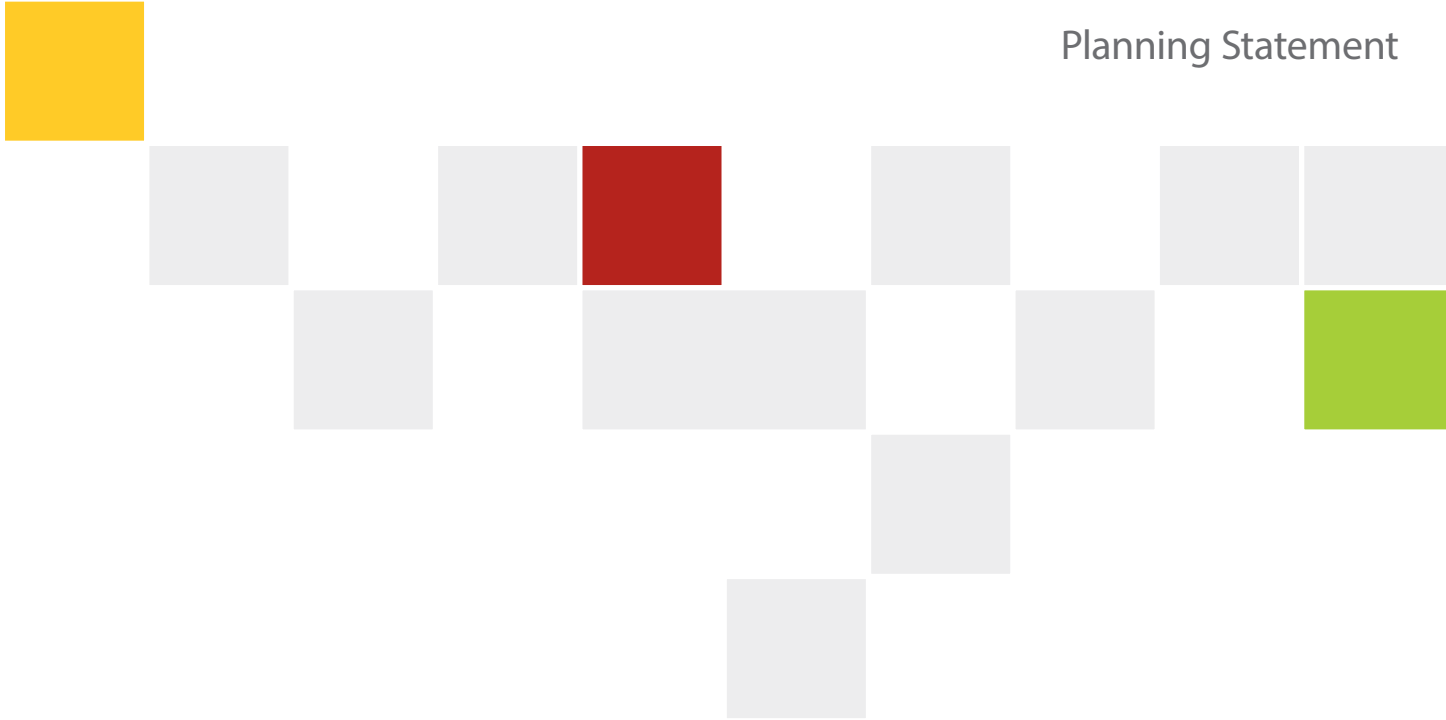


6 Downside Crescent Extension

Planning Statement



Boyer

Report Control

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1. INTRODUCTION AND PROPOSAL

- 1.1 This Planning Statement is submitted on behalf Tom Enraght-Moony & Ariam Enraght-Moony, to support a planning application relating to 6 Downside Crescent, London, NW3 2AP.
- 1.2 Planning permission is sought for the demolition of an existing rear extension and replacement with single storey rear extension with a flat green roof. The extension will be subservient to the host dwelling and will also be hidden from public viewpoints. To enable the alteration it is proposed to remove an apple tree and a small yew tree within the rear garden. These will be replaced with a native cherry tree in different location within the rear garden.
- 1.3 Also proposed is the like-for-like replacement of windows with double glazed units, new rooflight over staircase, new utility door on side elevation, and change 2no. windows into doors with Juliet balcony at first floor rear elevation. Minor alterations to the side elevation are also proposed, including exposed pipework and outlets to suit new bathrooms layout and airbrick ventilation outlets.
- 1.4 In keeping with the boundary treatment at neighbouring properties, it is proposed to install a low level brick wall with a metal railing and hedge planting behind, at the front of the property and boundary between the application property and No. 8 Downside Crescent. Two new brick piers are proposed, either end of the new low level wall with metal railing above and along the front boundary, matching the existing brick pier at the front boundary between the application property and No. 4 Downside Crescent. A new timber clad bin store is also proposed within the front driveway. The driveway itself is to be resurfaced and a new patio area is proposed directly to the rear of the property. An existing dropped kerb will be widened to improve access and egress to the site. Finally, it is proposed to install solar panels on the rear and southern flank roof planes of the main house.
- 1.5 The proposed description of development is as follows;

