

T: 07900 413080  
DDI: 0207 692 0643  
E: [stuart@smplanning.com](mailto:stuart@smplanning.com)  
W: [www.smplanning.com](http://www.smplanning.com)

SMPlanning

80-83 Long Lane  
London  
EC1A 9ET

**Sent via email only:**  
[North1@planninginspectorate.gov.uk](mailto:North1@planninginspectorate.gov.uk)

20<sup>th</sup> September 2021

Dear Hazel Stanmore Richards

**Appeal by Mr John Grabowski**  
**Site Address: 29 Powlett Place, London, NW1 8DR**  
**Appeal Ref: APP/X5210/W/21/3271148**

Thank you for your letter dated the 7<sup>th</sup> of September 2021 enclosing the local Planning Authority's (LPA's) statement relating to the above appeal. Please accept this letter as a brief response to the matters raised. For brevity, any matters that are addressed in the appellant's appeal statement will not be repeated here.

#### **LPA STATEMENT**

In summary, a rebuttal to the LPA statement is largely provided in the appellant's appeal statement. Where other matters are raised or clarification is required, the Inspector is respectfully requested to note the following:

At Paragraph 2.2.3 of the "*officer's delegated report for the planning application 2020/5467/P*" (Appendix 2 of the Council's Appeal Statement) suggests that:

*"The Harmond Street Conservation Area Statement identifies the distinct quality of the area is due to the relatively short period of development (1840s to 1870s) with its terraces of small, well detailed houses, which remain largely unaltered and have a distinct 'cottage' character. Powlett Place is one of such terraces, modest in scale and generally uniform. It is for this reason that the application site is considered to make a positive contribution to the conservation area and is part of the significance of the designated heritage asset."*

Contrary to the assertion that the terrace in which the appeal property is located remain largely unaltered, the Conservation Area statement actually states that the area remains remarkably free from extension at **roof level** which contributes greatly to its cottagey feel. Paragraph 2.2.3 of the LPA's statement is therefore misleading as the reference to the terrace

being largely unaltered relates to the properties at roof level, rather than the properties overall. For clarity the cited Conservation Area Statement is copied in full below:

## **BUILDING TYPES**

Most of the buildings were constructed as houses between 1840 and 1870, using yellow London stock brick over two storeys, with a “cottage” character. Many have stucco surrounds to the windows and front doors, with simple stuccoed parapet cornices. The “butterfly” or “M” roofs, which consist of two shallow pitches (in slate) meeting in a central gutter which runs from the back to the front of the building, are largely hidden. The area remains remarkably free from extension at roof level, and this contributes greatly to its cottagey feel.

The Conservation Statement clearly infers that whilst the area remains largely free of extensions at roof level, extension below roof level are a feature in the locality and the wider conservation area. Numerous examples of such extensions have been referenced in the appellant’s appeal statement at page 5 & 6. Such extensions at both ground and first floor area do not harm the cottage character and form an integral part of the character of the Harmood Conservation Area.

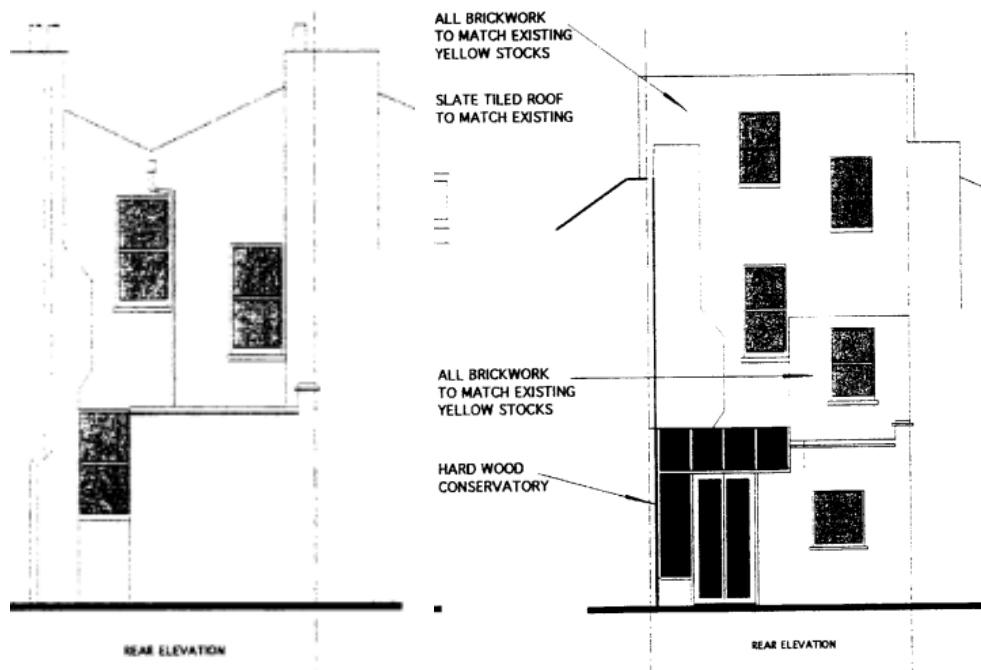
The Council’s putative reason for refusal number 1 as set out in unlabelled Appendix 3 titled “*Decision*” states:

