
Planning Statement

29 Rudall Crescent, London, NW3 1RR

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1. Introduction

- 1.1. On behalf of our Client, Savills have been instructed to prepare a planning statement to accompany an application for full planning permission at 29 Rudall Crescent, London, NW3 1RR for the following development:

“Replacement doors and windows; conversion of garage into habitable space; replacement of front boundary treatment and associated landscaping works; installation of a new rear roof dormer window and the installation of a rooflight; and raising the roof height.”

- 1.2. This Planning Statement has been prepared following an examination of the site and its surroundings, research into the relevant planning history and an examination of adopted and emerging planning policy documents. This Statement provides background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, set out under the following sections:

- **Section 2** assesses the site and its surrounding context;
- **Section 3** provides an overview of the planning history;
- **Section 4** outlines the proposals;
- **Section 5** outlines the planning policy context;
- **Section 6** examines the main planning considerations;
- **Section 7** draws conclusions in respect of the proposals.

- 1.3. This Statement finds that the development proposals are in full conformity with local, regional and national planning policies, as well as other material considerations, including the National Planning Policy Framework (NPPF). This Statement will set out that the proposal will suitably preserve the character and appearance of the host building and conservation area and are of a high quality design suitable for the surrounding streetscape. The development will allow a significant enhancement to the residential accommodation within the building, to the benefit of current and future occupiers. The proposals can be accommodated without harm to the neighbouring residential properties in terms of amenity.

- 1.4. The planning application is supported by, and this statement should be read in conjunction with, the following documents:

- Existing and proposed drawings, prepared by David Money Architects;
- Design and Access Statement, prepared by David Money Architects.
- Heritage Statement, prepared by Savills Heritage.

2. Site and Surroundings

- 2.1. The application site is located within the London Borough of Camden and specifically within the Hampstead Town ward. The site comprises of an unremarkable two-storey, semi-detached property with tiled duo pitched roof, linked with number 27 to the west, a two storey, flat roofed building. The side elevations are of yellow London stock brick, whilst the property frontage is comprised of dark red timber shingles framing four square, top hung, uPVC windows at upper level.



Figure 1- Site Frontage

- 2.2. The site is located on the north-western side of Rudall Crescent and is bound by residential properties on all sides, those to the east and south-west facing Rudall Crescent, whilst those to the north and rear front Gayton Crescent. Rudall Crescent is accessed from Willoughby Road which leads to Hampstead High Street to the south-east of the site.

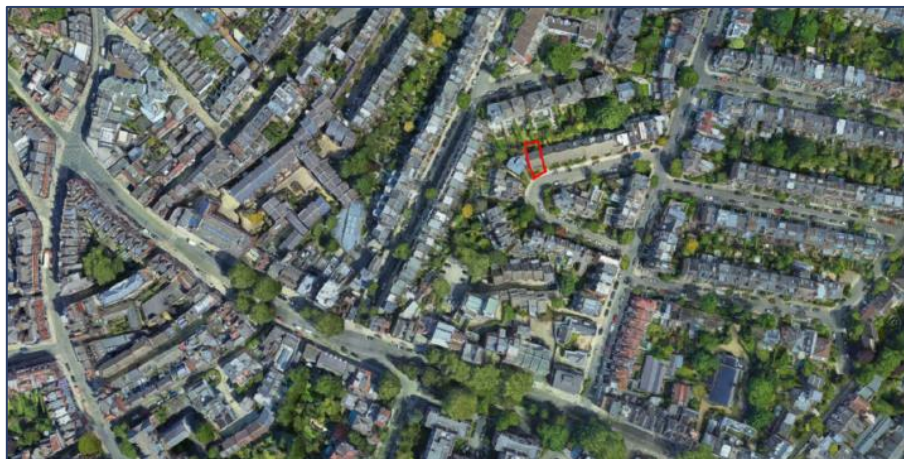


Figure 2- Site Location

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- 2.3. The property is not statutorily or locally listed, however is located within the Hampstead Conservation Area, within which it is identified as having a neutral contribution. The Conservation Area is covered by a suite of article 4 directions removing a number of householder permitted development rights under Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2.4. The surrounding area is predominantly residential in character and the surrounding properties are a mix of architectural styles and qualities. The predominant building height is two storeys plus roof accommodation, and indeed a number of surrounding properties have existing dormer windows at roof level.
- 2.5. The site is located approximately 0.2 miles north-east of Hampstead town centre, which provides access to local services, as well as London Underground services from Hampstead Station and local bus services running along Hampstead High Road. The site has a Public Transport Access Level (PTAL) of 3 on a scale of 0-6b.
- 2.6. The site is located within the Hampstead Neighbourhood Area, for which a Neighbourhood Plan has been made and now forms part of the adopted development plan, as detailed in following sections of this report.

3. Planning History

Application Site

- 3.1. The site itself has no recent planning history. The most recent relevant planning history dates back to 1970 where a number of applications were submitted for the erection of a new dwellinghouse on land adjacent to the site. This now comprises number 27 Rudall Crescent which adjoins the application property to the west. Full details of the relevant applications are shown below.

Planning Ref No.	Description of Development	Decision and Date
8840	Erection of a 2 storey detached dwelling house on land adjoining 29 Rudall Crescent, N.W.3. (revised proposals).	Granted 2 nd July 1970
E7/11/7/7 411	Erection of a 2-storey detached house on land adjoining 29 Rudall Crescent, Camden. (Revised proposals).	Granted 25 th September 1969
6839	The erection of a two storey dwelling house with garage on the site adjoining 29 Rudall Crescent, Camden.	Granted 5 th June 1969
6332	The erection of a two storey dwelling house with garage on the site adjoining 29 Rudall Crescent, Camden.	Refused 30 th January 1969
4833	Erection of a detached 4 room dwelling house and garage on the site adjoining 25 and 29 Rudall Crescent, Camden.	Approved 14 th March 1968

Surrounding Relevant Planning History

27 Rudall Crescent

- 3.2. As noted above, the original consent for the construction of number 27 was granted under the address of the application site in 1970. In addition to this consent, number 27 has recently been subject to an approved application for the installation of a timber bi-folding gate to the front boundary under reference 2020/4193/P in November 2020.