Erection of a single storey rear extension, alterations to front driveway boundary treatment, increase in width of dropped kerb, driveway resurfacing, installation of a timber bin store, rear patio and solar panels and associated external alterations.

- 1.6 Documents submitted with this application are listed below:

Document	Consultant
Application Form	Boyer
CIL Form	Boyer

<p>Location Plan & Block Plan (Drawing No. LP-01) Existing Site Plan Scale (Drawing No. EX-00) Existing Ground Floor Plan and Basement Floor (Drawing No.EX-01) Existing First Floor Plan and Second Floor Plan (Drawing No.EX-02) Existing Roof Plan (Drawing No. EX-03) Existing Section AA and Section BB (Drawing No. EX-04) Existing Elevation 1, Existing Elevation 2 and Existing Street Elevation 1 (Drawing No.EX-05) Existing Elevation 3 and Existing Elevation 4 (Drawing No. Ex-06) Proposed Site Plan (Drawing No. PA-00) Proposed Ground Floor Plan and Proposed Basement Floor (Drawing No.PA-01) Proposed Second Floor Plan and Proposed First Floor Plan (Drawing No.PA-02) Proposed Roof Plan (Drawing No.PA-03) Proposed Section AA and Proposed Section BB (Drawing No.PA-04) Proposed Elevation 1. Proposed Elevation 2 and Proposed Street Elevation 1 (Drawing No.PA-05) Proposed Elevation 3 and Proposed Elevation 4 (Drawing No.PA-06) Design and Access Statement</p>	<p>XUL Architecture</p>
<p>Method Statement Site Specific Method Statement Arboriculture Impact Report</p>	<p>Liam McGough Tree Services</p>

1.7 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 – Provides an assessment of the proposal against the Development Plan and other material considerations;
- Section 6 – Provides a summary and conclusion.

2. SITE AND SURROUNDING AREA

- 2.1 The site is located on the eastern side of Downside Crescent. The property is not statutorily listed but is located within the Parkhill and Upper Park Conservation Area and has been identified as making a positive contribution to the area.
- 2.2 The site is located within a predominantly residential area characterised by a mix of large detached and semi-detached dwellings as well as properties which have been converted into flats.
- 2.3 The site is not within any Flood Zone or Archaeological Priority Area.
- 2.4 The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011) notes that Downside Crescent is densely lined with late-Victorian red brick, three-storey gabled houses with front gardens. The gabled roofscape is distinctive and virtually intact. Houses on the street are detached or semi-detached and sited close together to form a relatively uniform frontage.
- 2.5 Hard-standings and cross-overs have recently replaced some front gardens within the area, and garages and car shelters on the ground floors have been added to the fronts of some houses which break the pattern of these houses and their streetscape. Indeed, the front of the application property is already hard-standing, as are the front of adjoining and nearby properties (No's 4, 8, 10 and 12) as well as several properties on the opposite side of the street.
- 2.6 The site is within close proximity to Belsize Park underground station and also a number of bus routes along Haverstock Hill. The site is identified as having a Public Transport Accessibility Level (PTAL) rating of 5 (Very Good).

3. PLANNING HISTORY

Planning Applications

3.1 There is no relevant planning history associated with this site.

Other Relevant Applications

3.2 Whilst preparing this application, a comprehensive assessment has been undertaken to understand other comparable applications within the site's vicinity. A range of rear extensions, including those at both adjoining properties (No's 4 and 8) have been approved along Downside Crescent, which are summarised in the table below.

