



13 Elsworthy Road, London. NW3 3DS

Construction of a part single, part two storey side extension; single storey rear extension with amenity terrace above and replacement steps to rear garden; external works and replacement of windows; replacement of existing roof dormers; addition of roof level rear balcony; associated landscape works and new garden building (Householder Development)

Planning & Heritage Statement

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Planning and Heritage Statement

13 Elsworthy Road, London

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1. Introduction

- 1.1. This combined Planning and Heritage Statement has been prepared on behalf of the applicant Katya Gurova and is submitted in support of an application for full planning permission for development at 13 Elsworthy Road, London, NW3 3DS ("the Site"), described as:
- 'Construction of a part single, part two storey side extension; single storey rear extension with amenity terrace above and replacement steps to rear garden; external works and replacement of windows; replacement of existing roof dormers; addition of roof level rear balcony; associated landscape works and new garden building (Householder development).'*
- 1.2. The proposals have been carefully designed by Groves Natcheva Architects, to update and improve the residential accommodation provided at the site, improve the appearance of the building and its immediate landscape setting, and to improve the energy efficiency and energy supply of the dwelling. A *Design Statement* is provided by Groves Natcheva Architect which provides further detailed explanation of the proposals.
- 1.3. The purpose of this statement is to assess the proposed development in the context of planning policy, as well as other relevant and best practice guidance and any other material considerations. The statement explains how the proposed development is in accordance with and will deliver the objectives of such policies, and therefore represents appropriate and acceptable development for the area.
- 1.4. This statement should be read in conjunction with the following accompanying documents:
- Completed application form and Certificates;
 - Completed CIL questionnaire;
 - Site location plan, block plan, site plan and all other Architects' drawings (prepared by Groves Natcheva Architects);
 - Design Statement (prepared by Groves Natcheva Architects);
 - Arboricultural Appraisal and Impact Assessment (prepared by ACS Consulting); and
 - Noise Impact Assessment (Prepared by KP Acoustics)

1.5. The proposed development comprises the following core elements:

Rear elevation

- Single storey rear extension at lower ground floor level
- Accessible terrace (at upper ground floor) to be located on top of rear extension with associated planting;
- Insertion of doors to central bay window at upper ground floor; and
- Replacement stair from upper ground to lower ground garden level

Side elevation (north-east)

- Removal of existing part single, part two storey side wing
- Construction of part single, part two storey extension, set back from principal elevation

Roof alterations

- Dormer to side elevation to be replaced with glazed lantern-type dormer;
- Rear roof slope – replacement of existing rear dormer and creation of balcony; and
- Replacement of existing artificial slate covering with new natural slates

Front Garden

- New stone steps and risers to the front steps;
- Installation of air source heat pump acoustic enclosure and replacement refuse / recycling enclosure; and
- Electric car charging point to be added to existing parking space

Rear Garden

- New garden terrace to rear of property;
- General landscape and planting; and
- New garden building

General

- Replacement of all windows with Slimlite double glazed timber units;
- Existing rainwater goods replaced with cast iron to match profiles; and
- Removal of existing security shutters

1.6. It is important to note that similar alterations, extensions and works proposed have previously been approved as part of two separate planning permissions, ref. 2015/5536/P and 2015/5534/P. Whilst the two permissions were not implemented by the previous owner, the Council's assessment and approval of them are important material considerations.

2015/5534/P

- Single-storey rear extension at lower ground floor level;
- Relocation of existing external stair to lower ground floor / garden; and
- Enlargement of existing side extension at both lower ground and upper ground level;

2015/5536/P

- Construction of a single storey garden room to the rear of the garden



Figure 1: Rear elevation in context (note existing rear security shutters, neighbouring extensions, neighbouring roof level terraces / balconies)

2. The Site, surroundings, and planning history

The site/surroundings

- 2.1. The Site hosts a five-storey single family dwelling, located within a short row of traditional semi-detached villas within the eastern section of Elsworthy Road (south side). The Site is in the Elsworthy Road Conservation Area. The building is not statutorily or locally listed, however, it is identified in the Elsworthy Road Conservation Area Appraisal and Management Strategy (“the CA Appraisal”) as a building that makes a positive contribution to the character and appearance of the Conservation Area.
- 2.2. Built in the mid-late 19th-century, the semi-detached villa style house is built in yellow London stock brick construction and slate roofing, with white-painted render at lower ground floor level to front, side, and rear. The principal street elevation to Elsworthy Road includes a decorative metalwork porch, bay window to lower and ground floors, timber sash windows, decorative band to each floor, sash windows with brick arch detailing, and eaves brackets aligned with the window arch keystones. There is a large side dormer and a smaller front dormer at roof level. The front steps have been surfaced in an asphalt-like coating, and a refuse / recycling enclosure is located within the side / front garden area.
- 2.3. A single parking space exists within the front garden, access between tall and capped gate piers, with the gates missing.
- 2.4. To the rear, the lower and ground floor bay is repeated, with doors at lower ground floor to access the garden terrace. A door and stair from upper ground floor also lead down to garden level. Metal security shutters exist at lower ground and ground floor to all openings. A rear dormer window can be seen at roof level, and the neighbouring properties have a variety of roof terrace and balcony arrangements, making use of the southern aspect across Primrose Hill.
- 2.5. There is a generous rear garden and a number of trees are located within the garden and in neighbouring gardens. The Site also backs on to Primrose Hill, with the benefit of access from the rear garden. Existing boundary walls to each side of the garden rise to approximately ground floor level of the dwelling.