35 Rudall Crescent

- 3.3. An application for the erection of a rear dormer roof extension was refused by the Council at number 35 Rudall Crescent on the 19th February 2016 under reference 2015/6488/P, with the Council citing harm to the character and appearance of the host building, the terrace and the Hampstead Conservation Area as reasoning for refusal. The decision was subsequently appealed and the development was allowed with the Inspector disagreeing with the Council's determination that the proposal would cause a harmful impact on the character and appearance of the host building and conservation area as a whole.

- 3.4. A further application for alterations to the front and rear fenestrations through the installation of replacement windows, doors and side light with aluminium frames; in conjunction with the installation new garage doors and the installation of new velux rooflights to the rear elevation was submitted under reference 2015/1167/P. The application was refused by the Council on the 27th April 2016 with the Council citing that the proposed aluminium windows would, by virtue of their material finish and detailed design, detract from the appearance of the building and the uniformity of the terrace, thus would fail to preserve or enhance the character and appearance of the Conservation Area. The Council's decision was appealed and was allowed with Inspector considering that the proposal would preserve the character and appearance of the Conservation Area. The inspector noted that there were precedents for the use of modern materials in the vicinity of the site, and therefore the use of aluminium would not be out of character.
- 3.5. A further application for alterations to the fenestration, as well as the erection of a single storey rear extension to the rear at ground floor level in conjunction with the replacement/installation of new windows and doors and the installation of a new rooflight to the property was granted in March 2014 (reference 2013/8062/P), whilst an application to lower to the cill to the rear of the property was granted in February 2016 (reference 2015/6510/P).

37 and 39 Rudall Crescent

- 3.6. The properties at 37 and 39 Rudall Crescent have been subject to a number of relevant joint applications since 2013, details of which are provided below.

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Planning Ref No.	Description of Development	Decision and Date
2017/5330/P	Replacement of windows with two sets of glazed doors to the front elevation at ground floor to 2016/4897/P (and varied by 2017/4655/P dated 24/08/2017)	Granted 17 th October 2017
2016/4897/P	Identical external works to adjacent properties to include conversion of garages to provide additional habitable accommodation, erection single storey rear extensions, rear dormers, replacement of existing timber framed windows with aluminium, insertion of rear rooflights, erection of new front boundary walls to match existing and alterations to the front elevations	Granted 7 th March 2017
2015/6903/P	Erection of dormer to rear roof slope of each property	Refused 19 th February 2016. Appeal allowed 3 rd October 2016
2015/6896/P	Installation of aluminium, double glazed windows to front and rear facades and the installation of five roof lights to the rear roof pitch replacing three existing rooflights to each property	Granted 2 nd March 2016
2015/1168/P	Alterations including installation of aluminium double glazed doors and windows at basement (front) and aluminium double framed windows and doors at ground and first floor level (front and rear) and installation of rooflights at rear roof level.	Granted 2 nd March 2016
2013/0824/P	Excavation to create new basement levels with front lightwells, conversion of garages to provide additional habitable space, extensions at rear ground floor level, replacement front boundary wall, alterations to front elevation and associated works to two dwellings (Class C3).	Granted 4 th February 2015

- 3.7. Planning permission for the erection of single storey rear extensions and rear dormers were approved in March 2017 under reference 2016/4897/P following the approval of planning permission for dormers via virtue of appeal and single storey rear extensions at number 35 (noted above), as well as an appeal decision at 37 and 39 for the erection of dormers to each of the rear roof slopes. Similarly to the case at number 35, the aforementioned application for the erection of dormers was refused by the Council on the grounds of harm to the character and appearance of the host building and conservation area. At appeal stage, the inspector (as was the case at number 35) considered that the dormers would result in no such harm. On the contrary, the Inspector determined that the dormers would not harm the streetscape and would add visual interest to the rear elevation of the property.

41 Rudall Crescent

- 3.8. Planning permission for the replacement of all aluminium windows to the front and rear elevation of the property was granted on 18th September 2013 (reference 2013/2370/P). In granting planning permission in this case, the aluminium windows were not considered to harm the character and appearance of the Conservation Area.

23 Willoughby Road

- 3.9. Planning permission for the erection of a roof extension at 23 Willoughby Road was granted by virtue of a non-determination appeal on the 1st March 1991. Whilst a formal decision by the Council was never issued, during the appeal process the Council noted that had a decision been issued, planning permission would have been refused due to harm to the visual amenity of the conservation area. Notwithstanding this, the Inspector resolved to grant planning permission for the development noting no such harm.

1A Kemplay Road

- 3.10. Planning permission for external alterations including raising the roof height (approx. 1.8m) and installation of side dormers and roof lights in connection with the provision of habitable loft space was granted by the Council in April 2018. This permission also allowed alterations to the fenestration (aluminium) and facing materials (render and cladding). This site also lies within the Hampstead Conservation Area. Officer's assessed that the increase in height would not add excessive bulk or being unbalanced, and that the additional height could be absorbed into the streetscape and conservation area. Officer's felt that the use of cladding would be an effective architectural feature and that the openings would provide a contemporary response to the more traditional buildings in the area. It is also noted that while there was some limited visibility of the dormers these were considered to be acceptable in the context of the Conservation Area.

Summary of Surrounding Relevant Planning History

- 3.11. Whilst it is appreciated that applications are to be determined on their own merits, the surrounding planning history clearly establishes that many of the proposals being sought as part of this application have been assessed and considered acceptable for this context in terms of design, heritage and amenity. This includes proposals for: installation of rear roof dormer windows; installation of rooflights; replacement of doors and windows; conversion of garages to habitable space; replacement of front boundary wall; and landscaping works.

4. Proposals

- 4.1. The proposed development seeks to extend the property into the loft space, with the addition of a rear dormer and rooflight, in conjunction with the full refurbishment of the property and the re-cladding of the front façade at first floor. In order to accommodate the new rear dormer, it is proposed to raise the existing roof height of the property by approximately 450mm, which will replicate the existing roof relationship along the adjoining terrace.

