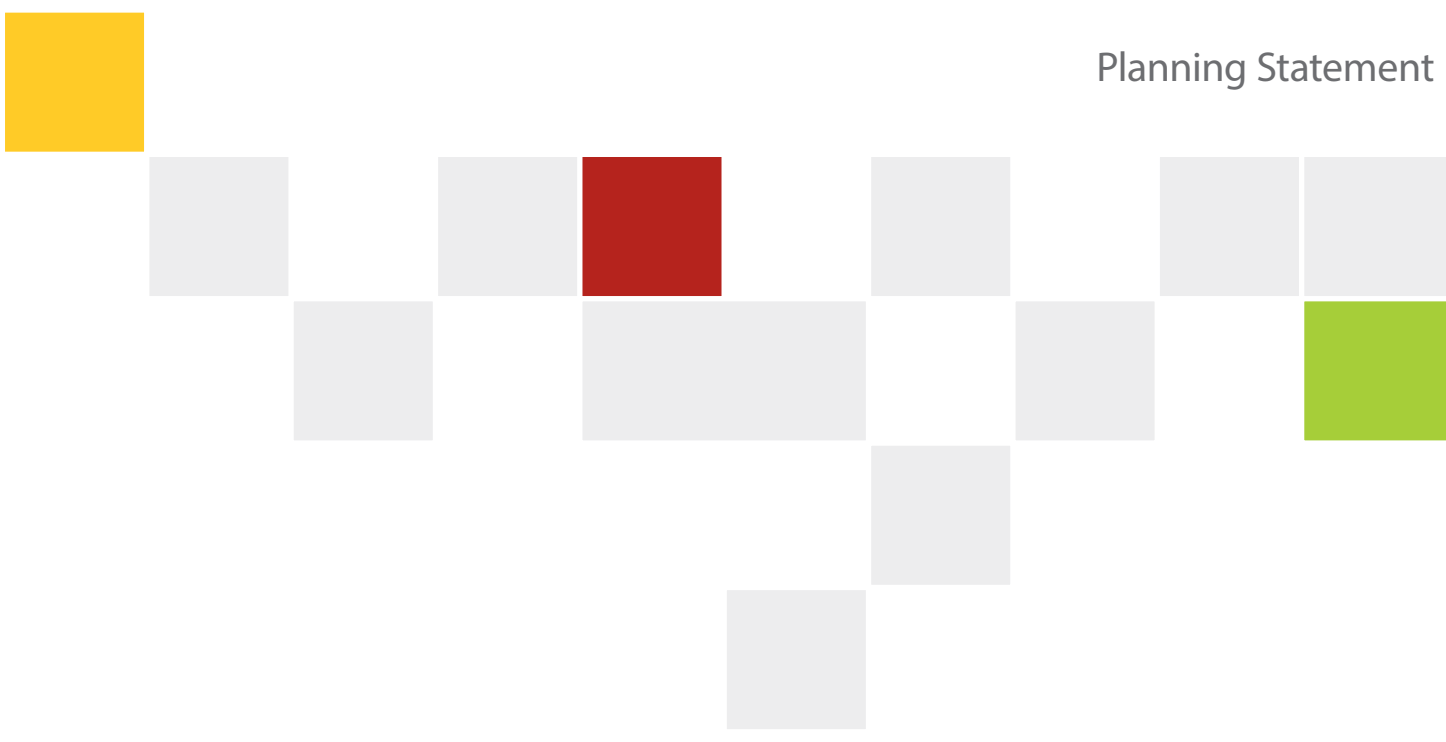


24 Quicksand

Planning Statement



Boyer

Report Control

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TABLE OF CONTENTS

1. Introduction and Proposed Development	2
2. Site and Surrounding Area	4
3. Planning History	5
4. Planning Policy Context	6
5. Assessment of the Proposals	8
6. Conclusion	12

1. INTRODUCTION AND PROPOSED DEVELOPMENT

1.1 This Proposed Statement is submitted in support of a planning application made on behalf of Mr Nathan, owner and occupier of 24 Quickswood, NW3 3RS. The application seeks consent for a first floor rear extension above terrace.

1.2 The proposed description of development is as follows:

Construction of a first floor rear extension.

