these listed buildings;
- no.36 & 34, both Grade II listed, sit to the right of no.38 when viewed from the front;
- no.43 & 45, both Grade II listed, are on the opposite side of the road.



3 Side (east) elevation of no.38

Proposed changes:

- a. replacement of an existing dormer including a Juliette balcony

Case Officer comments:

- a. Initial proposals included a corner tower and a dormer which abutted the existing chimneystack.

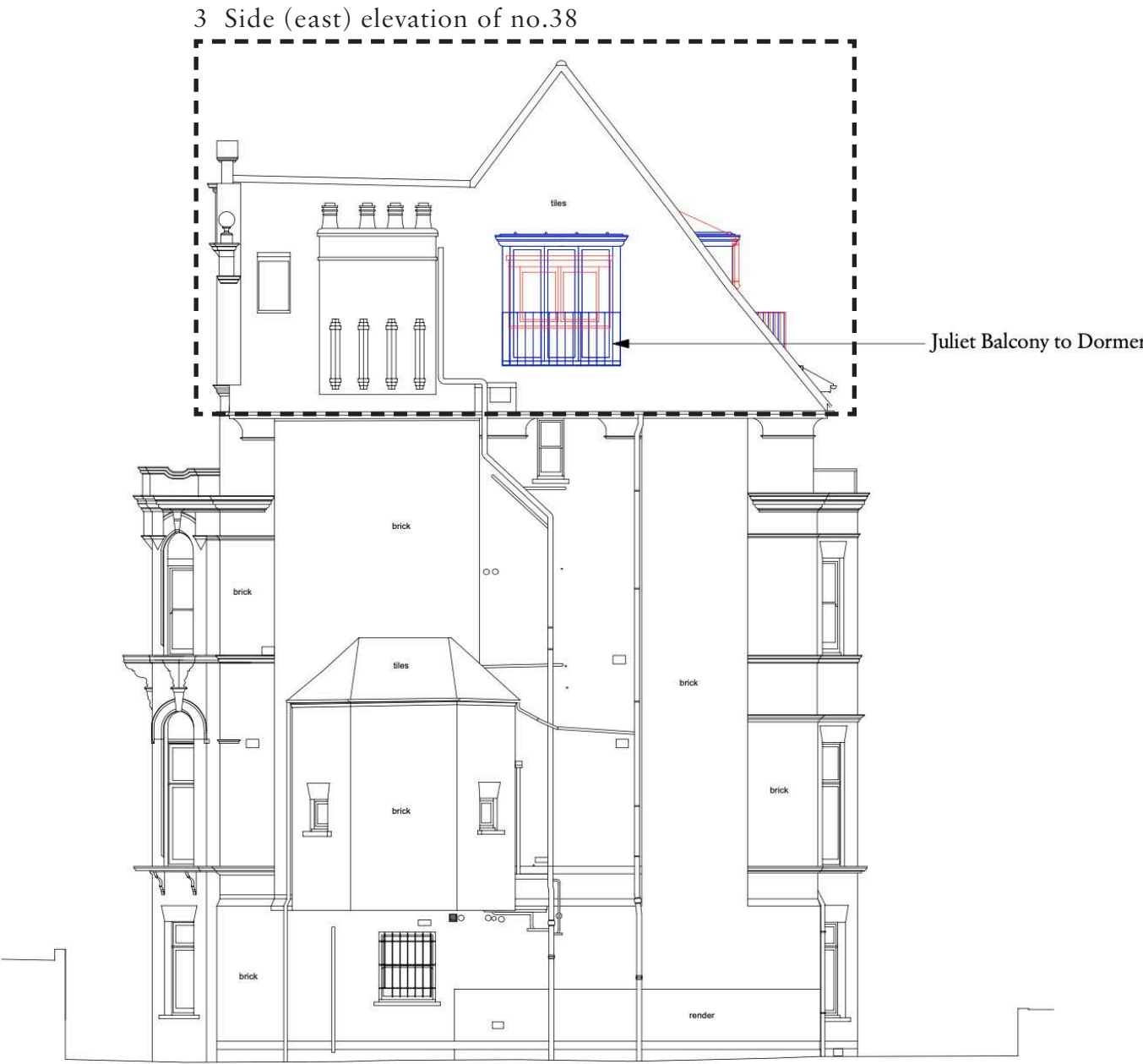
The Case Officer noted that: *the proposed corner tower was not considered a sympathetic addition to the host building and would impact on the setting of the neighbouring listed buildings* and suggested revising the scheme *to provide subordinate rear and side alterations that are proportionate and which would not be harmful to the character and appearance of the host building.*

The corner tower is now omitted from the proposal and the replacement dormer now sits in the same position as, and is no wider than, the existing one that it replaces.