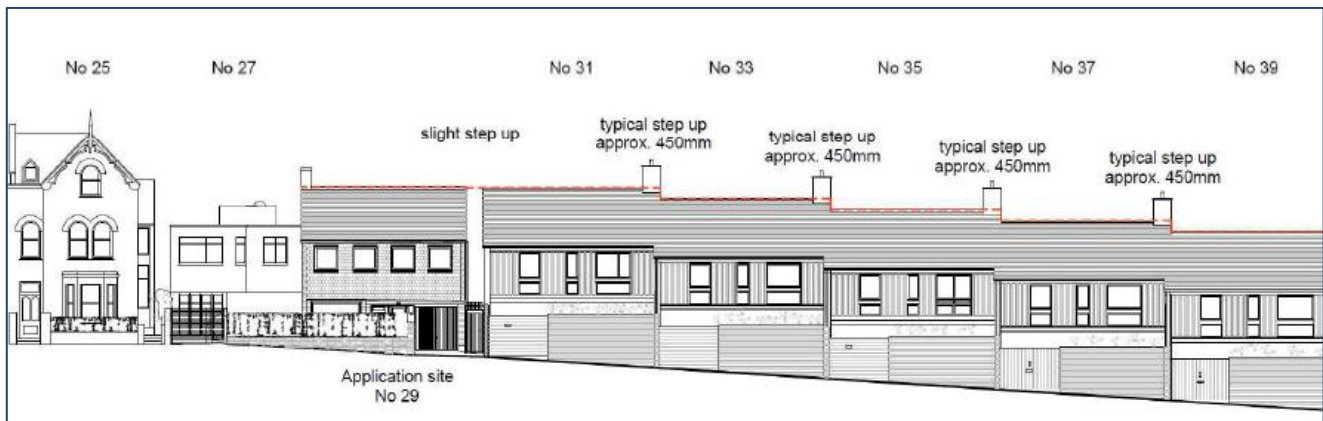


Figure 3- Existing street elevation

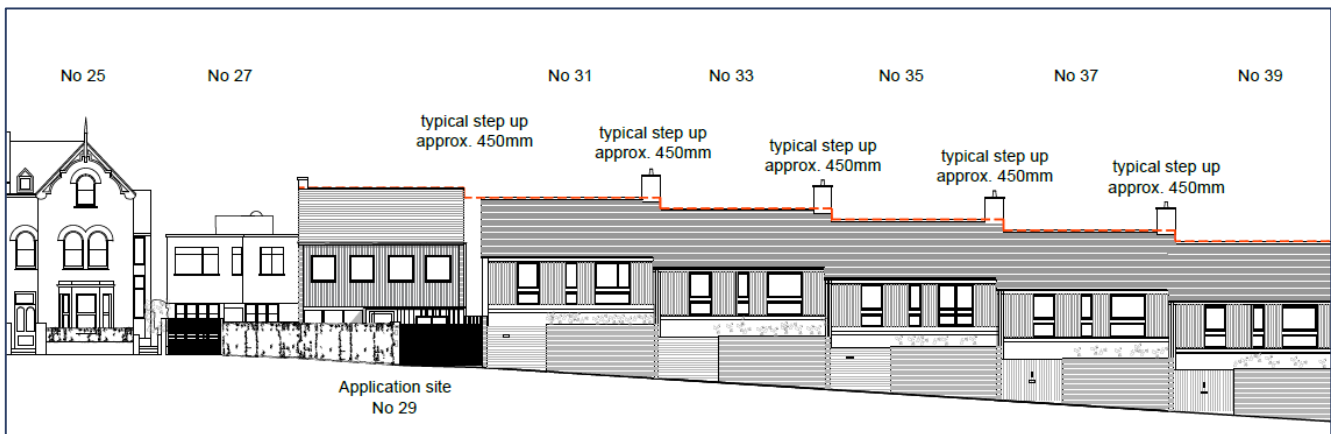


Figure 4- Proposed street elevation

- 4.2. In addition, it is proposed to convert the garage into habitable space, whilst gates will be installed at the property frontage. The existing stone front wall and planting is to be replaced with new planting.
- 4.3. New slim mullioned doors and windows are proposed to replace the existing UVPC.

5. Planning Policy Context

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the development plan for an area, unless any material considerations indicate otherwise. This legal requirement is reiterated in the introduction to the National Planning Policy Framework (NPPF).

Adopted Development Plan

- 5.2. For the purposes of S.38(6) of the Planning and Compulsory Purchase Act, the adopted development plan comprises of the following documents:

- London Borough of Camden Local Plan (July 2017)
- Hampstead Neighbourhood Plan (October 2018)
- London Plan (March 2021)

London Borough of Camden Local Plan (July 2017)

- 5.3. The London Borough of Camden Local Plan was adopted in July 2017 and forms the key strategic document within the development plan. The document sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. The most relevant policies within this document are outlined as follows.

Policy A1 Managing the Impact of Development- *states that the Council will seek to protect the quality of life of occupiers and neighbours and that the Council will grant permission for development unless this causes an unacceptable harm to amenity.*

Policy D1 Design- *states that the Council will seek to secure high quality design in development which, inter alia, respects local context and character; preserves or enhances the historic environments; is sustainable in design and construction; comprises high quality design and materials; integrates well with the surrounding streets; is inclusive and accessible for all; promotes health; responds to natural features; and preserves gardens.*

Policy D2 Heritage- *states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets. Development within conservation areas should preserve, or where possible enhance, the character and appearance of the area. The Council will resist total or substantial demolition in conservation areas and will seek to preserve trees and garden spaces which contribute to its character and appearance.*

Hampstead Neighbourhood Plan (October 2018)

- 5.4. The Hampstead Neighbourhood Plan, a plan prepared by the Hampstead Neighbourhood Forum, was adopted in October 2018 and sets out planning policy specific to the Hampstead Area. The most relevant policies within this document are as follows.