1.3 The documents submitted with this application are listed below:

Document	Consultant
Application Form and Certificate A	Boyer
CIL Form	Boyer
Existing First Floor Plan (Drawing no. EX1)	Kasia Whitfield Design
Existing Roof Plan (Drawing no. EX2)	
Existing Front Elevation (East) (Drawing no. EX4)	
Existing Side Elevation Section (Drawing no. EX5)	
Existing Rear Elevation (Drawing no. EX6)	
Existing Ground Floor Plan (Drawing no. EX8)	
Location Plan (Drawing no. E10)	
Proposed First Floor Plan (Drawing no. PP1)	
Proposed Roof Plan (Drawing no. PP2)	
Proposed Side Elevation (Drawing no. PP5)	
Proposed Rear Elevation Section (Drawing no. PP6)	
Proposed Front Elevation (East) (Drawing no. PP4)	
Proposed Ground Floor Plan (Drawing no. PP8)	

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. The Statement is structured as follows:

- **Section 2** - Describes the site and surrounding context;

- **Section 3** – Sets out the relevant planning history;
- **Section 4** – Provides an overview of regional and local planning policy and guidance relevant to the Proposed Development;
- **Section 5** – Sets out the development proposals;
- **Section 6** – Provides an assessment of the proposal against the Development Plan and other material considerations;
- **Section 7** – Provides a summary and conclusion.

Proposed Development

- 1.5 The proposed development relates to the construction of rear extension at first floor. The rear extension will be positioned above the existing ground floor extension and will utilise the existing terrace.
- 1.6 The proposed rear extension will be constructed using materials that match the existing building. The extension has been strategically designed to ensure it remains subservient to the host building, whilst incorporating the architectural style of the building.

2. SITE AND SURROUNDING AREA

- 2.1 This application relates to 24 Quickwood, London, NW3 3RS. The property comprises a two storey terrace property (approx. 121 sqm) located on the south side of Quickwood.
- 2.2 Quickwood is within the Chalcot Estate in the London Borough of Camden built in 1960s.
- 2.3 There are a number of similar extensions nearby and therefore are considered an established characteristic of the area.
- 2.4 The local area is predominantly residential, with a small number of commercial premises located along Regent's Park Road
- 2.5 The property is not listed, nor is it located within a Conservation Area. The nearest listed building is located 80 to the southeast at Church of St Mary the Virgin, Primrose Hill Road. This development proposal, however, would not impact this listed building since the works primarily relate to the rear elevations.
- 2.6 Camden's adopted Policies Map does not identify the site as being subject to any designations.
- 2.7 Whilst the site has a PTAL score of 2, due to the close proximity of a number of bus stops and the fact that local amenities are within easy walking distance along Adelaide Road and Primrose Hill Road, the site is considered to have a good accessibility level.
- 2.8 The site lies in Flood zone 1 and therefore is at low risk of flooding.

3. PLANNING HISTORY

Planning Applications

3.1 There is no planning history associated with the site itself.

Other Relevant Applications

3.2 Whilst preparing this application, a comprehensive assessment has been undertaken to understand other comparable applications within the site vicinity. A range of rear extensions have been approved along Quickswood which are summarised in the table below.

Address	Reference	Proposal	Decision
37 Quickswood, London, NW3 3SA	2018/2451/P	Erection of single storey rear extension, in relation to residential dwelling (Class C3).	Granted (01/08/2018)
39 Quickswood London NW3 3SA	2018/1695/P	Erection of single storey rear extension with a rendered rear boundary wall; conversion of the garage into a habitable space with associated alterations to the front elevation and a new glazed access door and fixed panel to the roof terrace.	Grated (13/06/2018)
6 Conybeare London NW3 3SD	2019/2775/P	Erection of two storey rear extension, associated alterations to fenestration.	Granted (08/08/2019)
7 Conybeare London Nw3 3SD	2015/4299/P	First floor extension to incorporate the existing balcony within the dwellinghouse and alterations to fenestration on front elevation.	Granted (13/08/2015)

3.3 These applications highlight the acceptability in principle of constructing rear extensions to the residential properties Quickswood, which is considered a characteristic of the locality. This is discussed further in the following sections.