- 2.6. The eastern section of Elsworthy Road (to which the Site forms part of) is noted in the CA Appraisal as characterised by spacious three-storey (above ground) semi-detached villas, set back from the street with the original boundary treatments of small walls, privet hedging, and wooden gates and gateposts. The CA Appraisal notes that whilst many of the buildings in the area share common architectural language, in terms of proportions of facades, fenestration pattern, spacing, and style of entrances, each is uniquely designed, the variety of which adds to the group value of the properties in this area.
- 2.7. Within the immediate area of the Site within the same Conservation Area, there are numerous examples of additions and alterations carried out which have similarities to the present proposals.

Planning history

- 2.8. Below we have examined the Council's online planning register to investigate the planning history of the site and surrounding area. Please note, any spelling mistakes or irrelevant keyboard symbols located in the description of developments below comes directly from the Council's online planning register.

The Site

- 2.9. Planning permission was granted, on 10th February 2016, for development described as
'Construction of a part single, part two storey side extension; a single storey rear extension; new access staircase to the rear garden and associated landscaping works including removal and replacement of two existing trees' (Reference: 2015/5534/P).
- 2.10. Planning permission was granted for development described as:
'Construction of single storey garden room, ancillary to the existing dwellinghouse and associated landscaping works' (Reference: 2015/5536/P).
- 2.11. An application for planning permission was refused, on 25th March 1971, for development described as:

'The formation of a self-contained flat in the roof of 13 Elsworthy Road, N.W.3. and the erection of an external staircase as a means of escape'
(Reference: 10413)

- 2.12. Planning permission was granted, on 18th March 1970, for development described as:
'The provision of a means of access to the highway for forecourt parking at No. 13, Elsworthy Road, N.W.3' (Reference: 8322).

- 2.13. Planning permission was granted, on, 31st July 1969, for development described as:
'Formation of room in roof space and construction of dormer windows in connection therewith at 13 Elsworthy Road, Camden' (Reference: 7279).

- 2.14. Planning permission was granted, on 22nd September 1960, for development described as:
'Conversion into two self-contained maisonettes at 13, ELSWORTHY ROAD, N.W.3' (Reference: TP/101700/7705)

The surrounding area

12 Elsworthy Road

- 2.15. Planning permission was granted, on 13th August 2019, for development described as:
'Erection of a single storey rear extension' (Reference: 2019/3090/P).

9 Elsworthy Road

- 2.16. Planning permission was granted, on 16th October 2014, for development described as:
'Rear infill extension at lower ground and ground floor, replacement stairwell, erection of terrace at rear ground floor, replacement lightwell in side extension, replacement door and window to rear elevation and installation of timber privacy screen between No.7 and 9' (Reference: 2014/5472/P)

24 Elsworthy Road

- 2.17. Planning permission was granted, on 10th August 2010, for development described as:

'Erection of a single storey side and rear extension and installation of new window openings to front and rear bays of the lower ground floor flat (Class C3)' (Reference: 2010/2982/P).

21 Elsworthy Road

Flat 1

2.18. An application was refused, on 18th September 2018, for development described as:

'Extension of existing 2 storey rear bay window by additional 2m and erection of new balcony with railings and steps to garden at upper ground level' (Reference: 2018/3205/P).

2.19. Planning permission was granted on 18th May 2007, for development described as:

'Erection of a pavilion in the rear garden for use ancillary to the ground floor flat' (Reference: 2007/1190/P)

Garden flat, 38 Elsworthy Road

2.20. Planning permission was granted, on 24th October 2012, for development described as:

'Erection of conservatory to rear elevation and a residential outbuilding within garden at rear of existing flat (Class C3)' (Reference: 2012/4384/P)

2.21. Planning permission was granted, on 25th April 2014, for development described as:

'Variation of condition 3 (development in accordance with approved plans) for planning permission (2012/0997/P) for: Erection of conservatory to rear elevation and a residential outbuilding within garden at rear of existing flat (Class C3), namely the increased in height of the rear outbuilding by from 2.8-2.9m to approximately 3.3m' (Reference: 2014/0997/P)

15 Elsworthy Road

2.22. Planning permission was granted, on 10th November 1997, for development described as:

'Alteration to bay window to form french doors at rear lower ground floor. As shown on drawing Nos ELR/P02 and P03'. (Reference: PE9700731)

- 2.23. Planning permission was granted, on the 18th May 1994, for development described as:

'The demolition of part of the flank wall as shown on drawing no 9204-P-01a 03A and photograph' (Reference: 9460042).