These revisions were presented at the most recent zoom meeting and were considered acceptable.

Effect upon the setting of the listed buildings:

- this amended and now minor change has a neutral affect on the setting of the listed buildings;
- no.36 & 34, both Grade II listed, sit to the right of no.38 when viewed from the front;
- the proposed changes to this elevation therefore face no.36;
- no.43 & 45, both Grade II listed, are on the opposite side of the road.



38
Comparison
Existing Design
Proposed Design

4 Rear (north) elevation of no.38

Proposed changes:

- a. alterations to the existing dormers (no changes to the balconies)
- b. replacement of a rooflight with a conservation rooflight

Case Officer comments:

- a. Initial proposals included a corner tower.

The Case Officer noted that: *the proposed corner tower was not considered a sympathetic addition to the host building and would impact on the setting of the neighbouring listed buildings* and suggested revising the scheme to *provide subordinate rear and side alterations that are proportionate and which would not be harmful to the character and appearance of the host building*.

The corner tower is now omitted.

A subsequent proposal located the left-hand dormer window closer to the hip than the existing.

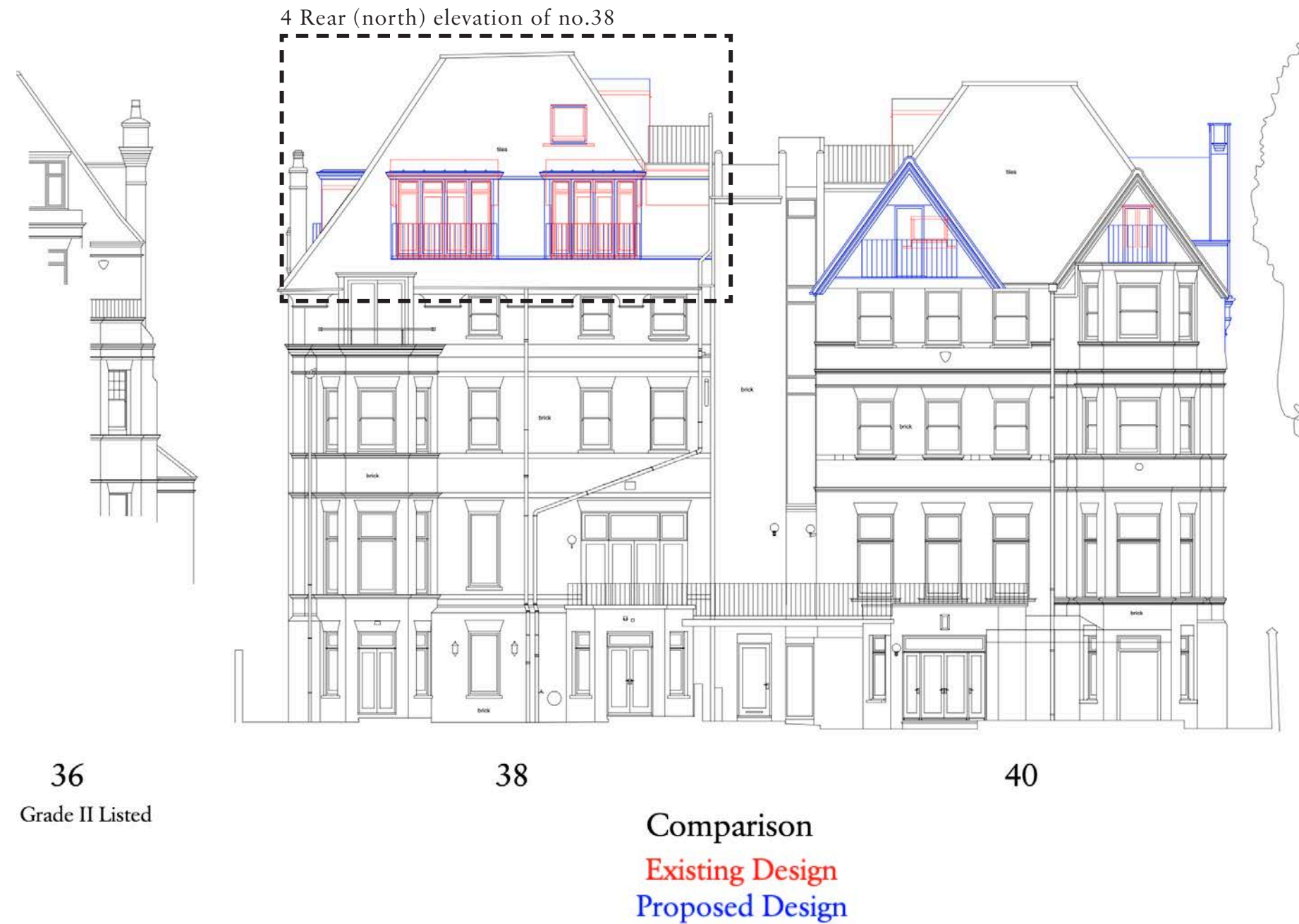
The Case Officer noted that *the replacement dormer's proximity to the hip was problematic*.