Policy DH1 Design- *states that development proposals must demonstrate how they, inter alia, respect and enhance the character and local context by ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges; respond positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings; and protect the amenity and privacy of neighbouring properties.*

Policy DH2 Conservation areas and listed buildings- *states that development proposals must have regard to guidelines within the relevant Conservation Area Appraisals and Management Strategies and should take advantage of opportunities to enhance conservation areas by protecting, and where appropriate, restoring original architectural features.*

London Plan (March 2021)

- 5.5. The London Plan is the Spatial Development Strategy for Greater London prepared by the Mayor of London and sets out a framework for how London will develop over the next 20-25 years. The most relevant policies within this document are as follows.

Policy HC1 Heritage Conservation and Growth- *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.*

Other Material Considerations

- 5.6. In addition to the adopted development plan, the following documents are important material considerations in this case:

- National Planning Policy Framework (NPPF) (July 2021)
- Camden Planning Guidance: Design (January 2021)
- Camden Planning Guidance: Home Improvements (January 2021)
- Hampstead Conservation Area Statement (October 2001)

National Planning Policy Framework (NPPF) (July 2021)

- 5.7. The National Planning Policy Framework (NPPF) does not form part of the development plan, but is an important material consideration and sets out the Government's planning policies. The NPPF was revised in July 2021 and maintains the presumption in favour of sustainable development (paragraph 11) which is defined in paragraph 8 as incorporating economic, social and environmental objectives.

- 5.8. In relation to heritage assets, paragraph 199 states that great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. Paragraph 206 states that local planning authorities should look for opportunities for new development within Conservation Areas and proposals which preserve those elements of the setting that make a positive contribution should be treated favourably.

Camden Planning Guidance: Design (January 2021)

- 5.9. The Design CPG was adopted in January 2021 and provides detailed guidance of design issues in the borough.
- 5.10. The CPG states that the Council will only permit development within conservation areas that preserve and where possible enhance the character and appearance of the area. The document further states that development should consider, inter alia, the context of a development and its surrounding area; the design of the building itself; the use and function of buildings; and using good quality sustainable materials.

Camden Planning Guidance: Home Improvements (January 2021)

- 5.11. The Home Improvements CPG was adopted in January 2021 and outlines guidance for homeowners wishing to make changes to their homes. The guidance outlines key design principles for a variety of householder development, the most relevant of which are outlined below.

Dormers- states that dormers should emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended. The dormer should sit within the roof and appear as an extension, whilst maintain the existing roof form.

Side and front extensions- states that front extensions including porches can have a particular impact where front gardens are an important characteristic of the area, and where the street has a regular pattern of buildings and clearly defined building lines. Side extensions must be set back from the main front elevation, be built in sympathetic materials, respect the existing architectural features of the building and be of a secondary proportion, scale, form and footprint.

Replacement windows- states that in conservation areas, the council encourage the use of historic glass and the restoration of original features if appropriate. uPVC windows are strongly discouraged, whilst new windows should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building.

Boundary treatments- states that works to boundary treatments should preserve and enhance the existing qualities and context of the site, and the character of the conservation area.

Hampstead Conservation Area Statement (October 2001)

- 5.12. The Hampstead Conservation Area Statement was adopted in October 2001 and describes the character of the area, provides an outline of key issues and identified development pressures which are currently a cause of concern. The statement also sets out the key policy framework relevant to the conservation area and formulates specific guidance for it.
- 5.13. The CAS identifies the property as making a neutral contribution to the character and appearance of the Conservation Area. Of particular relevance to the proposals, the CAS outlines the following management mechanisms.

Additions or alterations to the roof- states that unaltered roof and chimneys play an important role in defining the character of Hampstead and outlines that later-brick fronted properties have more prominent and decorative roofs which are important to maintain.

Alterations to porches- states that porches are an integral feature in the architectural design and historic appeal of properties and finely detailed brick, timber and ironwork porches are used to great effect in the CA.

Replacement windows- states that untraditional replacement windows and doors are the biggest threat to property values in the conservation area. States that the use of uPVC impairs the architectural integrity of buildings since it does not have the same mouldings and degree of relief as originals.

Boundary treatments- states that unbroken runs of boundary walls are one of Hampstead's most noticeable aspect and most properties have traditional low brick walls. Goes on to state that the demolition of boundary walls and railings facing the street will be resisted.

6. Planning Considerations

6.1. The following section of the report provides a detailed consideration of the proposals, taking account of policies within the adopted development plan, and other material considerations. The main planning considerations for the development, and those which will be assessed in the following section, are as follows:

- Principle of development;
- Design and heritage conservation;
- Neighbouring amenity and the impacts of development.

Principle of Development

6.2. The proposed development seeks the sensitive upgrade to the existing building to optimise the site and provide additional high quality living space within the property through the extension into the loft (achieved through a minor roof level increase in height) and the installation of a rear dormer and roof light. In addition, the proposals seek to convert the existing garage into habitable space, as well as upgrades to the external appearance of the building and the existing boundary treatments. Each element of the proposals is discussed in turn as follows.

Roof Level Alterations

6.3. The proposed extension into the loft space of the property allows for additional residential space to be provided. The reconfiguration of the residential floorspace on the lower levels including inclusion of study (ground floor) and bathrooms, will mean that a bedroom will be provided within the roofspace. However the property will be retained as a 4-bed property, meaning that there will be no change to the mix of accommodation.

6.4. The Government has recently introduced a suite of new permitted development rights which allow homeowners to construct additional storeys to enlarge existing dwellinghouses. Whilst it is noted that these rights are unavailable in this case due to the site's location within a conservation area, the reasoning behind the introduction of these rights are considered to be relevant to establishing the principle of development. The Government's Explanatory Memorandum (2020 No. 755) explains that the rights are introduced to allow property owners the means of providing additional living space within existing properties which could provide more space for growing families, or accommodate elderly relatives, without the need to move house. This highlights a clear approach by Government, recognising the need for families to be allowed to make most effective use of their property through a streamlined planning system. The introduction of this PD right demonstrated the Government's push to allow the extension of existing homes to provide additional space to accommodate growing families and is considered to allow this in principle, subject to appropriate design which preserves and protects the conservation area.