- 2.24. Planning permission was granted, on the 9th September 1991, for development described as:

'Erection of side extension roof dormer and conservatory at rear as shown on drawing nos. 9024-P-01 02 03 04; 9024-S-01 02 03 and 04'. (Reference: 9100651).

- 2.25. Planning permission was granted, on the 10th August 1988, for development described as:

'Conversion of house from two to five units. Works to include a three storey side extension and dormer windows with minor alterations to the existing fenestration as shown on drawings No.3204/01A 02A 03D 04E 05 06 07B and 08B revised on 17th May and 30th June 1988' (Reference: 9460042).

- 2.26. Within the above extensive planning history at the Site and neighbouring buildings within the same Conservation Area, it can be seen that the principle of two storey side extensions, contemporary design rear extensions at lower ground floor rear, and amenity terraces at ground floor level above lower ground floor extensions have been considered acceptable and granted planning permission. Specific examples are referenced as relevant in the Assessment part of this statement.

3. Planning policy context

- 3.1. A summary of the relevant legislation and policy relevant to the consideration of the application is provided in this section.

Statutory Provisions

- 3.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when making any determination under the Planning Acts, that determination should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.3. Section 72 of the Planning and Conservation Act 1990 requires that the local planning authority, in exercising their planning functions within conservation areas, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2019)

- 3.4. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is an important material consideration in decision-making.
- 3.5. Section 12 (Achieving well-designed places) shows that the Government attaches great importance to the design of the built environment, stating that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.
- 3.6. Section 16 (Conserving and enhancing the historic environment) sets out how heritage assets should be conserved in a manner appropriate to their significance.
- 3.7. The approach set out in Section 16 is that applicants should describe the significance of any heritage assets engaged (para 189), local planning authorities should identify and assess the particular significance of any heritage asset that may be affected (para 190), a series of particular considerations should be taken account of (para 192), and that great weight should be given to the asset's conservation (para 193).

- 3.8. Paragraph 200 of the NPPF states that Local Planning Authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. It continues to set out that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.9. Annex 2 of the NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The London Plan (2021)

- 3.10. The London Plan is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.
- 3.11. The Mayor's policies include securing high-quality housing, conserving heritage assets in a manner appropriate to their significance, improving energy efficiency of existing housing stock, and promoting renewable energy.

Camden Local Plan (2017)

- 3.12. Policy A1 of the Local Plan (Managing the impact of development) sets out that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors to be considered include (inter alia): visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; and impacts of the construction phase.
- 3.13. Policy D1 of the Local Plan (Design) states that the Council will seek to secure high-quality development and will require that development (inter alia): respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with policy D2 Heritage; comprises details and materials that are of high quality and complement the local character, and preserves strategic and local views.

- 3.14. Policy D2 of the Local Plan (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Policy D2 sets out that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site;*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
 - c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 3.15. Concerning development in conservation areas, policy D2 sets out that to maintain the character of these areas, the Council will take account of conservation area statements, appraisals, and management strategies when assessing applications within conservation areas. The Council will:
- a. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
 - b. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
 - c. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
 - d. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Supplementary Planning Guidance

- 3.16. A range of supplementary guidance is published by the London Borough of Camden, providing useful information on how the Council considers higher-level policy objectives should operate in practice.

- 3.17. The Design CPG (2021) states that the Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area. The Home Improvements CPG (2021) is also directly relevant. In the subsequent chapter of this statement, the relevant part of the CPGs is set out in relation to each of the development proposals. The guidance also states that materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.
- 3.18. Other CPGs are relevant to the proposals, these include Biodiversity CPG (2018), Energy efficiency and adaptation CPG (2021), Trees CPG (2019), and Amenity CPG (2021).
- 3.19. The Elsworthy Road Conservation Area Appraisal and Management Strategy (July 2009) ("the CA Appraisal") is published as supplementary guidance and is of relevance to the application. As noted above and as further explored below, the CA Appraisal identifies no. 13 Elsworthy Road as a building that makes a positive contribution to the character and appearance of the conservation area.

4. Identification and assessment of heritage assets

- 4.1. As noted above, the site lies within the Elsworthy Road Conservation Area (a designated heritage asset). The property is not a listed building. The nearest listed building is the Church of St Mary the Virgin – a Grade II listed church located approximately 95 metres northeast. The church marks a commanding corner plot location terminating easterly views along both Elsworthy and King Henry's Road. The proposed development is small scale householder development mainly to the enclosed rear of the property and is not considered to have the potential to impact on the setting of the listed building.
- 4.2. The designated heritage asset engaged by the proposal is therefore the Elsworthy Road Conservation Area. The key considerations that need to be taken into account include:
- The character and appearance of the Elsworthy Road Conservation Area;
 - The contribution of the existing building on the site to the character and appearance of the Conservation Area; and
 - The impact of proposals on the contribution the building makes to the character and appearance of the Conservation Area