The replacement dormer is now the same distance from the hip as the existing dormer.

These revisions were presented at the most recent zoom meeting and were considered acceptable.
- b. no objection raised to replacement of a rooflight with a conservation rooflight (noting that conservation-type rooflights are an enhancement)

Effect upon the setting of the listed buildings:

- these minor changes have a neutral affect on the setting of the listed buildings;
- no.36 & 34, both Grade II listed, sit to the left of no.38 when viewed from the rear;
- no.43 & 45, both Grade II listed, are on the opposite side of the road, almost directly opposite the application buildings.



5 Rear (north) elevation of no.40

Proposed changes:

- addition of a gable with Juliette balcony (and the removal of a rooflight currently in that location);
- addition of a balcony railing on top of the canted bay to the existing gable (and altering the fenestration allowing access to the balcony).

Case Officer comments:

- Initial proposals included the addition of a gable with Juliette balcony plus a large dormer window between the existing gable and the proposed gable.

The Case Officer noted that: *one or the other may be acceptable but not both as this would appear too busy.* The Case Officer expressed a preference for a new gable rather than a new dormer.

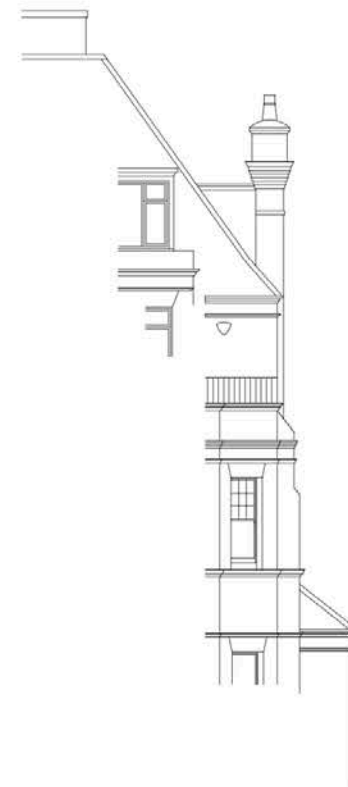
The dormer is now omitted.

- No objection raised to addition of a balcony railing on top of the canted bay to the existing gable (and altering the fenestration allowing access to the balcony).

It is both too small and too high up to present an overlooking issue and two larger balconies already exist.

Effect upon the setting of the listed buildings:

- these minor changes have a neutral affect on the setting of the listed buildings;
- no.36 & 34, both Grade II listed, sit two and three houses to the left of no.40 respectively when viewed from the rear;
- no.43 & 45, both Grade II listed, are on the opposite side of the road.