Address	Reference	Proposal	Decision
4 Downside Crescent London NW3 2AP	2014/6752/P	Erection of an enlarged rear extension at ground floor level, following the demolition of the existing conservatory and alterations to front garden and boundary walls to accommodate off street parking space.	Granted (18/11/2014)
8 Downside Crescent London NW3 2AP	2007/5005/P	Erection of a two-storey and gable-end side extension, single-storey ground floor extension to rear with partial basement, alterations to the existing dormer windows to single-family dwellinghouse (C3) alterations to windows at first floor plus new french doors at first floor rear main elevation.	Granted (19/10/2007)
10 Downside Crescent London NW3 2AP	2018/2615/P	Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement with 2 x rear lightwells; and alterations to front driveway and boundary walls.	Granted (05/04/2019)
16 Downside Crescent London NW3 2AP	2019/4879/P	Replacement ground floor rear extension including installation of no. 2 rooflights; removal of the existing rear staircase; alteration and enlargement of the existing first floor rear roof terrace including installation of a metal balustrade; alterations to the existing side elevation fenestration including removal of a window, installation of a new window to match the existing, and replacement of no. 2 existing windows with windows to match existing.	Granted (20/03/2020)

21 Downside Crescent	2011/5180/P	Erection of a single storey rear extension with roof terrace and alterations to existing extension at ground floor level, installation of two rooflights to side roof slope, removal of existing car port and reinstatement of ground floor window to front elevation, erection of front boundary wall with railings, alterations to doors and windows to side elevation, replacement of existing rear windows at second floor level, replacement of rear first floor windows with French doors and addition of a Juliette balcony to residential units (Class C3).	Granted (19/12/2011)
23 Downside Crescent London NW3 2AN	2014/7587/P	Excavation of single storey basement, erection of full-width rear extension following demolition of existing part width extension. Conversion from 2x flats to single family dwelling house.	Granted (16/12/2014)
31 Downside Crescent London NW3 2AN	2017/4357/P	Single storey side and rear extension following part demolition of existing rear extension. Erection of rear terrace. Roof extension involving 1x rear dormer, 1x side rooflight and replacement roof coverings. Replacement of single-glazed timber sash windows with double glazing. Alterations to front boundary wall and landscaping.	Granted (17/10/2017)

3.3 These applications highlight the acceptability in principle of constructing rear extensions at ground floor level to the residential properties along Downside Crescent. 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 includes:

- Camden Local Plan (2017);
- The London Plan (2021).

Local Planning Policy

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

- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy D2 Heritage

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.

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy

4.4 Downside Crescent was constructed on the site of Haverstock Lodge; it is densely lined with late-Victorian red brick, three-storey gabled houses with front gardens. The gabled roofscape is distinctive and virtually intact. The houses are detached and semi-detached, sited close together to form a relatively uniform frontage.

The London Plan

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

4.6 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.

4.7 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 NPPF was updated in March 2019 and sets out the government's 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.
- 4.9 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.
- 4.10 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.

Design of the rear extension

5.2 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; be sustainable in design and construction; of sustainable and durable construction; integrate well with the surrounding streets and open spaces, and provides a high quality of accommodation for housing.

5.3 The supporting text to the policy states, at paragraph 7.10, 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.

5.4 Local Plan Policy D2 (Heritage) sets out that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. In order to maintain the character of Camden's conservation areas the Council will take account of conservation area statements and appraisals when assessing applications.

5.5 As illustrated in Section 3, there are a number of planning permissions for upper ground floor rear extensions already present along Downside Crescent, such as 10 Downside Crescent (2018/2615/P), 16 Downside Crescent (2019/4879/P), 23 Downside Crescent (2014/7587/P), and 31 (2017/4357/P). However, of most relevance, both adjoining properties (4 Downside Crescent –2014/6752/P and 8 Downside Crescent - 2007/5005/P) have existing deep single storey rear extensions.

5.6 The presence of comparable rear extensions confirms that the Council has considered built form at this location acceptable in similar contexts. The permissions confirm that extending at ground floor level is appropriate subject to the extension's detailed design.

5.7 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;
- not cause undue overlooking to neighbouring properties and cause a loss of privacy;
- 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.

