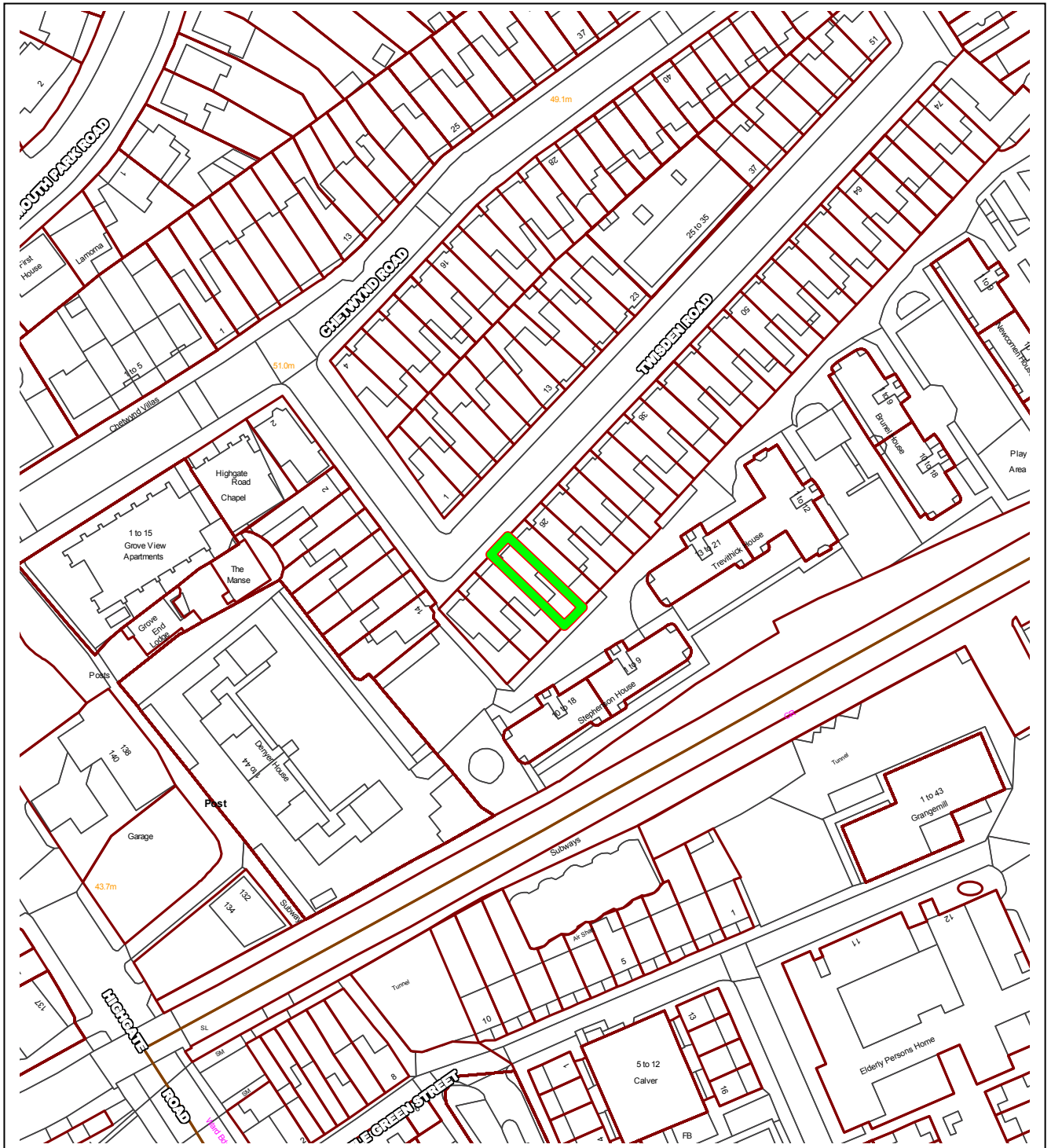


2020/5061/P 22 Twisden Road NW3 2JN



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Image 1. Existing rear elevation showing the existing single storey annex extension



