



PLANNING STATEMENT

Mansard Roof Extension

89 Torriano Avenue, London, NW5 2RX

1. Introduction

- 1.1. UPP Architects & Town Planners have been instructed by the applicant, AK Assets, to prepare and submit a planning application at the site known as 89 Torriano Avenue, London, NW5 2RX. This planning statement should be read in conjunction with the accompanying architectural plans.
- 1.2. This application seeks Full Planning Permission for a mansard roof extension in order to enhance the existing top floor flat.
- 1.3. This document provides details of the proposed scheme and will demonstrate that proposal is in accordance with planning policy and guidance at national, regional and local levels.

2. The Site and Surroundings

- 2.1. The application site is the end property within a set of 3-story terraced houses. The property is solely in residential use (Use Class C3) and consists of 2 self-contained flats across the lower ground, ground, first and second floors. The exterior of the building consists of white render with no exposed brick work.
- 2.2. The surrounding area is predominantly residential in character with adjacent properties consisting of 2 to 3 story dwellings. On the opposing side of Torriano Avenue are rows of locally listed residential terraced properties. London Butterfly roofing and Mansard roofs are the predominant roof styles along Torriano Avenue. Both of the adjacent buildings are coated in white paint work in keeping with the style of number 89. A common characteristic along the terrace is exposed London Stock bricks on the first and upper floors of the terraces.
- 2.3. The site is located within the London Borough of Camden. The site is not located within the Green Belt, a Conservation Area or any Area of Outstanding Natural Beauty (AONB). The site is located in Flood Zone 1 and is therefore not considered to be at risk of flooding. The site is not a listed building. On analysis of the Public Transport Accessibility Level (PTAL) for the area, the property has a rating of 5 which is considered to be 'very good' access to public transport. The closest Underground Station is Kentish Town which serves the London Underground Northern Line. The closest Bus stop to the property is on Charleton Road (Stop TD), which is 200m metres from the property and serves the 390 bus to Victoria.

3. Relevant Planning History

There is no identified relevant planning history in relation to the property at 89 Torriano Avenue, London, NW5 2RX.

4. The Proposal

- 4.1. The proposal at the site is for a mansard roof extension to create additional habitable space within the roof of the existing building. The extension will facilitate the provision of 2no. bedrooms at 8.28 sq.m. and 7.35 sq.m. as well as a bathroom. The fenestrations on the proposed extension will include 2no. dormer windows at the front of the property overlooking Torriano Avenue and 2no. dormer windows at the rear of the property. The accompanying architectural plans illustrate the proposed dimensions to be used internally, alongside the exterior materials of the extension which are to match those used on the existing property.

5. Planning Policy

- 5.1. The Local Development Framework applied to the site includes the below policy documentation:
- The National Planning Policy Framework (NPPF)
 - London Plan (2021)
 - Camden Local Plan (2017)

National Planning Policy Framework (NPPF)

- 5.2. The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise.
- 5.3. The National Planning Policy Framework (NPPF) was updated in July 2021. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

- 5.4. NPPF paragraph 126 emphasises the role of high quality, beautiful and sustainable buildings and places as fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 5.5. Paragraph 119 states that “planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.
- 5.6. Technical Housing Standards - *Described Minimum Space Standards* as set out in NPPF describe the minimum space standards accepted nationally. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

London Plan (2021)

- 5.7. The London Plan was adopted by the Mayor of London and the GLA in March 2021. Whilst capable of being a material consideration. Given the scale of proposed development, policies within the London plan are considered to have limited weight in the given context. The current, relevant planning policies adopted in the London Plan (2021) are:
- 5.8. Policy D3 – Optimising Site Capacity Through the Design-led Approach; *“All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site’s context and capacity for growth”.*

- 5.9. Policy HC1 – Heritage Conservation and Growth; *“Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area”.*
- 5.10. Policy HC3 - Strategic and Local Views; *“Strategic Views include significant buildings, urban landscapes or riverscapes that help to define London at a strategic level. They are seen from places that are publicly-accessible and well-used.”*
- 5.11. Policy D6 Housing Quality and Standards; *“A Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures... Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is selfcontained.”*
- *Dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1.*
 - *A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.*
 - *A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.*
 - *A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m..*

Camden Borough Local Plan Policies (2017)

- 5.12. The Camden Borough Local Plan aids and supports ‘development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site’. Part B of Camden Borough’s LDP statement emphasises ‘resisting development that makes inefficient use of Camden’s limited land’.

- 5.13. Policy G1 - Delivery and Location of Growth; *“The Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden by:*
- *Supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;*
 - *Resisting development that makes inefficient use of Camden’s limited land; c. expecting the provision of a mix of uses where appropriate, in particular in the most accessible parts of the borough, including an element of self-contained housing where possible*
- 5.14. Policy A1 - Managing the Impact of Development; *“The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.”*
- 5.15. Policy D1 - Design; *“The Council will seek to secure high quality design in development. The Council will require that development:*
- *respects local context and character;*
 - *preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
 - *is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
 - *is of sustainable and durable construction and adaptable to different activities and land uses;*
 - *comprises details and materials that are of high quality and complement the local character;*
 - *integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
 - *is inclusive and accessible for all;*
 - *responds to natural features and preserves gardens and other open space;*
 - *preserves strategic and local views;*
 - *for housing, provides a high standard of accommodation”*