- 6.5. Indeed, the principle of extending existing homes in order to allow residents to live a healthy, independent life in a place to call home is outlined within the Home Improvements CPG as a key part of creating safe, strong and open communities, and the guidance supports the Council's vision by providing information about how homes can be adapted and improved as circumstances change. The CPG goes on to note that roof extensions are the most common and affordable ways of achieving this.
- 6.6. In light of the above, the principle of extending no. 29 Rudall Crescent at roof level, subject to appropriate design which conserves the conservation area, is considered to be acceptable.

Conversion of garage to habitable accommodation

- 6.7. The proposals seek to convert the existing garage at the front of the property to habitable accommodation mirroring that which has been granted permission at number 37 and 39 under planning reference 2016/4897/P, which sets the principle for such development in the vicinity of the site.
- 6.8. The Council's adopted development plan does not include any policies which seek to protect existing off-street car parking. These principles of reducing the reliance on cars is mirrored in the London Plan, which seek to reduce car occupancy and states that where sites are redeveloped, parking provision should be reduced to reflect the current approach.
- 6.9. In light of the above, the principle of conversion of the garage to habitable space is considered acceptable, and indeed, similarly to providing accommodation at roof level, allows for additional floorspace within the home to accommodate a growing family, without the need to move homes.

Design and heritage conservation

- 6.10. Local Plan policy D1 states that the council will seek to secure high quality design in development which respects local context and character, preserve and enhances the historic environment, and integrates well with the surrounding streets. Policy D2 goes on to outline that development should preserve and enhance the character and appearance of Camden's conservation areas, whilst Neighbourhood Plan policies DH1 and DH2 largely mirror the principles of the Local Plan policies.

Roof Level Alterations

Raising of the Roof Height

- 6.11. In order to accommodate the proposed living accommodation within the loft space, it is proposed to raise the height of the roof by approximately 450mm. As existing, no.29 mirrors the height of its neighbour at no. 31 despite the topography change from east to west along the street. This relationship is out of context with that going east, with properties along the street typically stepping down by approximately 450mm as the topography of the street flows away.

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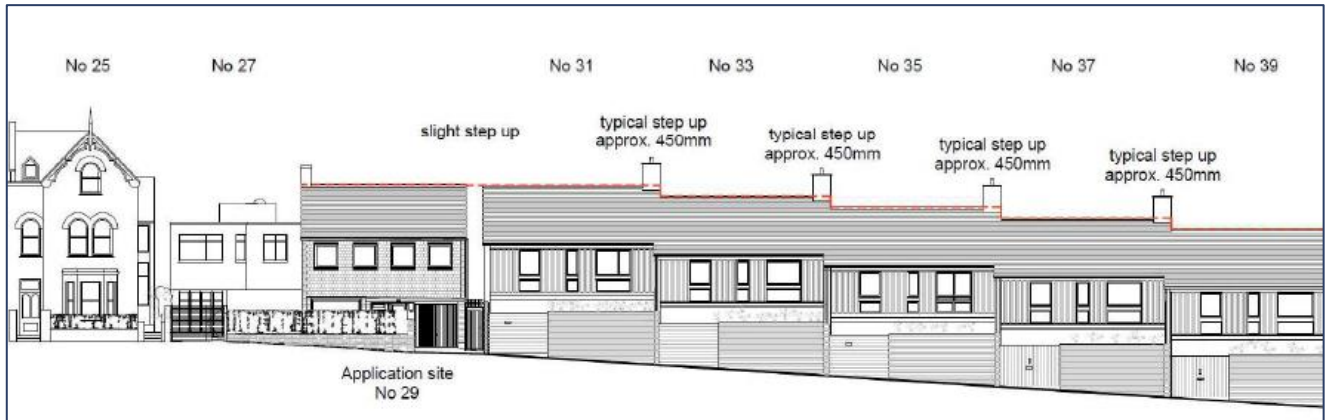


Figure 6- Existing street elevation

- 6.12. The proposal to raise the roof height of the property by 450mm will therefore bring the relationship of the property and its neighbour into line with the prevailing relationship of surrounding properties, as shown below.

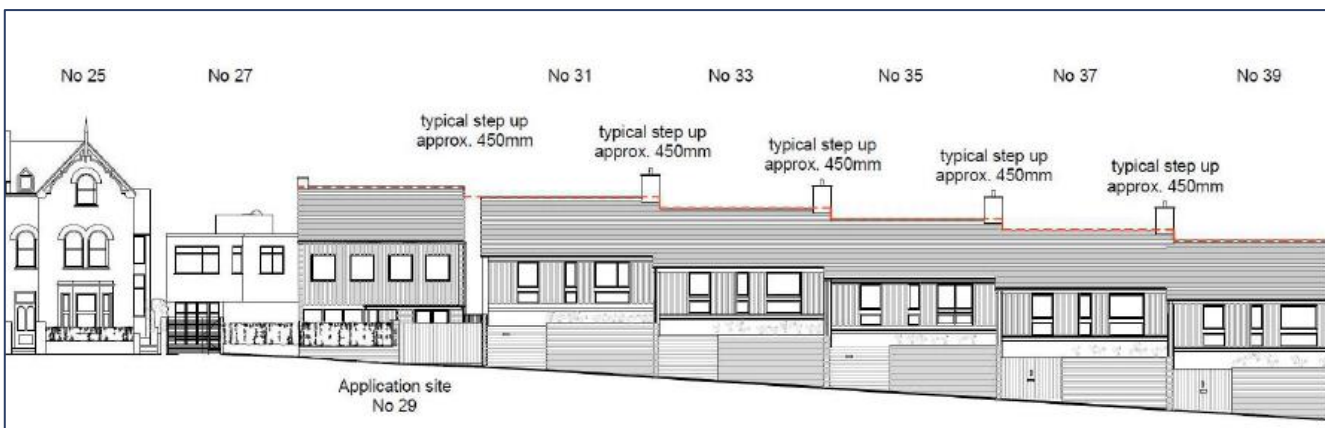


Figure 7- Proposed street elevation

- 6.13. The proposed raising of the roof height is therefore, in addition to offering benefits in terms of enhanced space within the property, considered to offer a streetscape benefits, introducing enhanced uniformity between the property and its neighbours, to the benefit of the conservation area. It should be noted that the property will, whilst taller than its direct neighbour at no.27 (as existing), remain within the height of taller buildings to the west of the site, starting at no.25.