Image 2. Existing flank elevation (note infill extension at 24 Twisden Road to the right)



REAR ELEVATION

Image 3 (above). Existing rear elevation drawing

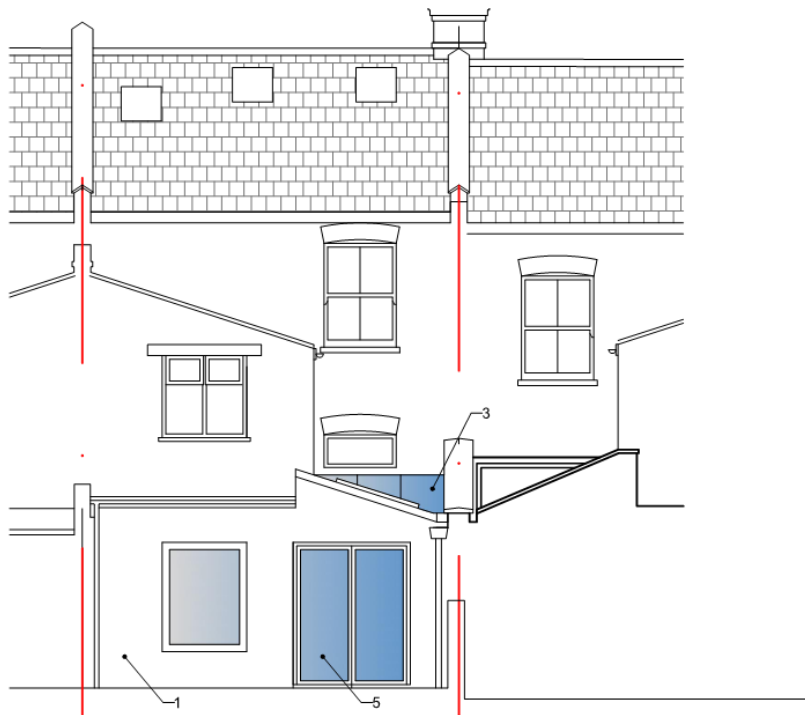
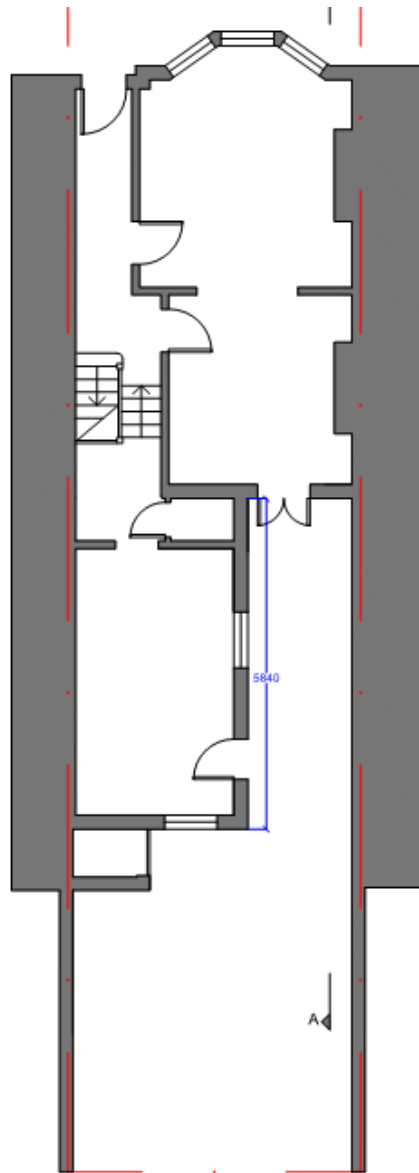
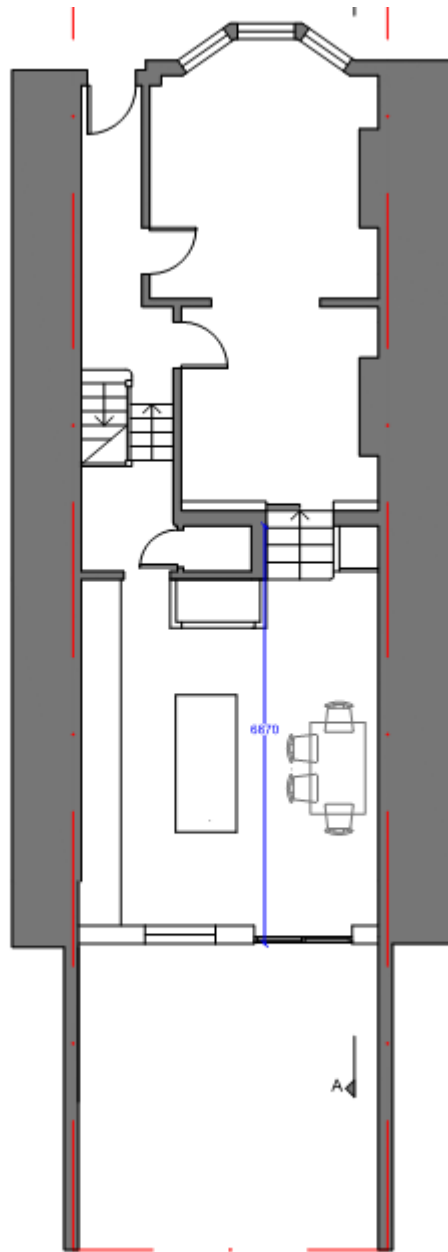