The Elsworthy Road Conservation Area

- 4.3. The Elsworthy Road Conservation Area was originally designated on 27th February 1973. There were two subsequent extensions on 12th November 1985 and 5th November 1991. The CA Appraisal sets out that No.13 Elsworthy Road was part of the more recent 1991 designation amendment.
- 4.4. The site forms part of the King Henry's Road sub-area of the Elsworthy Road Conservation Area. Section 6.0 – *Character Analysis* of the Appraisal provides an assessment of the sub-area. The area is characterised by spacious three-storey semi-detached villas, set back from the street with the original boundary treatments of small walls, privet hedging and wooden gates and gateposts. It is also noted that whilst many of the buildings in the area share a common architectural language, in terms of proportions of facades, fenestration pattern, spacing and style of entrances, each is uniquely designed which adds to the group value of the properties in this area.

- 4.5. When describing the character and appearance of Elsworthy Road, the CA Appraisal states:

Built in the 1880s the eastern end of Elsworthy Road has a greater variety of styles of architecture. The block formed by Nos 2-20 (even) differs from the rest of the area as they have their ground floors at street level. The remaining houses at the eastern end of Elsworthy Road [which includes No. 13] largely follow the pattern of development as found in King Henry's Road. These residences are generally of three storeys with semi-basements and raised ground floors approached by impressive front boundary steps. However individual detailing creates a different effect and includes gothic, ecclesiastical and carved relief elements on various buildings.

- 4.6. Concerning the application site itself, the CA Appraisal states that “Nos 9-15 (odd) Elsworthy Road are in yellow brick with decorative brick arches above doors and windows, with further detailing on keystones and carved faces on each corner of the single storey bays. The windows have strong vertical proportions and the properties have small dormer windows and decorative hanging cornices, although some of these have been unsympathetically replaced. Nos 11 and 13 are notable for their ornate wrought iron and stained glass porches which unify the two blocks’. The CA Appraisal identifies no. 13 Elsworthy Road as a building that makes a positive contribution to the character and appearance of the conservation area.

5. Assessment of proposed development

Introduction

- 5.1. The proposed development is assessed in detail in this section against the relevant planning policy and guidance, together with any other material considerations.
- 5.2. The Assessment is structured around the key planning policy considerations, and due to the nature of the proposals focuses upon matters of design and associated heritage impact.

Principle of development

- 5.3. The proposals are works of extension, alteration and improvement to an existing single dwelling house to improve the living conditions for the occupants, whilst delivering environmental and heritage enhancements.
- 5.4. Such proposals are in principle a form of sustainable development that finds support at the heart of the NPPF and Local Plan policies.
- 5.5. The retention and improvement of existing housing stock to meet the current and future housing needs of the Borough also finds support in principle in Policy H3 *Protecting existing homes* of the Local Plan.
- 5.6. The proposed development is therefore considered to be acceptable in principle in terms of land use and housing objectives.

Design

- 5.7. Policy D1 of the Local Plan (Design) states that the Council will seek to secure high-quality development and will require that development (inter alia): respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with policy D2 Heritage; comprises details and materials that are of high quality and complement the local character, and preserves strategic and local views.
- 5.8. These considerations have all been taken into account in the formulation of the proposals and are represented in the final proposals submitted for permission that:

- respect local context and character, by following the established pattern of other alterations and extensions found in the Conservation Area and by remaining subservient to the host building through scale, location, and form;
- preserves and enhances the Conservation Area, by enhancing the contribution made by the building; and
- employs details and materials of discernibly high quality, appropriate to local character.

5.9. Further detailed *guidance* on the application of Policy D1 in relation to householder development is provided in the recently adopted *Home Improvements CPG* (Jan 2021), which provides a directly relevant framework for assessment of the proposals. Each element of the proposals is assessed against the relevant part of the CPG below.

Single-storey rear extension at lower ground floor level

- 5.10. As part of a wider application at the Site in 2015 (Ref: 2015/5534/P), a single-storey rear extension at lower ground floor level was considered acceptable by officers and subsequently approved. The extension now proposed is of a similar height, scale, and massing to that previously approved, and as before benefits from being located discretely at lower ground floor level, below the level of the existing garden walls to the property. The form has been designed to follow and replicate the bay, providing a clear visual reference to and remaining in harmony with the host dwelling.
- 5.11. Section 2.1.1 of the Home Improvements CPG (2021) sets out guidance relating to rear extensions and provides the following general principles:
- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
 - *Be built from materials that are sympathetic to the existing building wherever possible;*
 - *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
 - *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
 - *Be carefully scaled in terms of its height, width and depth;*
 - *Allow for the retention of a reasonably sized garden;*