Dormer Window

- 6.14. To the rear of the property, and to allow light in to the new roof level accommodation, a new dormer window is proposed mirroring that on neighbouring properties in the vicinity of the site along the terrace, as shown below.

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- 6.15. Rear dormer windows on this side of Rudall Crescent are therefore now a common feature in the streetscene.



Figure 8- Aerial View of the site and neighbouring rear dormer

- 6.16. The Home Improvements CPG states that the design of dormers should emphasis the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended. The CPG goes on to state that roof dormers should sit within the roof slope and appear as an extension to the existing roof form whilst the existing roof form is maintained.
- 6.17. The proposed dormer window is designed in line with the guidance contained within the CPG and maximises the glazing element, using high quality aluminium windows. The dormer window is sited to the western end of the property and its position will maintain even distance to the ridge and eaves area, whilst being subordinate in size to the existing roof slope.

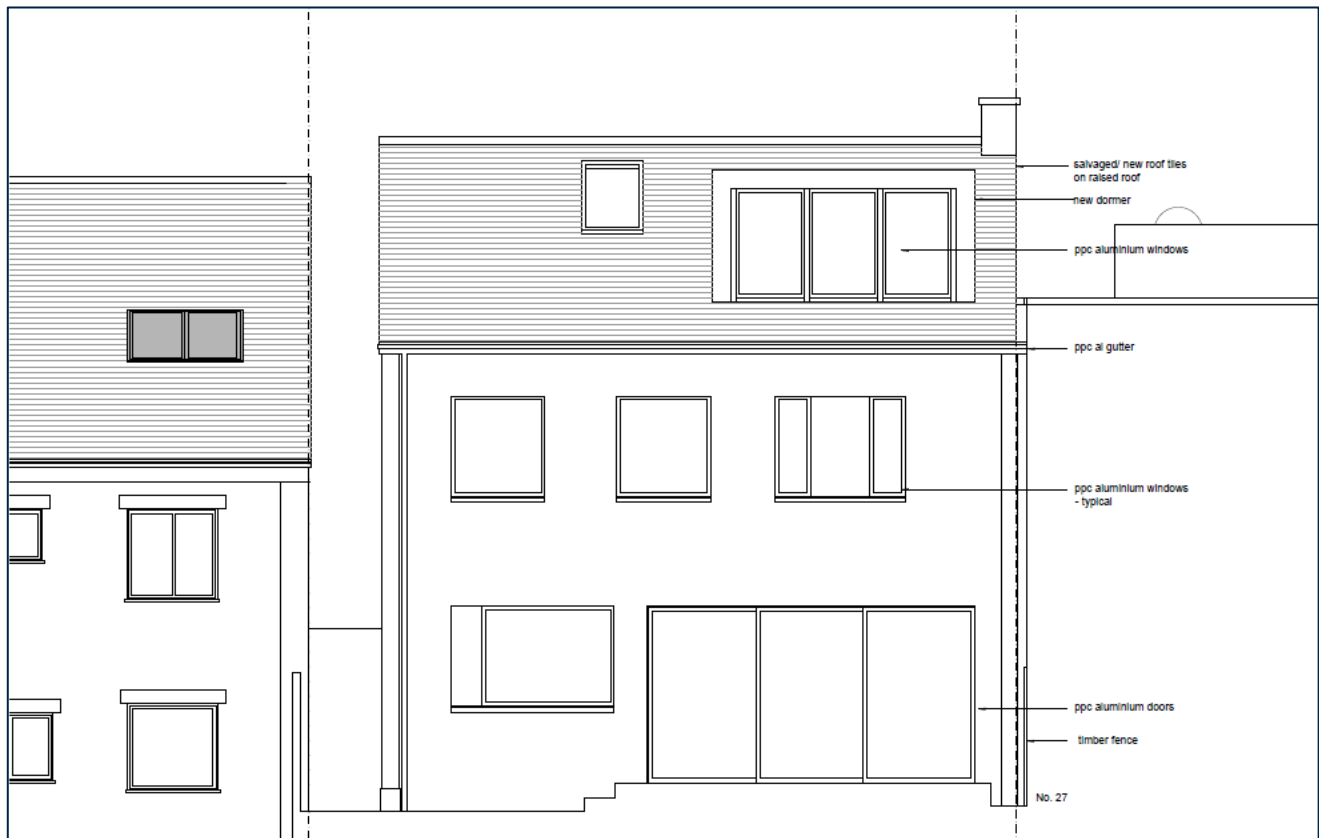


Figure 9- Proposed rear elevation

- 6.18. The Home Improvements CPG goes on to state that proposals for dormer windows should consider other existing extensions in the proximity of the site and their design. In accordance with this guidance, the proposed dormer window design largely mirrors that at numbers 37 and 39 Rudall Crescent, approved by virtue of planning appeal in October 2016. In approving this development, the Inspector noted that the rear of the terrace has no strong sense of uniformity in the roof form and given the location of the dormers at the rear *“there would be no effect on the character and qualities of the street scene along Rudall Crescent”*. On the contrary, the Inspector considered that *“each new dormer would add visual interest to the rear elevation that otherwise has a utilitarian appearance”* and considered that *“the new dormers would not be obtrusive no appear as unwelcome additions to the local area”*.
- 6.19. Given that the proposal would mirror the design and broad location of that at 37 and 39 Rudall Crescent, it is considered that the same conclusions can be drawn and the proposal be considered acceptable. The proposed dormer would be visible only in minor public views through narrow gaps between buildings, thus are not considered to draw the eye from these vantage points, as was considered to be the case at 37 and 39 Rudall Crescent.