36

Grade II Listed



38

40

Comparison
Existing Design
Proposed Design

6 Side (west) elevation of no.40

Proposed changes:

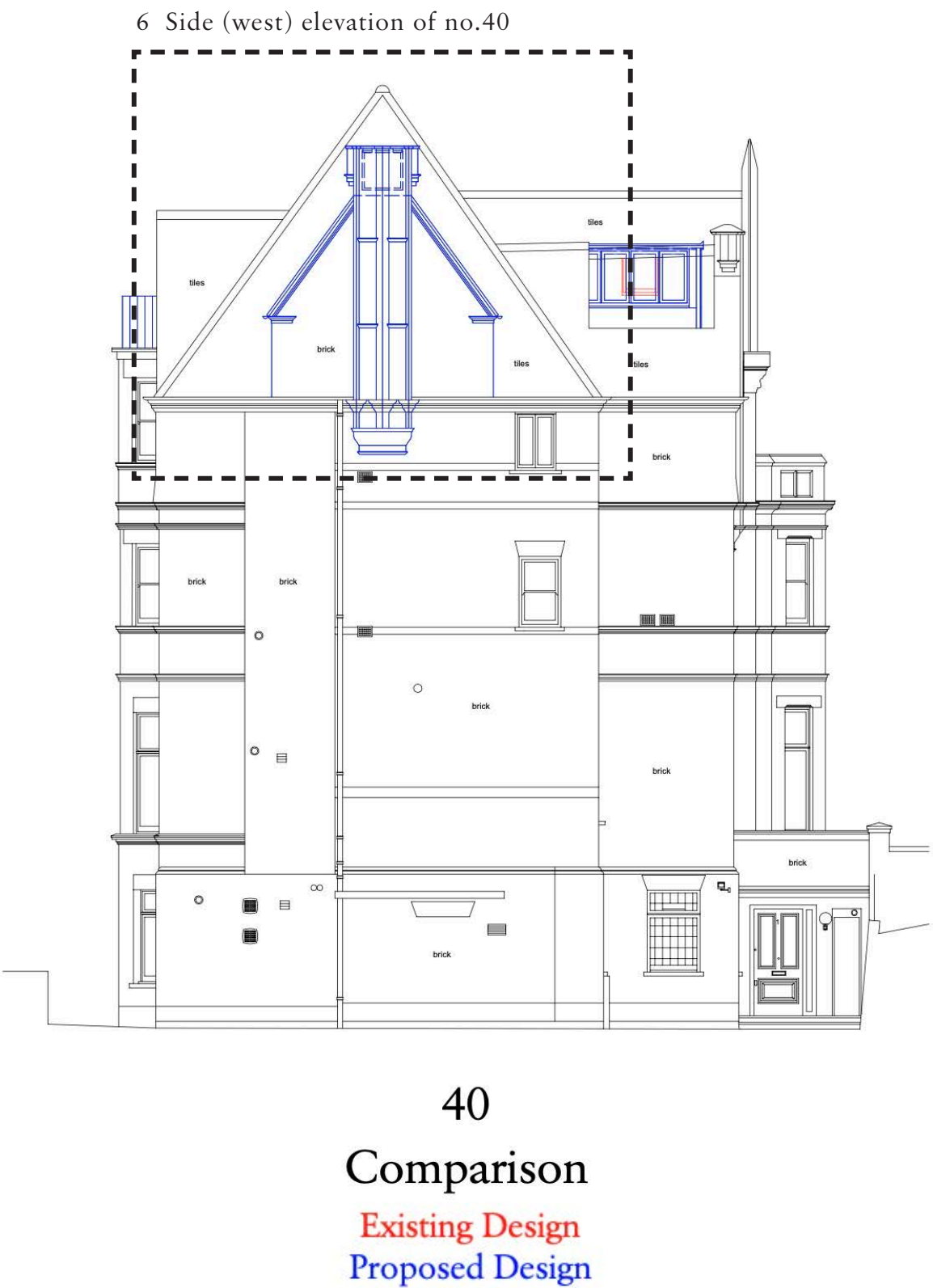
- a. addition of a gable with decorative chimneystack (having lost its original chimneystack and matching that on the front elevation of no.40);
- b. addition of a conservation rooflight (behind the chimneystack, shown dotted).

Case Officer comments:

- a. no objection raised to addition of a gable with decorative chimneystack (having lost its original chimneystack and matching that on the front elevation of no.40);
- b. no objection raised to addition of a conservation rooflight

Effect upon the setting of the listed buildings:

- reinstatement of a chimneystack makes a positive contribution to the setting of the listed buildings;
- the addition of a conservation rooflight has a neutral affect on the setting of the listed buidings;
- no.36 & 34, both Grade II listed, sit to the opposite side of the application buildings.
- no.43 & 45, both Grade II listed, are on the opposite side of the road.