Image 4. Proposed rear elevation



GROUND FLOOR PLAN

Image 5. Existing ground floor plan.



GROUND FLOOR PLAN

Image 6. Proposed floor plan

Delegated Report Refusal	Analysis sheet		Expiry Date:	11/01/2021
	N/A		Consultation Expiry Date:	10/01/2021
Officer			Application Number	
Obote Hope			2020/5061/P	
Application Address			Drawing Numbers	
22 Twisden Road London NW3 2JN			See decision notice	
Proposal				
The erection of a single storey extension to the rear and side elevations at ground floor level.				
Recommendation:	Grant Conditional Planning Permission			
Application Type:	Full Planning Permission			
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed from 02/12/2020 to 26/12/2020. Press notice was published on 03/12/2020 to 27/12/2020.</p> <p>Objection from owner/occupier of 68 Darthmouth Park Road is summarized below;</p> <ul style="list-style-type: none"> The new rooms will be lacking in light and ventilation, and The design of the windows and doors will mismatch existing Victorian ones; <p><i>Officers comments;</i></p> <ol style="list-style-type: none"> <i>Please see the design section from 2.5 below;</i> <i>The proposed windows and door would be aluminium framed and there are numerous examples of this material to the rear of the properties to at ground floor level.</i> 			

CAAC/Local groups comments:

The Darthmouth Park CAAMS objections are summarised below;

- the rear of the Twisden Road properties (16-72) forming a significant part of the setting of the CA with its roofscape highly visible;
- loss of vegetation;
- the drawing shows no elevation in context;
- the proposal is overdevelopment;
- The adjacent, No 24, (was permitted an extension which included the footprint of a pre-CA flat roof extension;
- Rear elevation drawings 126/P1 and P2 show a token indication of the relationship with its neighbours and is therefore entirely misleading, and;
- We also note the odd relationship with the infill roof and the ground floor main room.