- 5.8 The proposal is in accordance with the guidance set out in the CPG. The following section confirms acceptability when assessed against the requirements of the CPG. The proposed rear extension 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.
- 5.9 The contemporary design ensures that the extension will not visually compete with the host building. The flat roof reduces the bulk and mass and ensures that the original characteristics of the rear elevation will remain visible in views from the rear. The proposal is subservient to the scale and mass of the host dwelling, and will not project beyond the depth of the rear extensions at either neighbouring properties, 4 and 8 Downside Crescent.
- 5.10 The extension will not be visible from the public domain, and would not have a harmful impact on the character and appearance of the conservation area. The proposed green roof bring benefits in terms of biodiversity and drainage, whilst also softening views from the upper floors of neighbouring properties.
- 5.11 Additionally, the development would be carried out using appropriate, high quality materials and finishes, which will help to ensure that development fits into the surrounding context, overall securing the preservation of the area's character
- 5.12 Overall, the proposed rear extension is considered to be subordinate to the host building, which allows the existing building to remain the focal point. The careful design and layout of the proposed extension ensures the development accords with all criteria set out in the SPG and should be accepted by the Council.

Design of other proposed alterations

- 5.13 Minor alterations are proposed to the site's boundary treatment and driveway area. A new low level brick wall with metal railing and hedging behind is proposed on the front and northern site boundaries (between the application site and No.8) surrounding the driveway. Two new brick piers are proposed, either end of the new low level wall with metal railing above and along the front boundary, matching the existing brick pier at the front boundary between the application property and No. 4 Downside Crescent.

- 5.14 Low brick walls and planting within front driveways forms part of the character of Downside Crescent. It is considered that the new boundary treatment will further enhance the character of the conservation area. It is also proposed to increase the width of the existing dropped kerb in order to improve access and egress to the property. A small timber bin store is proposed. This is a discreet design solution which screens the property's necessary bins.
- 5.15 The existing driveway is to be resurfaced in new setts and pavers, which are considered to be a sympathetic addition. There are a range of different front driveway surfaces in the local area, including existing setts and pavers. The proposed patio is located to the rear of the property and will be a seamless screed/concrete finish continued from rear extension internally. It will not be visible from any public views, and will have no impact on the character of the area. The path along the side passage and to the rear will be Yorkstone paving, and being located behind the side gate will also not be visible in public views.
- 5.16 Finally, it is proposed to install solar panels on the rear and south facing elevations. These have been located as discreetly as possible whilst ensuring sufficient access to sunlight. The panels are considered to be permitted development, falling under The Town and Country Planning (General Permitted Development) (England) Order 2015, but are illustrated on the submission drawings for completeness.

Amenity

- 5.17 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.
- 5.18 CPG Amenity (2021) provides specific guidance with regards to overlooking, privacy and outlook. The guidance states that extensions should be designed to protect the privacy of occupiers of both existing and proposed dwellings, and be carefully designed to avoid overlooking.
- 5.19 The neighbouring property, No. 8 Downside Crescent, is orientated at an angle away from the application site. This ensures that there will be a generous separation distance between the proposed extension and No 8's existing extension. The proposed extension has a flat roof and is set away from the common boundary with No. 8. Accordingly, there will be minimal impact on the daylight and sunlight received by the neighbouring residents.
- 5.20 To the south, No. 4 has an existing extension that projects significantly further to the rear than the proposed extension at No. 6. As a result, there will be minimal impact on the neighbouring property in terms of daylight and sunlight receipt.