- 5.12. We consider the proposed location, form, footprint, scale, proportions, dimensions, and materials / details would ensure the extension remains subservient to the host building. The proposed design makes clear reference to and respects the fenestration and materiality of the host building, within appropriately sized and formed openings and employing light coloured stone in place of the existing render at this lower level.
- 5.13. The existing architectural features of the existing building, including the projecting bay at ground floor level – where it is read as a common feature across the tops of the garden walls - are retained. At lower ground, the bay form is re-provided in a new location further rearward, which due to the position at lower ground floor level will have no impact on the broader perception of the host building, nor the wider context of the Elsworthy Road Conservation Area. The resulting appearance will be markedly more appropriate to the context than the neighbouring two-storey rear extension at no.15 to the west, and will not extend as far rearward.
- 5.14. In response to the previous application ref: 2015/5534/P objections were received from the Belsize Conservation Area Advisory Committee regarding the loss of the lower ground floor bay. Taking into consideration that the rear extension approved under 2015/5534/P included a solid roof green roof the retained bay structural form was limited to the enjoyment from only the occupiers of the dwelling house. The approved scheme would have resulted in the bay being removed from the wider setting to the rear elevations of the properties within this terrace and the Conservation Area. It is important to note that officers considered this to be acceptable. We consider that the present approach – to re-provide the bay in a new location following extension – will achieve a greater degree of visual harmony with the neighbouring properties than the previous approval, although again we must emphasise that due to the lower ground location views are extremely limited and private.
- 5.15. In addition, Class A of Part 1 of Schedule 2 of the General Permitted Development Order (2015) provides for the 'enlargement, improvement or alteration' of a single dwellinghouse, subject to various limitations and conditions. For semi-detached properties in a conservation area, single-storey rear extensions of up to 3m depth from the original rear elevation are permitted. Whilst extensions beyond a side elevation are not permitted in

comparable recent cases within the London Borough of Camden it has been agreed that the sides of a bay window are not 'side elevations' and therefore it would be possible to build a 3m deep rear extension in this same position without the need for planning permission. The existing bay form could be entirely lost in that process also. We consider this to be an important material consideration, and it represents a realistic fallback position for the Applicant and together with the previous approval resulting from the 2015 application should be given weight in the decision making process.

- 5.16. In summary, the proposed extension is considered to be accord with Policy D1 and the further guidance in CPG, and will result in high quality extension appropriate to the host building and context.

Enlargement of existing side extension at both lower ground and upper ground level

- 5.17. The proposal includes a part single, part two-storey side extension. At lower ground floor this includes primarily a frontward side extension with a minor infill to the rear. At the upper ground floor the proposal includes both a rearward and frontward extension. The proposed extension at both lower and upper ground floor are inset to remain visually subordinate to the principal facades of the main building, and the overall façade hierarchy, as annotated on the proposed drawings.
- 5.18. As part of a wider planning permission from 2015 (Ref: 2015/5534/P) a side extension at lower and the upper ground floor was approved – the side extension is of a similar height, scale and massing to that proposed. To the rear, it mirrors what was previously approved.
- 5.19. The overall scale and massing of the extension was considered acceptable by officers as it would remain visually subordinate to the host building. Both with respect to the principal facades, as well as the front porch. Direct reference is made to both these considerations within the Officers report for 2015/5534/P which states:

'The proposed part single, part two-storey side extension is appropriate for the conservation area. It would be no taller than the porch and would be set back from the main building in accordance with paragraph 4.16 of CPG1 (Design).'

- 5.20. Section 2.1.2. of the Home Improvements CPG (2021) sets out guidance relating to side & front extensions. The guidance echoes similar considerations regarding the relationship between any side extension proposed and the main building, including:
- *Be set back from the main front elevation;*
 - *Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
 - *Be built from materials that are sympathetic to the existing building wherever possible;*
 - *Respect the dimensions of the existing front porch, where applicable;*
- 5.21. The proposed side extension is set back from the main front elevation, is secondary in terms of scale to the primary elevation architectural features (porch, bay) by remaining below them in height, has a window form and scale that confirms it is a secondary element, and will be built in materials and with details to match the host building.
- 5.22. As shown clearly on the sketch elevation at page 5 of the DAS, the proposed side extension will remain wholly in harmony with the established townscape parameters of the street, and will have no impact on any gaps between buildings in terms of the character and rhythm of the street.
- 5.23. Finally, a green roof is proposed to the side extension to aid drainage characteristics and enhance biodiversity, together with a roof light to gain maximum natural light into the space.
- 5.24. Access to the garden is maintained through the lower ground floor in this extension, which also provides for garden / general storage and has secure storage for 3 bicycles identified.

Roof level alterations

- 5.25. The existing roofscape of the Site and immediate context is diverse, within an overall harmony of basic scale and form, as shown on page 5 of the DAS and in the aerial image below.
- 5.26. The neighbouring buildings nos. 9 and 11 have large dormers to all sides, with generous width rear terraces at final roof level. No.15 has dormers to all

sides, with the side dormer being a glazed 'lantern' form. This is larger in scale than the side dormer existing at no.13, but benefits from having a lightweight glazed appearance, which is considered much more successful than the solid and gloomy appearance of that at no.13.