4. PLANNING POLICY CONTEXT

4.1 This Section outlines the relevant planning policy context which will be considered in the determination of the application proposals. Section 5 assesses the application proposal against the Development Plan documents which currently comprises the London Plan (2016) and the Camden Local plan, which includes:

- Local Plan (2017);
- London Plan (2021)

Local Planning Policy

4.2 The Local Plan comprises the Local Plan which was adopted in 2017. The relevant policies from the Local Plan are as follows;

- Policy A1 Managing the impact of development
- Policy D1 Design

Supplementary Planning Guidance

4.3 Camden has adopted eight Planning Guidance documents, which cover a variety of topics such as design, housing, amenity and transport. Of particular relevance to this application is Camden Planning Guidance on Home Improvements (January 2021). The guidance provides specific guidance for rear extensions in relation to design, heritage, and amenity.

The London Plan

4.4 The London Plan (2021) provides the strategic policy context for all of London and seeks to provide an integrated framework for its development.

4.5 The Mayor's strategic policies aim to provide more homes, promote opportunity and provide a choice of homes for all Londoners that meet their needs at a price they can afford.

4.6 There is a recognised need for all housing types and Policy H1 of the London Plan seeks to increase housing supply and optimise the potential for housing delivery on all sites. Policy D4 ensures that housing developments are designed to the highest quality.

4.7 Policy HC1 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

National Planning Policy

National Planning Policy Framework 2019

4.8 The National Planning Policy Framework (NPPF) 2021 is currently in draft form and therefore little weight should be attributed to it.

- 4.9 The NPPF was updated in March 2019 and sets out the strategic planning aspirations. This along with the National Planning Practice Guidance (NPPG) are material considerations in decisions on planning applications. The documents set out the Government's economic, environmental and social planning policies and guidance and identifies that the purpose of the planning system is to promote sustainable development. The NPPF advises that the primary aim of development management is to foster the delivery of sustainable development, not to hinder or prevent development from taking place. The NPPF supports applicants engaging in pre-application discussions.
- 4.10 Paragraph 11 of the NPPF identifies the core planning principles which should underpin both plan making and decision making, this includes being genuinely plan led, not simply being about scrutiny, proactively driving and supporting sustainable economic development, seeking to secure high quality design and a good standard of amenity, promoting the vitality of urban areas, supporting the transition to low carbon futures and promoting mixed use developments.
- 4.11 The NPPF supports a presumption in favour of sustainable development and sets out at Para 11 that 'for decision taking this means: approving development proposals that accord with the development plan without delay'.

5. ASSESSMENT OF THE PROPOSALS

5.1 Section 38(6) of the Planning and Compulsory Purchase Act states that applications must be determined in accordance with the relevant development plan unless material considerations indicate otherwise. This section assesses the proposals against the aims and objectives of the adopted development plan policies.

Rear Extension

5.2 As illustrated in Section 3, there are a number of planning permissions for upper ground floor rear extensions already present Quickswood, such as 37 Quickswood (2018/2451/P) and 39 Quickswood (2018/1695/P). The presence of comparable rear extensions confirms that the Council has considered built form at this location acceptable in similar contexts. The consents confirm that extending at the rear is appropriate for the existing character.

5.3 In terms of detail, the Local Plan and supplementary planning guidance sets out requirements for rear extensions across the borough. Camden Planning Guidance Home Improvements (January 2021) provides detailed guidance outlining how the Council will apply planning policies when making decisions on rear extension developments. The guidance set out in the CPG state that rear extensions must:

- be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- be carefully scaled in terms of its height, width and depth;
- respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy;
- ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG;
- not cause sense of enclosure to the adjacent occupiers;
- not cause undue overlooking to neighbouring properties and cause a loss of privacy;
- not cause light pollution or excessive light spillage;
- respect and preserve the historic pattern and established townscape of the surrounding area; and
- have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.

5.4 As discussed in detail below, the proposal is in accordance with the guidance set out in the CPG and is therefore considered acceptable.

5.5 Due to the small scale of the extension, it is considered subordinate to the main building. The extension respects and preserves the original design and proportions of the building. By utilising materials that match the existing, the proposal compliments the architectural style of the existing building.

- 5.6 As the proposal utilises existing terrace space, the proposed extension does not introduce any opportunities for overlooking. As such, the proposed extension will not impact neighbouring amenity.
- 5.7 Talk about the extension respecting the “common pattern and rhythm” of neighbouring rear extensions. Throw the wording of the policy back at the Council!
- 5.8 Overall, the proposed rear extension is considered to be subordinate to the building being extended, which allows the existing building to remain the focal point. The careful design and layout of the proposed extension means the development accords with all the criteria set out in the SPG and should be supported by the Council.