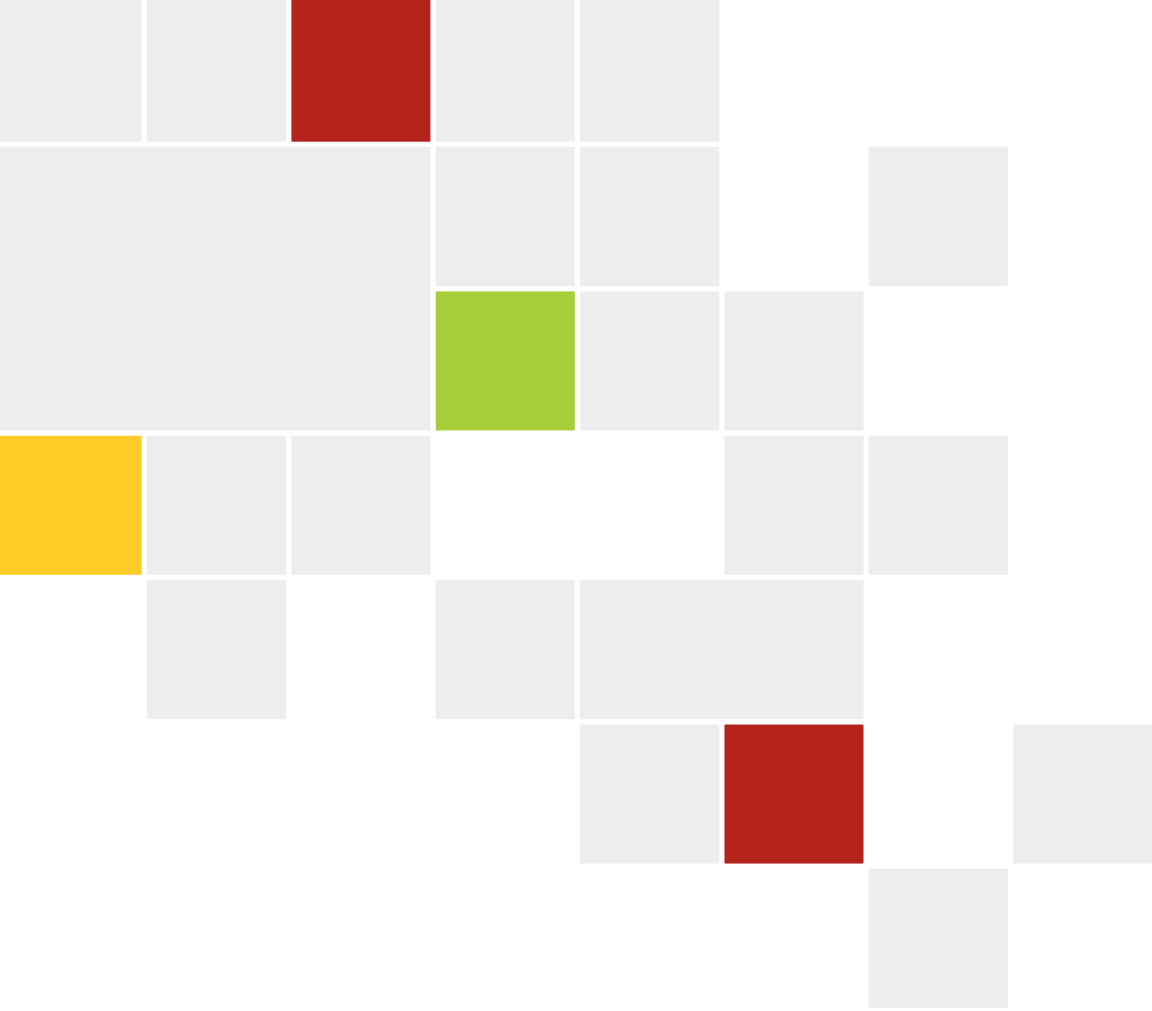
- 5.21 The proposed extension will have high level glazing within its southern flank elevation. These are of a sufficient height to avoid any overlooking to the adjoining property. A lower area of glazing is also proposed within the same elevation. However, as this would look immediately onto the boundary screening with 4 Downside Crescent, and flank elevation of No 4's extension beyond, it will not create any unacceptable overlooking.
- 5.22 The proposed development is considered to be acceptable and compliant with the objectives Camden Local Plan Policy A1.

Trees

- 5.23 There are three trees within the rear garden which are in close proximity to the proposed extension. The application is supported by a Site Specific Method Statement and Arboriculture Impact Report prepared by Liam McGough Tree Services. The trees in question are identified as T1, T2 and T3 within the documents.
- 5.24 Both the Arboriculture Impact Report and the Method Statement identify that T1 and T3 should be removed. It is suggested that the trees are replaced with a cherry fruit (tree which is a British native). A more appropriate location away from the extension is identified on the submitted drawings.
- 5.25 Whilst the root protection area of T2 would be encroached upon by the proposed extension this would not be by more than 15%. Providing care is taken during excavation, this will limit the pruning of the tree's roots. As set out within the Method Statement, the root protection area of all trees on the site will be protected with fencing and ground protection during the construction process.

6. CONCLUSION

- 6.1 This planning application seeks permission for the erection of a single storey rear extension to create an improved living space at 6 Downside Crescent, London. In addition, alterations to the front driveway boundary treatment, an increase in width of dropped kerb, driveway resurfacing, installation of a timber bin store, rear patio and solar panels are also proposed.
- 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 design of the development would be of a high standard, preserving the character of the conservation area without causing any harm. Care has been taken to ensure that the extension will not harm the amenity of neighbouring residents.
- 6.3 The proposed alterations to the front driveway area are considered to be in keeping with the character of the area, and the new front wall, in particular, will enhance the appearance of the conservation area.
- 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. Accordingly, planning permission should be approved without delay, subject to necessary safeguarding planning conditions.



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