Figure 2: The roofscape context of the Site (Bing Maps)

- 5.27. The proposals seek to replace the existing unattractive 3-directional dormer at the Site with a more attractive and functional form, that will harmonise better with the neighbouring properties. The existing artificial slate covering of the main roof is also to be replaced with natural slate, which is considered to be the correct material for the building.
- 5.28. The side dormer is to be replaced with a new timber frame structure with glazed cheeks. Externally this will visually harmonise with the existing similar (larger) structure at no.15, and result in a visually less intrusive addition to the main roof form. Internally, the additional glazing will maximise natural light to the main stair core of the house. This approach accords with the guidance in section 2.2.1 of the *Home Improvements* CPG, as the proportion of glazing is greater than the solid form, and the design and materials will complement the host building (as a semi-detached villa with no.15) and the townscape of the area.
- 5.29. The front dormer is to be replaced with a new dormer to match in position and size, but with a traditional shallow pitch lead roof.

5.30. To the rear the existing dormer is to be replaced with one similar in size and position, but extended downward to allow a small step-out balcony to be formed. The design follows the detailed guidance on this form of roof balcony provided in section 2.2.3 of the *Home Improvements* CPG, and is modest in scale, set well back from the eaves, and uses a simple metal railing for the small additional height required to provide a safety barrier as the building is a traditional building. As can be seen from the image above of the existing rear roofscape, the formation of this modest roof level balcony will remain in harmony with the established character of the rear elevations of the street.

General alterations

5.31. The Applicant wishes to ensure that all reasonable maintenance and possible minor enhancements are carried out to the house whilst undertaking the refurbishment and extension works. A series of minor works are proposed that are all considered to be positive in terms of design, the character of the building, and its contribution to the Conservation Area. These include:

- Removal of existing front and rear security measures to window and door openings (roller shutters / bars)
- Replacing existing artificial roof slates with natural slates
- Replacing existing rainwater goods with traditional cast iron to match existing profiles
- Replace all existing windows with new Slimlite double glazed timber frame units to match (NB tall side stair window is not to be replaced)
- Replace existing front steps that have been asphalt-surfaced with new stone steps

5.32. In summary upon design matters, as set out above the proposals have been designed to a high standard to respect the host building and respond to the existing and established character of the immediate area, and are considered to comply with the objectives of Policy D1 of the Local Plan, together with the detailed guidance contained in the recently adopted *Home Improvements* CPG. The proposals also reflect, in part, a similar approach and extent to the previous approvals granted in 2015 which were deemed appropriate by the Council.

Heritage

- 5.33. Policy D2 of the Local Plan (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 5.34. Concerning development in conservation areas, policy D2 sets out that to maintain the character of these areas, the Council will take account of conservation area statements, appraisals, and management strategies when assessing applications within conservation areas. The Council will:
- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
 - f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
 - g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
 - h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*
- 5.35. The proposed development has been formulated to ensure that the extensions and alterations proposed respond positively to the contribution that the building and the group within which it falls make to the Conservation Area. A series of minor enhancements are also achieved in the proposals, which will cumulatively assist in securing an enhancement to the role that the building plays within the Conservation Area, particularly when seen from public views from Elsworthy Road.
- 5.36. There is no substantial demolition proposed, and no removal of significant trees or loss of garden space that would impact upon the Conservation Area adversely.
- 5.37. Accordingly, we consider that the proposals would not cause harm to the Conservation Area and would achieve notable minor enhancements, and

thereby meet the NPPF Section 16 requirements and those of the Local Plan in relation to heritage.

Neighbouring amenity

- 5.38. Policy A1 of the Local Plan (Managing the impact of development) sets out that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors to be considered include (inter alia): visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; and impacts of the construction phase. Further detailed guidance is provided in the *Amenity* CPG and also in the *Home Improvements* CPG.
- 5.39. In terms of the proposed extensions, both rear and side extensions have been formulated to ensure no unacceptable impact upon the amenity of neighbouring occupiers.
- 5.40. The rear extension is located at lower ground floor level, and as shown clearly on the proposed rear elevation drawing the height of the extension is comparable to the existing garden walls, and therefore the extension cannot impact upon neighbouring properties in terms of privacy or daylight / sunlight / overshadowing. The side extension proposed does extend to both front and rear along the boundary to no.11 adjacent, but given the existing enclosed nature of this side condition, and the fact that the only window affected is a small toilet window, any impacts of overshadowing or daylight / sunlight loss would be extremely minimal and would have in any case have no or little impact. This was the same conclusion reached by officers in assessing the same issue upon the previous application at the site which was very similar in scale and form to the side elevation.
- 5.41. The proposals include two new rear amenity spaces – a modest terrace at ground floor, and a small inset balcony at roof level. These two elements have been carefully considered and designed to ensure that they have no unacceptable impact upon neighbouring amenity in terms of privacy levels as established and existing in the area. The area is characterised by a range of existing rear balconies and terraces including roof level large terraces at 9 and 11, and full width rear balconies at all main floors at 17-19. At no.15 a

two-storey glazed extension deep into the rear garden overlooks neighbouring gardens.

- 5.42. It is within that established context of significant overlooking between properties that the proposals are located, and considered below in terms of the guidance in Section 2 of the *Amenity* CPG.



Figure 3: existing rear context to south-west, with large full-width balconies having direct views over rear gardens of adjacent buildings. Direct views available also to and from two-storey glazed extension to no.15

- 5.43. The roof level balcony is small in scale, and set back into the roof slope (as also advised in section 2.2.3 of the *Home Improvements* CPG) to minimise potential for overlooking. It is purposefully set back from the adjacent dormer to no.15, to effectively use that neighbouring dormer as a form of screen and to avoid any views back into that property. The balcony proposed is significantly smaller in area, width, and further set back than those found existing at the adjacent properties nos.11 and 9. For these reasons we do not consider the balcony proposed will result in any unacceptable change to the established level of overlooking in the area.

- 5.44. A terrace area is proposed at ground floor level, on top of the proposed rear lower ground floor extension, together with a replacement stair to connect with the lower main garden level.
- 5.45. Looking first at the relocation of existing external stair to lower ground floor / garden. As part of a wider planning permission from 2015 (Ref: 2015/5534/P) the proposed stair is provided in a similar siting to that previously approved. The delegated officer report upon the 2015 application made the following observation, which we consider relevant:
'Although it is acknowledged that the staircase would be relocated closer to the boundary with no. 11 it is considered that it is unlikely people would loiter on the staircase as its purpose is to provide access to the rear garden area.'
- 5.46. The stair as proposed now is similar to the existing condition and that previously approved in terms of any potential for overlooking, and is considered to be acceptable.
- 5.47. The rear terrace proposed at ground floor level is modest in area, and has been carefully design in the following manner to minimise any potential overlooking:
- Terrace area inset and shaped to focus any activity at the centre of the site, away from boundaries to neighbours
 - Metal balustrade used to limit extent of use and set 1.76m from south-west boundary and 2.57m from north-east boundary to limit potential for overlooking
 - Evergreen planting zone established between balustrade and roof edge, to provide further visual containment and screening of the terrace
- 5.48. Through the careful design approach and features set out above, we consider that the proposed balcony and amenity terrace proposed would not materially change the existing degree of overlooking between properties in the immediate vicinity of the site, and the proposals accord with policy A1 of the Local Plan, and the guidance set out in the *Amenity and Home Improvements* CPGs.
- 5.49. The proposals include the introduction of an Air Source Heat Pump, and a small air-cooling unit associated with the roof room of the house. A Noise Assessment is provided in relation to these items as part of the submission

and demonstrates how the equipment will meet the relevant criteria and ensure no unacceptable impact on the amenity of neighbouring occupiers.

Landscape and trees

- 5.50. The proposals include only very minor change to the landscape found at the front and rear of the property.
- 5.51. At the front of the house the new stone steps and risers to replace the asphalt covered main steps will provide a significant enhancement to a key feature of the building and landscape. The existing refuse store, set deep into the site beyond the car parking space, will be replaced with a new timber refuse / recycling store, alongside an acoustic enclosure for the new Air Source Heat Pump to be installed. An electric vehicle charging point is also to be installed, to be used in conjunction with the existing parking space if and when required. These minor enclosures are discretely located and will be designed in accordance with the guidance set out in section 5.4 *Garden Storage* of the *Home Improvements CPG*.
- 5.52. Within the rear garden, a new modest size terrace is proposed beyond the lower ground floor extension, with natural stone surface and steps rising up to the main garden level.
- 5.53. A small timber garden outbuilding is proposed, to house a sauna for the occupants. A timber screen is proposed beyond, within which an outdoor shower will be installed. The outbuilding is small in footprint, and has a height of 2.5m above the highest adjacent ground level, and could therefore be built under Class E of the GPDO without the need for planning permission. Located beneath an existing tree, the building will rest on 100mm micro-piles to avoid any adverse impact upon the tree (see below). The proposed outbuilding is significantly smaller and more sensitively positioned than that previously approved at the site (Ref: 2015/5536/P). Due to the nature of the use of the building (sauna) and the position directly beneath an existing tree, it is not possible to incorporate a green roof as it would not survive under such conditions, and this was also agreed by officers in determining the previous application at the site. A green roof is however included elsewhere in the proposals.

- 5.54. An Arboricultural Report is submitted with the application and sets out how the proposals have been informed by arboricultural assessment and input. It provides the following summary:

“The construction of a new, rear single-storey extension includes the removal of one low quality tree and one remove category tree. All other trees at the site can be retained.

Construction includes manual excavations within the proximity of a Flowering Cherry tree to form the extended patio area and new steps. It will be prudent to carry out some modest canopy pruning to the Cherry tree, which will reduce stressed placed upon the tree should roots need to be pruned back. Root zone improvement and mitigation measures can be installed around this tree, which will encourage new roots to develop. The construction of a modest out-building has been designed to retain the existing ground levels, by ensuring that the ground floor slab is at or just above ground level, supported by a series of micro piles, positioned to avoid any conflicts with roots of importance to nearby trees. Subject to the implementation of the tree protection measures, which I have set out in principle in Part Two of this report, the trees of significance to the landscape can be effectively protected and retained for the future.”