Design

- 5.9 NPPF Section 12 requires development proposals to be well designed so that they function well and add to the overall quality of the area, are visually attractive, and sympathetic to local character and history.
- 5.10 London Plan Policy D4 sets out guidance to ensure that development proposals are of the highest quality design.
- 5.11 Camden’s Local Plan Policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Proposals are required to respect local context and character; preserve and enhance the historic environment; is sustainable in design and construction; is of sustainable and durable construction; integrates well with the surrounding streets and open spaces; incorporates outdoor amenity space and provides a high quality of accommodation for housing.
- 5.12 The proposed extension meets all of the criteria listed in Policy D1.
- 5.13 Paragraph 7.10 states that alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area. The proposed materials match the existing building, such as the brickwork.
- 5.14 CPG Home Improvements (January 2021) will support rear extension proposals that are to be built from materials that are sympathetic to the existing building, wherever possible. Furthermore, paragraph 3.1 of the CPG states that rear extensions should respect and preserve existing architectural features, such as projecting bays, and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.
- 5.15 As can be seen on the plans and as discussed above, the proposal is in full compliance with all relevant planning policy and design guidance as it has been carefully designed to be subordinate to the existing building whilst respecting the existing architectural style and patterns.

- 5.16 The proposed rear extension takes inspiration from similar, nearby applications, and is considered to be a proportionate form of extension to the host dwelling which does not detract from the character and appearance of the locality. Additionally, the development would be carried out using appropriate, high quality materials and finishes, which will help to ensure that development quickly and positively assimilates into the surrounding context.
- 5.17 The proposed rear extension will create a habitable space which would not have a demonstrable impact on the character and appearance of the hosting dwelling or its vicinity. There would be limited visible external manifestation of the rear extension as it will be shielded behind the parapet wall adjacent to the neighbouring building. The new rear extension would receive excellent levels of natural light and views out of the property for the existing residents of the dwelling.
- 5.18 The location of the proposed extension is carefully considered to ensure the prominent features of the façade, such as projecting bays, remain the focal point of the rear elevation.
- 5.19 In summary, the proposed rear extension is considered to be in keeping with the scale and proportion of the existing property. The design of the rear extension, sitting within the confines of the existing rear terrace, prevents the loss of privacy and overlooking to the occupiers and neighbours of the property. Overall, the proposed extension complies with each of the design criteria set out within Policy D1 of the Local Plan and the Home Improvements CPG and should be fully supported by the Council.