*“The overall rear extension comprising both the part two storey and part one storey elements, by reason of its combined size and scale, is considered to represent an overly bulky, incongruous and insubordinate addition that would cause harm to the character and appearance of the host building, the terrace in which it is set, and the wider Harmood Street Conservation Area. The proposal is thus considered contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.”*

The proposal does not include any extension at roof level. The extension is subservient to the host building with respect to its diminutive height and width and depth of its two storey element. The addition allows full appreciation of the existing and un-altered butterfly roof form whilst retaining some appreciation of the original rear façade at upper floor level. The extension has a pitched roof in keeping with the butterfly roof form of the host building and brings balance with the neighboring two storey rear extension.

The extension would constitute an innocuous and harmonious addition to the host property and the wider terrace. The proposal would retain a large rear and front garden commensurate with the other properties in the terrace and would provide ample amenity space to undertake usual household amenity activities and therefore would not result in the overdevelopment of the site, contrary to the assertions made at paragraph 2.3.1 of the officer’s delegated report (Appendix 2 of the Council’s Appeal Statement). The proposal clearly respects the historic pattern and established townscape of the area and is of a scale that respects the common pattern and rhythm of rear extensions in the Harmood Street Conservation Area.

It is also noteworthy that the previously refused application for a roof extension and part two storey and single storey rear extension, which was subsequently dismissed at appeal (reference PEX 0200443) was only refused on grounds of the harm caused by the roof extension on the butterfly roof form and character of the terrace and not the proposed part single and part two storey rear extension. In the appeal decision the Planning Inspectorate acknowledged that the Council had raised no objections to the proposed ground and first floor extensions and as a whole agreed that these extensions were acceptable. Below are relevant extracts from the refused plans, decision notice and appeal decision:



Existing rear elevation submitted in support of refused application reference PEX 0200443 (above left) and proposed rear elevation submitted in support of the refused application (above right).

- 1 The proposed mansard roof extension is considered unacceptable in principle and details, by virtue of its design, excessive height, and bulk, and the loss of the butterfly roof profile at the rear. In this respect it would harm the appearance of the building, this small terrace of properties, and the streetscape of this cul-de-sac. It is therefore contrary to policies EN1 (General Environmental Protection and Improvement), EN13 (Design of new development), EN14 (Setting of new development) and EN24 (Roof alterations and extensions) of the London Borough of Camden Unitary Development Plan 2000 and the Supplementary Planning Guidance.

LPA reason for refusal for refused application reference PEX 0200443 (above). The reason for refusal did not include the part single and part two storey rear extension.

6. The Council has raised no objections to the proposed ground and first floor extensions. Within the context of the application as a whole I agree that they are acceptable. However, whilst they may be buildable separately from the roof extension, in the absence of the additional storey and accompanying horizontal parapet, I consider the flat roof of the first floor element would be visually incompatible with both the butterfly form parapet and the sloping roof of the adjoining extension at no.31.

Excerpt from appeal decision reference APP/X5210/A/03/1114487 (above). The Appeal Inspector concurred with the council with respect to the part single storey part two storey rear extension would be acceptable but noted that a flat roof would not be compatible with the butterfly roof form. In that case of this appeal the roof pitch is wholly in keeping with the butterfly roof form and would not compromise this notable feature of the host building.

The extended building would retain a cottagey feel, would not harm the appearance of the host property and would preserve the character or appearance of the conservation area. The proposed replacement front boundary treatment, bin store and cycle store would enhance the contribution the principal façade makes to the street scene and subsequently enhance the contribution the frontage of the site makes to the character and appearance of the Harmood Street Conservation Area which is also a public benefit arising from the development. The proposal accords with the guidance contained within section 2.1.1 of the Council's Home Improvements SPD (2021) and Local Plan policies D1 and D2.

#### **SUMMARY**

I would be grateful if you would consider these comments in response to the LPA statement.

Considering the comments above and the submitted appeal statement, the Inspector is respectfully requested to allow the appeal.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stuart Minty', written over a light grey rectangular background.

**Stuart Minty**  
**Director**  
**SM Planning**