Rooflight

- 6.20. In addition to the dormer window, a small rooflight is proposed adjacent to the dormer window again mirroring that seen on neighbouring properties. Indeed, the host property is the only property on this side of the street which does not currently display rooflights to the rear.
- 6.21. The Home Improvements CPG states that rooflights should be subordinate both in terms of size and number and their positions and dimensions should ensure a consistent rhythm with existing rooflights on neighbouring properties.
- 6.22. The proposed rooflight have been designed to mirror the size and form of those existing rooflights on neighbouring properties and will sit flush to the roof. The rooflight will, similarly to the proposed dormer, only be visible in fleeting public views between properties from Gayton Crescent and due to their size and siting will be largely inappreciable. In light of this, and the surrounding context, the proposed rooflight is considered acceptable.

Summary

- 6.23. The proposed rear roof level alterations have been designed taking full account of the existing surrounding context and will be of a high quality form which suitably preserves the character and appearance of the conservation area. The proposed minor increase in height of the property will bring the height relationship into line with its neighbours to the east, creating more uniformity within the terrace to the benefit of the streetscape and wider conservation area. The proposed dormer window and rooflight mirror the design and siting of those existing features at neighbouring properties and have been designed to be subordinate to the host property. The proposed roof level alterations are in full conformity with the Council's adopted development plan, and then guidance outlined within the Home Improvements CPG, thus is considered acceptable.

Front Elevation Alterations

Conversion of garage to habitable space

- 6.24. In conjunction with the conversion of the garage into habitable space, the existing metal garage doors are to be replaced by aluminium windows and doors. The existing garage doors are unsightly and are constructed from materials which are not considered to be of any benefit to the conservation area and their replacement with windows and doors of a high quality finish are considered to offer an improvement to the building façade, to the benefit of the conservation area.
- 6.25. The proposals largely mirror those which have been carried out at number 35 under planning approval reference 2013/8062/P (subsequently under 2015/1167/P) and at numbers 37 and 39 under planning approval reference 2016/4897/P. In both circumstances, the Council considered the proposed conversion of the garage to habitable space, and amendments to the front façade to be acceptable and "*not considered to have a detrimental impact to the host building*".

- 6.26. The proposed removal of the garage doors will bring the property back into line with the prevailing character and front façade design set by the neighbouring properties, reintroducing uniformity, whilst also improving the appearance of the building. As a result, it is considered that this will suitably preserve the character and appearance of the conservation area, thus is considered acceptable.

Replacement façade treatments and fenestration

- 6.27. The front fenestration is to be refurbished and re-cladded at first floor level, with the existing shingles to be replaced by vertical cladding matching that at neighbouring properties. As existing, the property frontage is out of context with its neighbours and is the only one on the northern side of the road to display timber shingles at first floor level.

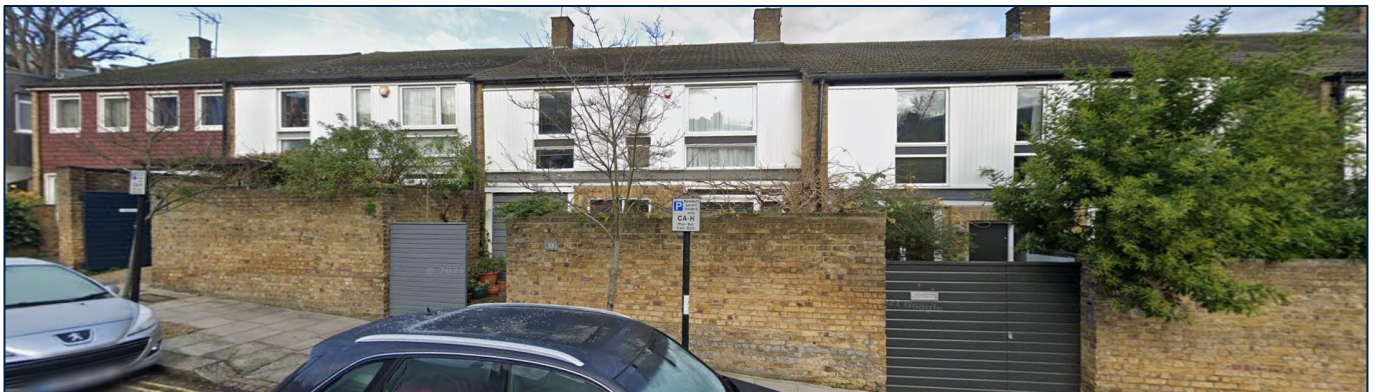


Figure 10- Existing street frontage, showing no. 29 on the far left

- 6.28. The proposals seek to replace the existing timber shingles at first floor level with cladding, matching that at neighbouring properties, in order to improve the integration of the property within its surroundings and increase a sense of uniformity between the properties to the benefit of the appearance of the conservation area.
- 6.29. In addition to the alterations to the first floor façade, it is proposed to replace all windows and doors within the property. The existing windows to the property are inappropriate uPVC, identified as a material which “impairs the architectural integrity of buildings” within the Conservation Area Statement. Indeed, the use of uPVC in new developments is strongly discouraged within the Conservation Area Statement and the Home Improvements CPG, thus their removal and replacement is considered to be of benefit to the appearance of the building.
- 6.30. The replacement windows are to be constructed from high quality powder coated aluminium, whilst the replacement door is to be constructed from metal, both of which mirror those used on neighbouring properties, and are considered to be a more appropriate style to complement the character and appearance of the building and surrounding area. The proposed replacement façade treatments and fenestration changes are considered to improve the quality and appearance of the building and will create additional uniformity with its neighbours, to the benefit of the conservation area. In light of this, the proposed changes are considered to be suitable and acceptable.