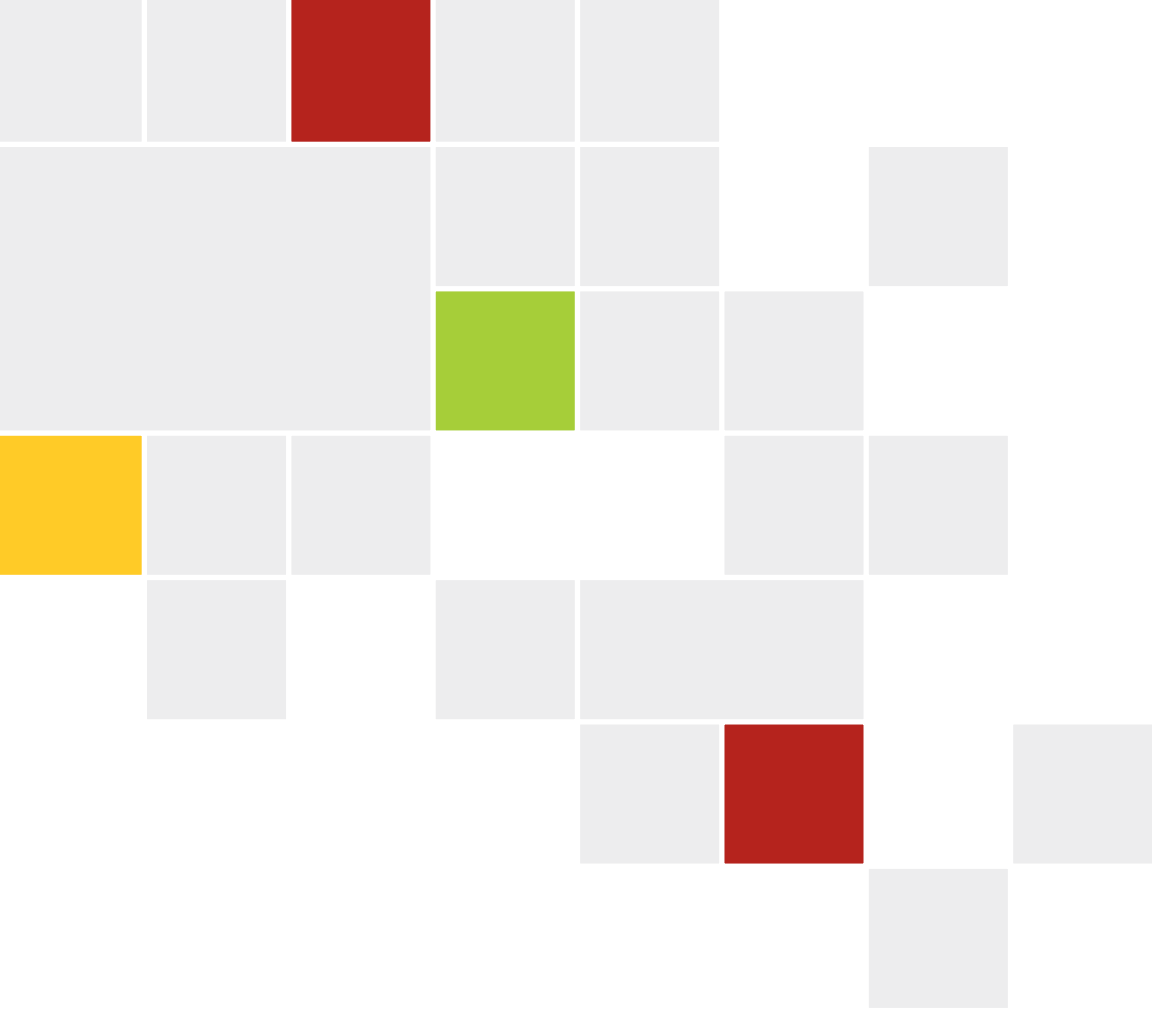
Amenity

- 5.20 The London Plan Policy D3 (Optimising site capacity through design-led approach) requires development proposals deliver appropriate outlook, privacy and amenity.
- 5.21 Local Plan Policy A1 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. This includes privacy, outlook, daylight, sunlight and noise.
- 5.22 CPG Home Improvements (2021) provides guidance for rear extensions in respect of impact on amenity. The guidance state that rear extensions must:
- respect the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/spillage and privacy;
 - comply with the 45 degree test and 25 degree test;
 - not create a sense of enclosure for adjacent occupiers;
 - not cause undue overlooking to neighbouring properties and cause loss of privacy;
 - not cause light pollution; and
 - not impact the wildlife on adjacent sites.

- 5.23 CPG Amenity (2021) provides specific guidance with regards to overlooking, privacy and outlook. The guidance states that extensions should be design to protect the privacy of occupiers of both existing and proposed dwellings, and be carefully design to avoid overlooking.
- 5.24 The proposed development will not impact the amenity of neighbouring resident as the rear extension will replace the existing roof terrace.
- 5.25 As a result of the proposed extension there would be no impact on neighbouring amenity with regards to outlook, privacy, daylight, sunlight or noise. The proposed development is considered to be acceptable and compliant with the objectives of London Plan Policies D3 and Local Plan Policy A1.
- 5.26 The proposal is in full compliance with all relevant planning policy and guidance and should by supported by the Council and planning permission granted without delay.

6. CONCLUSION

- 6.1 This planning application seeks permission for a first floor rear extension to create a habitable room at 24 Quickwood, NW3 3RS.
- 6.2 The rear extension is in keeping with the scale and proportions of the existing property and with each of the specific design criteria set out within Local Plan and the supplementary planning documents. The proposed extension remains subservient to the main house. The design of the rear extension, positioned within the footprint of the existing roof terrace, prevents the loss of privacy or overlooking to the occupiers and neighbours of the property.
- 6.3 The design of the development would achieve a high standard and the materials used match the existing building.
- 6.4 It is considered that the proposals would comply with the relevant policies of the development plan, taking account of material considerations, and would therefore be acceptable and planning permission should be approved without delay, subject to necessary safeguarding planning condition.



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