7 Roof elevations of no.38 & 40 which face each other (across the roof terrace)

Proposed changes:

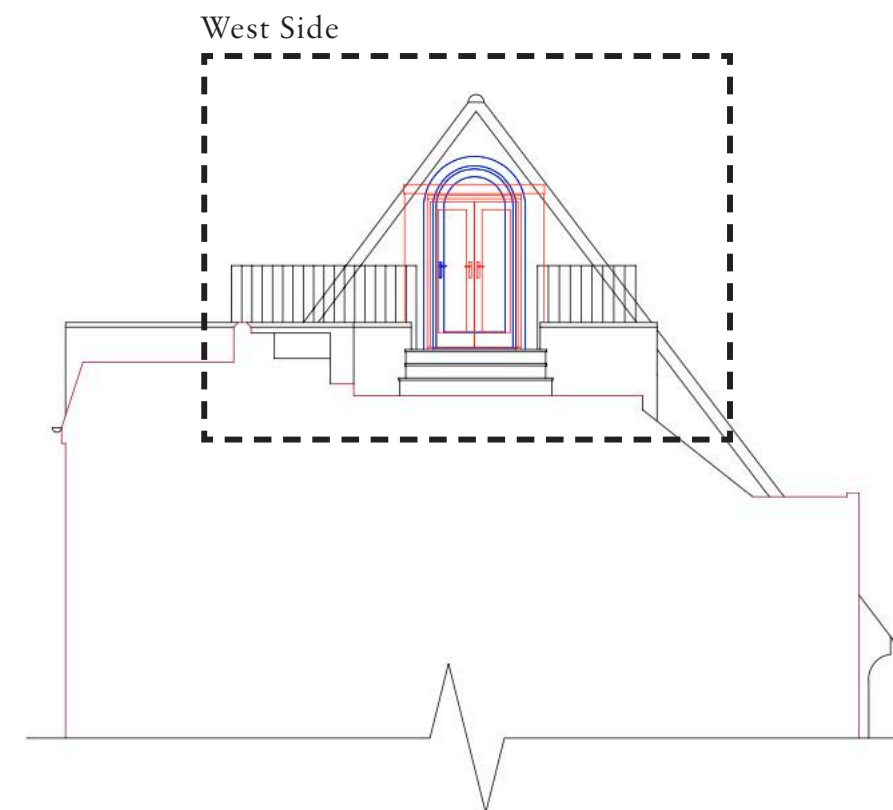
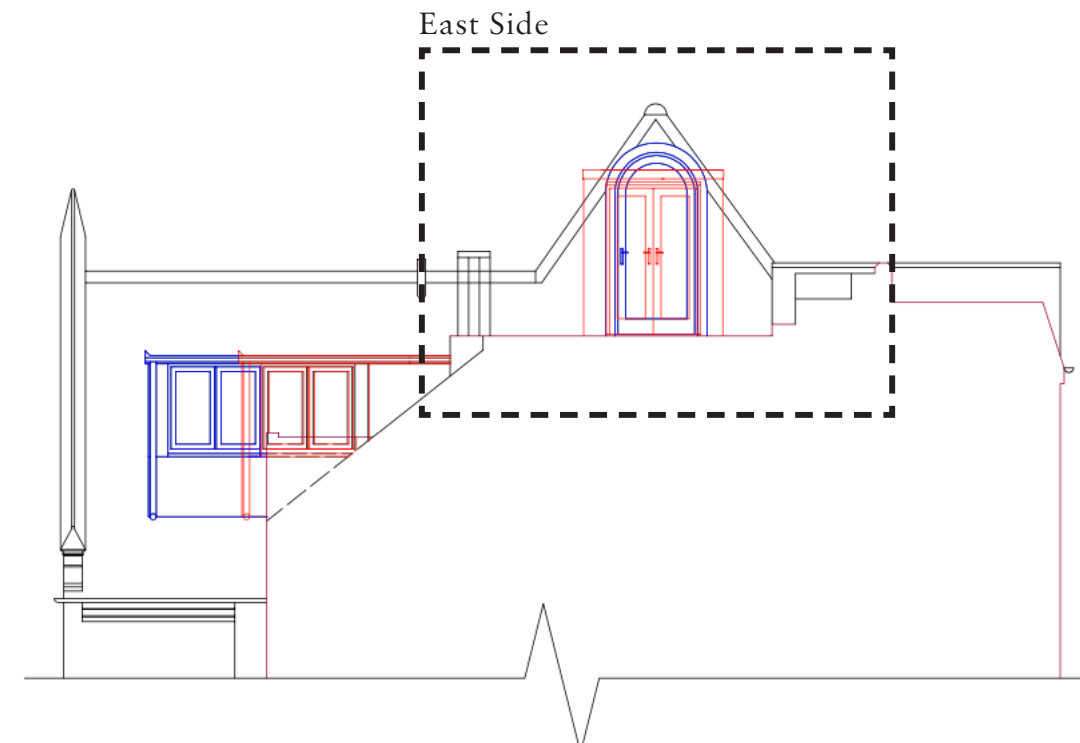
- a. alteration of the access 'dormers' from both no.38 & 40 (so that they sit within the roof's profile).

Case Officer comments:

- a. the Case Officer noted that: the proposal to alter the access 'dormers' from both no.38 & 40 (so that they sit within the roof's profile) *makes them more subservient to the host building's roof form* and raised no objection.

Effect upon the setting of the listed buildings:

- these minor changes make a positive contribution to the setting of the listed buildings;
- no.36 & 34, both Grade II listed, sit to the right of the application buildings when viewed from the front;
- no.43 & 45, both Grade II listed, are on the opposite side of the road.



4. Planning Summary & Conclusion

4.1 Planning Summary

In designing the proposals and preparing this planning application submission, Charlton Brown Architects have paid close regard to the following national, regional and local planning policy documents:

- NPPF
- London Plan
- Camden Local Plan
- Camden Supplementary Planning Guidance
- Belsize Conservation Area Appraisal
- Historic England Guidance

In particular:

Camden Local Plan policies:

- D1 (Design)
- D2 (Heritage)
- A1 (Managing the impact of development)
- A2 (Open Space)
- A3 (Biodiversity)
- CC2 (Adapting to climate change)

Camden’s SPG’s:

- Altering & Extending your home (2019)
- Amenity (2018)
- Biodiversity (2018)
- Design (2019)
- Energy Efficiency & Adaptation (2019)
- Housing (2019)
- Planning for Health & Wellbeing (2018)
- Water & Flooding (2019)

The current proposals have been prepared following careful consideration of the client’s needs and the various options available. An iterative design and planning process has followed to arrive at proposals we believe to be appropriate, sensitive and of a high urban design and architectural quality providing suitable extensions, alteration and refurbishment to the original building so that it better meets the needs of the occupants and positively contributes to the character of the surrounding area. These proposals have been discussed and refined in collaboration with the planning officer.

The key planning considerations are assessed in turn below:

Conservation Area

The proposals involve works to a positive contributor building within a Conservation Area. We have ensured that our proposals do not erode this important status but rather enhance the building’s architectural value through high quality design and good quality materials that will last well into the future.

The character of the wider CA has been carefully considered specifically in relation to Policy D2 (Heritage) of Camden’s Local Plan.

Design and Heritage

Throughout the design process, careful consideration has been given to the character and appearance of the surrounding area and wider Conservation Area to inform proposals. The current proposals are considered to be sensitively designed to preserve and enhance this character. This is in line with Camden’s policy D2 of the Local Plan, adopted design guidance and policy DH1 of the adopted Hampstead Neighbourhood Plan which requires all development to preserve, and where possible, enhance the character and appearance of conservation areas.

The proposals exemplify high quality design that responds positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of the surrounding buildings.

Neighbouring Amenity

In line with local Policy A1, development of the site should demonstrate no negative impact on neighbouring amenity in regards to privacy, outlook, and daylight and sunlight levels.

Residential Quality

Policy A1 also seeks to protect the amenity of future occupiers of the new dwelling, and policy D1 requires housing development to provide a high standard of accommodation including adherence to the government’s nationally described space standard and the Mayor’s Housing SPG.

The current proposals have been carefully and sensitively designed with the occupants in mind to ensure a high quality accommodation. The proposals will increase natural light and the floor plans have been designed to improve functional spaces. Amenity space of the roof terrace is maintained and will be improved through the proposals.

In designing these proposals we have carefully considered Camden's Supplementary Planning Guidance. We have approached the design from a conservation and heritage perspective whilst also seeking to improve internal light.