Boundary Treatments

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- 6.31. To the property frontage it is proposed to replace the existing rough stone boundary front wall and ivy planting with a new full height hedge. In addition, it is proposed to install gates, similar to those at the adjoining properties and that recently approved at number 27.
- 6.32. The existing property boundary is dominated by the overgrown ivy hedge, which sits above the boundary wall beneath. The hedge gives the property an unkempt appearance and the proposals seek to replace this with more high quality planting, the provision of which is encouraged within the Home Improvements CPG.
- 6.33. The replacement and enhancement of this area of the property is considered to improve the quality and appearance of the property overall, and ensure it is contextual to its surroundings, to the benefit of the conservation area. It is clear from the images below that the site will be greatly improved in quality and the proposals will better the contribution the building makes to the street.



Figure 11- Existing



Figure 12- Proposed

Heritage

- 6.34. The application is supported by a Heritage Statement prepared by Savills which concludes that Overall the proposals will have a minor beneficial change to the significance of the Hampstead Conservation Area by way of improving the aesthetic interest of the streetscape and will cause no harm to the significance of any designated heritage asset.

Neighbouring Amenity and the Impacts of Development

- 6.35. Policy A1 of the Local Plan states that the Council will seek to protect the quality of life of occupiers and neighbours and that development must ensure that it causes no unacceptable harm to amenity. The policy states that in considering impact on amenity, the Council will take account of visual privacy; sunlight, daylight and overshadowing; artificial lighting levels; transport impacts; construction impacts; noise and vibration levels; odour, fumes and dust; microclimate; contaminated land; and impact upon water and wastewater infrastructure. Each of these items are considered in turn below.

Visual Privacy

- 6.36. The proposed rear dormer window has been designed and sited such that views into and out of this space are limited. Due to the siting of the properties, no views will be possible to number 27, whilst only limited views will be possible to the garden of the neighbouring 31. Notwithstanding this, any views will be largely inappreciable and this relationship will not bring rise to any additional overlooking from that which is already experienced from first floor windows of the property.
- 6.37. To the rear, the dormer window will face the rear façade of properties fronting Gayton Crescent. The distance between these properties however is significant, meaning that views are limited and visual privacy will be maintained. It should be noted that there is an existing acceptable relationship between these properties at first floor level, and it is not considered that the proposals will bring rise to any material impact over and above this existing acceptable relationship. In addition, as noted previously, there are a number of existing dormer windows on the north side of Rudall Crescent with existing acceptable relationships with properties on Gayton Crescent.
- 6.38. In light of the above, the proposed development is not considered to bring rise to any impact with respect to visual privacy.

Sunlight, Daylight and Overshadowing

- 6.39. All of the development proposals are contained within the footprint of the existing building and will not bring rise to any sunlight, daylight and overshadowing issues to neighbouring properties.
- 6.40. The proposals increase the amount of glazing within the host property, significantly enhancing the daylight and sunlight levels receivable within the property, to the benefit of current and future occupiers.

Artificial Lighting Levels

- 6.41. No external artificial lighting is proposed, thus there will be no impact in respect of artificial lighting on neighbouring properties.

Transport Impacts

- 6.42. The existing property is a single residential dwellinghouse and will remain as such, thus the development will not bring rise to any additional impact on the surrounding transport network. The proposed conversion of the garage into habitable space will remove one existing off-street car parking space, however the driveway is retained should a car wish to be parked off-street. In light of sustainability objectives and reducing the reliance on the private car, this is considered acceptable.

Construction Impacts

- 6.43. The proposals are minor in scale and nature and the impact of construction will not be material. Due to the scale and nature of the proposals, a Construction Management Plan is not required.

Noise and Vibration Levels

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- 6.44. The property is in use as a single residential dwelling and the development does not introduce any new features which are considered to bring rise to any noise or vibration impacts.

Odour, fumes and dust

- 6.45. The property is in use as a single dwellinghouse and thus odours and fumes are not relevant. The impact of construction dust will be appropriately managed, albeit the proposals are minor in scale and nature, thus are unlikely to bring rise to any major impact in this respect.

Microclimate

- 6.46. The proposals are for minor, small-scale alterations to an existing single dwellinghouse, thus are not considered to bring rise to any microclimatic issues.

Contaminated land

- 6.47. The proposals relate to extensions and alterations to an existing single dwellinghouse. No contamination issues are known to be present at the site.

Impact upon water and wastewater

- 6.48. The proposed development will bring rise to no material impact on water and wastewater due to its minor scale.

Summary

- 6.49. As demonstrated above, the development has been designed and sited such to result in no impact on neighbouring properties with respect to overlooking and daylight and sunlight. The proposals seek minor extensions to an existing residential dwellinghouse, thus will not bring rise to any wider impacts. The proposal is therefore in accordance with policy A1 of the Local Plan and should therefore be considered acceptable.

7. Conclusions

- 7.1. This Planning Statement has been prepared by Savills on behalf of our client in support of a planning application submitted to the London Borough of Camden for the proposed development at 29 Rudall Crescent, London, NW3 1RR. The proposals seek to convert the loft space into habitable accommodation, achieved through marginally raising the roof height and installing a new roof dormer and rooflight to the rear roof slope. In addition, it is proposed to convert the existing garage into habitable accommodation; replace all doors and windows to the property and replace the front boundary treatment with associated landscaping works.
- 7.2. The proposals largely reflect identical proposals recently consented and implemented at neighbouring properties along Rudall Crescent and others within the vicinity of the site. The proposed development has been designed in accordance with these neighbouring precedences and will allow the property to reintegrate with the surrounding streetscape, to the benefit of the conservation area.
- 7.3. This Statement has outlined the development proposals and undertaken an assessment against the adopted development plan and other material considerations. This Statement outlines the high quality, respectful and contextual design of the proposals which allow for an enhancement to the appearance of the property, and in turn its contribution to the wider conservation area. In addition, the proposals will bring rise to no impact in respect of neighbouring amenity.
- 7.4. The proposals are in full accordance with local, regional and national planning policy, and all relevant material considerations, therefore should be considered positively with a view to granting planning permission.