- 5.16. Policy D2 - Heritage; *The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets*
- 5.17. Policy CC1 - Climate Change Mitigation; *The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.*
- *support and encourage sensitive energy efficiency improvements to existing buildings;*
- 5.18. Policy CC2 - Adapting to climate change: *The Council will require development to be resilient to climate change:*
- *not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems;*
 - *incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate*

6. Policy Considerations

Principle of Development

- 6.1. The principle of this development is predominantly established through compliance with London Borough of Camden's Local Development Plan and London Plan Policies. Most notably, London Plan Policy D3 – *Optimising Site Capacity Through the Design-led Approach*, and the London Borough of Camden Local Plan Policies G1 - *Delivery and Location of Growth* and Policy D1 - *Design*. The proposed mansard roof extension will contribute to the quality of the property's habitable space and be sensitively designed to preserve character of the wider area, including locally listed properties on Torriano Avenue. The addition of the mansard roof contributes to the Camden Local Plan policy D3 - *Optimising Site Capacity Through the Design Led Approach* in ensuring the most efficient use of limited space within the Borough. This is achieved through considerate design that responds well to neighbouring amenity, area character and access to natural light.

6.2. This proposal seeks to optimise the use of land and design quality of the site and make the most efficient use of land which subsequently meets the goals of Camden Borough Policy G1: Delivery and Location of Growth. Therefore, the principle of enhancing the existing residential provision on site by way of a mansard roof extension should be supported by the Local Authority. In accordance with London Plan Policy GG2, the proposed development seeks to ensure the best use of land available through enhancing the quality of habitable space and achieving an additional 25.95 sq.m. of floor area.

Design

6.3. The proposed mansard roof extension seeks to extend the loft within the existing footprint of the building to maximise the quality of the internal area for occupants on the top floor to 'provide a high standard of accommodation' as outlined in the policy D3 of the London Plan (2021) whilst preserving strategic and local views.

6.4. A significant element of the area's character is the mix of roof forms found along Torriano Avenue, most notably consisting of Mansard roofs and London Butterfly roofs. Given this, the proposed mansard roof would contribute to the eclectic character of the roofs on the street whilst not deferring from a precedent for mansard style roofs which are well established.

6.5. The proposal has been consciously designed to match the architectural style of the existing structure whilst minimising visual impact on the principle elevation and from the general street scene. The use of a parapet wall and appropriate recess of the Mansard roof further reduces the proposal impact on the character of the area and its visibility from street level.

6.6. The addition of a mansard roof to the property will contribute to the character of the area and will also add to the incremental scaling of the buildings along Torriano Avenue. There is already strong precedent for mansard style roofs along Torriano Avenue and thus the proposal does not diverge from the existing form and character of the area in keeping with aims set out in policy G1 - Delivery and Location of Growth which supports '*development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage*'.

Internal Space Standards and Residential Amenity

- 6.7. The proposed self-contained unit will enhance quality of space within the property and will exceed Nationally Described Space Standards as emphasised in national and local guidance. The proposed development meets the requirements of Policy D3, '*Optimising Capacity Through the Design Led approach*' in the London Plan (2021) by increasing the habitable space on the top floor of the property through the addition of 25.95 sq.m. to the roof space, allowing for the provision of 2 bedrooms and a bathroom within the loft of the property.

Neighbouring Amenity

- 6.8. As part of any planning application, it is important to ensure development proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure.
- 6.9. The design has carefully considered guidance set out in policy D1 *Design* in the Camden Borough Local Development Plan. As such, it has taken steps to ensure neighbouring amenity and access to natural light are not compromised.
- 6.10. The proposed mansard roof extension will have no impact on amenity space benefitting neighbouring properties due to the upward nature of the development. The development will not be of significant massing and thus will not inhibit natural light to the rear of the property in neighbouring amenity space, nor will it inhibit access to natural light within neighbouring properties.
- 6.11. The proposal avoids the use of fenestrations along the flank elevations of the property to avoid any sense of overlooking onto neighbouring amenity. Proposed dormer windows within the property are scaled appropriately to provide both privacy to occupants and to protect the views over neighbouring amenity space.

7. Conclusion

- 7.1. It is considered that the proposal provides a high-quality development that would be fully compliant with national, regional and local policies. In accordance with the policies referenced above, from both the Local Plan and London Plan, this development seeks to optimise the use of space within the site. The provision of an extra two bedrooms within the loft space of the property would be a valuable contribution to aims set out in Camden's Local Plan Policy D3, by proposing a *'high quality development and promoting the most efficient use of the'* existing building.
- 7.2. Where it is stated that the LPA will *'support development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage [and] transport accessibility'*. It is considered that the proposed design of the extension ensures that all of the above conditions are positively met.
- 7.3. The proposed addition of a mansard roof ensures that the design of the extension is in keeping with the character and existing form of the surrounding area. It is considered that the proposed extension conscientiously responds to the surrounding area as it is in keeping with the other mansard roof examples evident along the street. The proposal also outlines the use of materials that are also consistent and matching those on the original property.
- 7.4. It is considered that the existing living arrangements and amenities of neighbouring occupants would not be compromised as a result of this proposal due to the upward nature of development. However, where there may be concerns that neighbouring amenity may be affected, these have been addressed through the considerate design of the extension.