Officers comments;

3. *Please see the design section from 2.5 below;*
4. *Please see the design section from 3.4 below;*
5. *The revised re-elevation addressed this concern;*
6. *The extension approved at no. 24 Twisden Road post the conservation area statement being adopted;*
7. *The proposed drawing along with site plan provide sufficient context to assess the proposed scheme;*
8. *The design of the proposed roof has been revised.*

Site Description

The site is located on the south side of Twisden Road. The site is a two storey plus loft mid-terrace dwelling in a predominately residential area. The surrounding area comprised of similar other two storey terraced dwellings. The host building, as with all others in this street, is considered to make a positive contribution to the conservation area.

According to the Darthmouth Park Conservation Area Statement, there are long and clear views of the rear of Nos. 16-72 (even) and Twisden Works from the path beside the York Rise Estate, and from the road itself to the intact roof profile of Nos. 1-51 (odd) and the back of the Chetwynd Road houses.

Relevant History

Application Site:

N/A

Other relevant site:

24 Twisden Road (adjoining site)

2014/0962/P – Planning permission for the erection of a single storey side infill and rear extension following demolition of existing extension at rear. **Granted** on 24/03/2014.

40 Twisden Road

2005/1823/P – Planning permission for Installation of five rear rooflights and one to the front roofslope and construction of a conservatory-style extension to the rear at ground floor level.2005/1823/P. **Granted** on 28/06/2005.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2020

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A4

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

Amenity (January 2021)

Basement (January 2021)

Design (January 2021)

Biodiversity (2018)

Home Improvement (January 2021)

Darthonmouth Park Conservation Area Statement 2009

Darthonmouth Park Neighbourhood Plan 2020

- Policy DC1 (Enhancing the sense of place)
- Policy DC2 (Heritage Assess)
- Policy DC3 (Requirement for good design)
- Policy DC4 (Small residential extensions)

Assessment

1. Proposal

1.1 Planning permission is sought for the demolition of the existing lean-to extension and erection of a single storey extension to the rear and side of the existing extension at ground floor level.

Revisions

1.2 The following revisions were made throughout the course of the application:

- The proposed bulk and scale of the proposal was revised following advice from the Planning Officer and the proposed rear extension would now consist of a mono-pitched roof;
- The revised drawing shows better context with the adjoining property at no.24 Twisden Road.

1.3 The key considerations are as follows:

- Design and Appearance
- Residential Amenities

2.0 Design and Appearance

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Camden's design policies are supported by Camden Planning Guidance Design. Camden Planning Guidance document Home Improvements advises that extensions should be subordinate to the original building in terms of scale and proportion.

2.2 Paragraph 2.1.2 of CPG (Home Improvements) states that side extensions should be designed in accordance with the general considerations of the Conservation Area Statement. This states that extensions should be secondary to the building in terms of location, form, scale, proportions and detailing. Page 29 of The Darthonmouth Park Conservation Area Appraisal and Management Strategy (DPAAMS) 2009 also states

that within the Dartmouth Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern. Paragraphs 185 and 192 of the NPPF require that local planning authorities should take into account "*the desirability of new development making a positive contribution to local character and distinctiveness*". The design policies further reinforce the objective of enhancement of an area's character and local distinctiveness, concluding that "*Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area...*" (paragraph 130).

2.3 The Dartmouth Park Conservation Area Statement recognises Twisden Road as an "*exceptionally well-preserved street and roofline, exhibiting a pleasing sense of unity*" and predominantly comprises terraced housing and which '*forms a loop off Chetwynd Road, a particular feature of it being the way pairs of terraced houses step down the slope*'. The statement mostly focuses on the street elevation and in particular the intact roofscape, but also comments that the rear of the properties is visible from the path beside the York Rise Estate. Dartmouth Park Area Appraisal and Management Strategy (DPCAAMS) 2009 notes the "*original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern*".