- 5.55. The proposals will therefore as set out above have no adverse impact on the landscape qualities of the site or the trees found upon / adjacent to it, meeting the relevant requirements of the London Plan Policy G7 (Trees and woodlands) and Local Plan Policy A3 (Biodiversity), and the further guidance set out in the *Trees CPG*.

Sustainability

- 5.56. Policy CC1 (Climate Change Mitigation) of the Local Plan part (d) sets out how the Council will support and encourage sensitive energy efficiency improvements to existing buildings. Further detailed guidance for a project of the householder scale is provided in the *Home Improvements CPG*.
- 5.57. The proposals include a range of measures aimed at achieving energy efficiency and low carbon supply of energy.

5.58. The table from Appendix 1 of the *Home Improvements* CPG is reproduced below and completed to set out the measures proposed:

MEASURE	CONSIDERED?	INCLUDED? SPECIFICATION
Loft insulation	Yes	Yes. Loft insulation to meet current Building Regulations standards will be installed. Existing roof room suffers due to poor insulation currently.
Pipes / boiler tank insulation	Yes	Yes. Not yet specified, but heating system and plant to be replaced with efficient modern equipment as part of refurbishment.
Draught proofing	Yes	Yes. Existing windows to be replaced and doors to be refurbished.
LED Lighting	Yes	Yes. New lighting throughout will be installed to current Building Regulations standards.
Cavity Wall insulation	No	Not possible due to no cavity in existing dwelling. Extension will be built to current standards.
Room in roof insulation	Yes	Yes. Roof to be insulated to address current heat loss.
Internal wall insulation	Yes	No. Internal features such as cornices prevent.
Floor insulation	Yes	Yes. Underfloor heating to be installed with new insulation below.
Solar PV (electric)	No	No suitable position upon building
Upgrading windows / new windows (single to double glazing)	Yes	Yes. Existing windows are in poor condition and will all (except for one large feature window) be replaced with new slimline double glazing in timber frames / sashes to match existing.

Ground source heat pump	Yes	No. Not considered suitable due to extensive tree cover in garden and adjacent.
Air source heat pump	Yes	Yes. ASHP to be located in front garden and connect direct to plant room beneath front stair. ASHP to be boosted by gas boiler as required for heating / hot water purposes.
External wall insulation	Yes	No. Not suitable for mainly brick faced building in conservation area.

5.59. As can be seen in the table above, the majority of the measures are to be included in the development, with only 5 of the 13 are not included, all for valid and practical reasons with many related to the Conservation Area designation of the site. An electric vehicle charging point is also to be installed to service the existing car parking space within the front garden. The measures set out above represent a significant and positive commitment to reducing carbon emissions and should be supported.

5.60. At the roof level (3rd) floor of the building, the existing room will be used regularly as a home office for the owners, who are engaged in a global online cycling business. The testing of new software and equipment will mean that the space will be effectively part home-gym and will require air cooling during some parts of the summer months. A small air cooling unit solely to service this room is therefore proposed within the roof void, with discrete ventilation to the proposed inset balcony. Within the context of the range of sustainability measures incorporated throughout the refurbishment and extension of the dwelling, this small air cooling to one single room for part time use during summer months should be considered on balance acceptable.

Servicing / transport

5.61. A refuse / recycling storage structure, made in timber, is proposed in a discreet location within the front garden, beyond the single retained vehicle

parking space. This will accord with Camden Local Plan Policy CC5 (Waste) and the Technical Waste Guidance.

- 5.62. Secure and covered cycle storage space for the occupants is to be provided in the side lower ground floor extension (see plan) in accordance with the requirements of table 10.2 (Minimum cycle parking standards) of the London Plan Local, as well as Local Plan policy T5 (Cycling).
- 5.63. The store will be conveniently accessed from both the front and rear garden. Also, by providing room for internal storage contributes to the retention of the open and relatively uncluttered character and appearance of the existing front garden.

6. Conclusion

- 6.1. Planning permission is sought for rear and side extensions to the existing dwelling, together with replacement of the existing dormers at roof level, and a series of other minor works to the building and its gardens.
- 6.2. The proposals are modest in scale, but will significantly enhance the living conditions available within the dwelling, making a high quality family home for the owners and contributing to the improvement of the housing stock of the Borough for future occupiers in years to come.
- 6.3. As set out in this document and the DAS prepared by the architect, the proposals have all been carefully considered and formulated to respond to and contribute positively to the character of immediate townscape and the Conservation Area, whilst having no unacceptable impact on the amenity of neighbouring occupiers.
- 6.4. A number of measures are included in the proposals to improve significantly the thermal efficiency of the dwelling, and also to supply energy from a renewable energy source.
- 6.5. As set out through this statement, the proposals are considered to comply with the Development Plan policies, together with those contained in the NPPF and the detailed guidance set out in Camden's various CPG's, and therefore we consider planning permission should be granted to allow the development to proceed.