The proposals reflect a lengthy design process that has explored planning, local precedents, the character and appearance of the Belsize Conservation Area and the impact of the proposals on the wider setting.

In particular we have sought to work within the planning and architectural possibilities set out by Camden Council in their updated guidance below:

CPG - Altering and extending your home March 2019

2.6 New work to a property should blend with the old, though in some cases it may be appropriate for the alteration to be more distinct from the original building. In other cases, closely matching materials and design details are more appropriate to ensure the new work blends with the old. This is something you can discuss with your architect and Planning Officer through the pre-planning process.

2.10 With roof extensions such as a mansards and dormers, materials should be of the highest quality because of their significant visual impact on the appearance of a building and townscape and the need to be weather-tight. Natural slate is the most common covering and this should be laid with a traditional overlap pattern. Artificial slate or felt are not acceptable roof coverings in conservation areas. Where a roof in a conservation area is being re-covered, the choice of covering should replicate the original, usually natural slate or clay tile.

4. Roofs, terraces and balconies General principles

4.1 Rooflights, additional storeys, dormers, mansards, terraces, balconies and other roof alterations are likely to be acceptable where:

There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;

Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;

There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

Dormer windows

4.4 Roof dormers should be designed sensitively so they do not dominate the roof plane. This means they should sit within the roof slope so that the overall structure of the existing roof form is maintained. To do this, the following circumstances must be met:

a. The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or the raising of the roof ridge. Dormers should not be introduced to shallow-pitched roofs.

b. Dormers should be appropriately designed and subordinate in size to the main roof and host building. They should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip as well as from the party wall and eaves to maintain an adequate separation. However this distance should not be treated as a maximum entitlement and sometimes greater distances will be required to provide a smaller dormer to ensure that it is not too bulky or prominent as a roof feature. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

c. Dormers should not be introduced where they interrupt an unbroken roofscape.

d. In number, form, scale and window pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable. It is important to ensure the dormer cheeks (window surrounds) are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.

e. Where buildings have a parapet the lower edge of the dormer should be located below the parapet line

f. Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

Roof level Terraces

4.13 A terrace area provided at roof level should be set back behind the slope of a pitched roof or behind a parapet on a flat roof. A roof terrace should normally comply with the following criteria:

The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.

A terrace will only normally be acceptable on the rear of properties.

It is normally inappropriate to set back a mansard roof to provide a terrace.

It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.

Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground. Glazed balustrades around balconies or roof terraces are unlikely to be acceptable on traditional buildings because they can appear unduly prominent

It should not result in overlooking of habitable rooms of adjacent properties.

4.1 Planning Summary

Sustainability

Local Plan Policy CC2 promotes sustainable design and construction as well as development that is resilient to climate change. The full detailed proposals will include high energy performance specifications starting with a ‘fabric first’ approach to insulating the building.

Landscaping/Trees

No trees will need to be removed as part of these proposals and we will explore the opportunity to plant new plants on the roof terrace with the Client as part of the detailed landscaping proposals.

4.2 Schedule of drawings

- 00-010-Location Plan
- 00-100-RevA Third Floor Plan
- 00-101-RevA Fourth Floor Plan
- 00-102-RevARoof Plan
- 00-200-RevA South Elevation
- 00-201-RevA East Elevation
- 00-202-RevA North Elevation
- 00-203-RevA West Elevation
- 00-204-RevA East Roof Elevation
- 00-205-RevA West Roof Elevation

4.2 Conclusion

In conclusion, the current proposals are considered to be in accordance with local and national policy and guidance. The proposals would also result in a number of planning benefits including:

- Provision of high-quality alterations and extensions to an existing family dwelling designed to rectify and sympathetically improve on previous works to the building whilst also improving light, outlook and amenity for occupants;
- Enhancement of the Conservation Area through the addition of a high quality alterations to a positive contributor building that already enhances the character and appearance of the CA and will continue to do so following the works;
- Improved energy performance and efficiency throughout the house resulting in improved sustainability and reduced carbon emissions;
- Improved landscaping and the addition of a semi-intensive green roof

Planning Application Submission

Below is a proposed list of documents to be submitted as part of this planning application for the proposals on the site. This has been prepared in reference to Camden Council’s list of local area requirements (2018):

- Completed application form and ownership certificate;
- CIL Form;
- Existing and Proposed Drawings;
- Design and Access Statement with photographs.