2.4 A number of the properties within the terrace have been altered to the rear, in particular with conservatories and other structures added to the end of the closet wing. There is evidence of several other infill extensions further up the terrace, as well as recent planning permissions for numbers 40 and 24. Overall the distinctive and consistent pattern of 2-storey rear closet wings along the terrace has been retained and this would remain the case following the development, with the ground floor alterations largely screened from public views by the rear boundary wall. Thus, the historic layout of the plot and the form and design of the rear wing would still be discerned at No 22. The DPCAAMS emphasis on the contribution of historic rear elevations to the character of streets is reaffirmed in the Dartmouth Park Neighbourhood Plan 2020 (Policy DC4) which requires residential extension to be subordinate in scale and situation to the original dwelling and to complement its character in terms of design, proportion, materials and detail. The Neighbourhood Plan 2020 is clear however that extensions may be acceptable where they do not occupy an excessive part of the garden or result in the loss of garden space which contributes to the character of the local area, which would be the case in this instance.

3.0 Rear Extensions

3.1 The proposals would retain the essential historic pattern of the rear two storey extensions, and in the context of the recent planning history at numbers 40 Twisden Road and the adjoining property at 24 Twisden Road, the principle of the infill and rear extension in this location is considered acceptable.

3.2 The proposed ground floor rear extension would measure 1.0m from the rear elevation of the two-storey wing, and is identical to the depth of the existing single storey annex extension which would be demolished. The side infill extension would project approximately 6.8m along the boundary wall from the rear elevation and consist of a mono-pitched roof rising to a terminating height of 2.9m. The extensions at ground floor level would also be designed with 2x rooflights along the flank elevation, glass roof window towards the rear closet wing and consist of aluminium framed door to the rear. The proposed roof would be cement fibre slate and constructed using brick to match the existing building.

3.3 Overall, the proposal as revised would not detract from the rear of the host property and the wider group by virtue of its overall design, bulk and scale and would not be harmful to the character of the host building and the conservation area, as a whole. The proposed rear extension is comparable in scale and proportions with the neighbouring building No.24 Twisden Road, which sits higher, and would remain subordinate to the host building. The proposals would see the loss of c.11sqm of rear garden area, although the majority of garden space would remain undeveloped (25sqm). There would be no significant impact on trees. The proposed rear addition would not have a detrimental impact on the wider terrace. As such, the development would not be contrary to the DPCAAMS which requires extension to preserve or enhance the historic character of the area.

3.4 The proposal would be in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017 and Policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020 which seeks subordinate additions that preserve or enhance the historic environment and heritage assets. Moreover, the proposal would also be in general accordance with Policy D1, which seeks to respect local context and character and seeks to secure high quality design which preserves the relationship between the building.

3.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance

of the Dartmouth Park Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 Residential Amenity

4.1 Development should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure in accordance with CPG Amenities and planning policy A1 of the Local Plan.

4.2 The rear extension, on account of its depth which is similar to the existing annex wing extension would be similar in height with the neighbours infill extension that does not consist of windows to the flank elevation therefore, it is not considered that the proposal would be harmful adjoining property in terms of loss of daylight/sunlight nor would the proposal have an impact that would be detrimental in terms of sense of enclosure.

5.0 Conclusion:

5.1 Overall, the development has been carefully assessed by the Council and is considered acceptable. The design of the proposed extension was revised to take into account the local context and would preserve the local townscape and character of the wider area. Thus, the proposal is considered to meet the planning policy objectives of D1 (Design) and D2 (heritage) of Camden Local Plan 2017.

6.0 Grant subsection to planning conditions is therefore recommended.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Tuesday the 19th of April 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2020/5061/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 12 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

NS Surveying and Design
Unit 25
Backfields Lane
Bristol
BS2 8QW

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Twisden Road
London
NW5 1DN

Proposal:

The erection of a single storey extension to the rear and side elevations at ground floor level.
Drawing Nos: 126/P1; 126/P2 REVA ;126/P5 and Design and Access Statement
commissioned by NS Surveying & Design dated 9th February 2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 126/P1; 126/P2 REVA ;126/P5 and Design and Access Statement commissioned by NS Surveying & Design dated 9th February 2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION