

## 1 Sarre Road and 8 Westbere Road, NW2

### Planning Statement

**Firstplan Ref:** 20377/KM

**Date:** October 2021

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# Section 1 Introduction

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1.1 This planning statement has been prepared by Firstplan, on behalf of our client, Central & Suburban Properties Limited, in respect of proposals at 1 Sarre Road and 8 Westbere Road for:

**“Redevelopment of property including front and side extensions to existing outrigger facing Westbere Road, roof extension with rear dormer and terrace, single storey front infill extension to Sarre Road and replacing existing single storey rear extension to create four flats with associated landscaping, cycle parking and refuse storage”**

1.2 1 Sarre Road and 8 Westbere Road comprises a mix of studio and one bedroom flats which do not comply with space standards. This proposed scheme seeks to enhance the quality of accommodation, create flats which will comply with the standards and provide a better unit mix.

1.3 The proposed extensions seek to respect the existing building, utilising materials which are prevalent in the area and providing an improved frontage onto Westbere Road.

1.4 The proposals have also been designed to take into account neighbouring residential properties to ensure that their residential amenity is not adversely impact on.

1.5 Section 2 sets out background information. Section 3 sets out a scheme description. Section 4 sets out the planning policy context. Section 5 sets out details of the planning considerations. Section 6 provides the conclusions.

# Section 2 Background Information

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## a) Description of the Application Site and Surroundings

2.1 The site consists of a detached two-storey building with a frontage along Sarre Road and the rear backing onto Westbere Road.

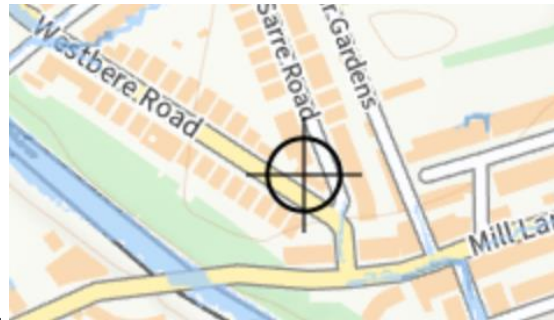
2.2 There are seven flats within the property. Their addresses are as follows:

- Flat 1 at 1 Sarre Road - Studio
- Flat 1A at 1 Sarre Road - Studio
- Flat 2 at 1 Sarre Road – 1 bed
- Flat 3 at 1 Sarre Road - Studio
- Flat 4 at 1 Sarre Road – 1 bed
- 8A Westbere Road – 1 bed
- 8 Westbere Road - Studio

2.3 Three of the units have independent accesses (two from Westbere Road, and one from a side passageway). The remaining four units are accessed via the main front door on Sarre Road.



2.4 The site is not listed, nor located in a conservation area. It is located in flood risk Zone 1. It is noted that Westbere Road has historically been flooded, however the southern part of the road has very low risk of surface water flooring as shown on the extract map below:



*Extract of Environment Agency Surface Water Flood Risk Map*

2.5 The surrounding area is residential in character. Neighbouring the site to the south, is a terrace of three properties at 2-6 Westbere Road. These properties sit at a lower level to 1 Sarre Road and have their rear gardens facing Sarre Road. Sarre Road consists of a mixture of terraced and semi-detached two-storey properties in a range of styles but with a clear rhythm along both sides of the street. Many of the properties along Sarre Road have loft conversions.

**b) Planning History**

i) The Site

2.6 **9005021** – Change of use and works of conversion to form 3 self-contained flats with dormer roof extensions at the side and rear as shown on drawing no(s) 8927.01A 02A 03A 10C 11C 12B 20A revised on 26.04.91 and 13.06.91. **Refused**. No documents are available however two reasons for refusal are listed online as follows:

- The proposed roof extension would have an adverse effect on the appearance of the building and the visual amenity of the area
- The proposed development would result in a total density in excess of that indicated as appropriate in the Greater London Development Plan and Camden Borough Plan (1987).

2.7 **8905585** – Extension of roof space and conversion of residential property to form 4 self-contained flats and retention of self-contained unit of 3 bedsitting rooms. **Refused**. Five reasons were given for refusing this application, as follows:

- The proposed development does not include accommodation suitable for family occupation, contrary to the Council's policies as set out in the Written Statement of the London Borough of

Camden Local Plan 1987 (the Borough Plan) to encourage the inclusion of such accommodation within schemes for new development or conversion.

- It is considered that the total floorspace of the building, following the proposed extension, would be excessive in relation to the site and the character of the area generally.
- It is considered that the proposed rear roof extension would detract from the visual amenity of the premises, and that of adjoining properties.
- The proposed development would result in a total density in excess of that indicated as appropriate in the Greater London Development Plan and the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).
- The proposed development would result in an over sub-division of the premises and an excessive number of units for the property and area.

2.8 **8905557** – Conversion and extension to existing property to form 4 self-contained flats and to retain the existing self-contained accommodation. **Refused**. No documents or reasons for refusal are available online.

ii) The Surrounding Area

2.9 **2013/7688/P** (12/12a Westbere Road) – Erection of a part 2, part 3 storey and basement level building to provide 2x3bed residential dwellings following demolition of houses. Approved. This application incorporated a roof terrace along the main frontage.

2.10 **PWX0103331** (8 Sarre Road) – Conversion of two residential units to three self-contained flats together with a part one, part two-storey rear extension and new fenestration. Approved.

c) Pre-Application Advice

2.11 A pre-application advice request was submitted in January 2021 and a meeting was subsequently held in May 2021 (ref: 2021/0491/PRE). Following officers' advice the scheme has been amended in the following ways:

- Further remodelling of existing outrigger including alterations and extension to first floor to create a more coherent frontage to Westbere Road;
- Building line to Westbere Road pulled back in line with No.6
- Omission of previously proposed glazed balustrade to Westbere Road;
- Rear dormer reduced in size;

- Unit mix altered to include four flats instead of five, with 2 x 2 bedroom units;
- Frontage of Westbere Road revised to introduce terraced landscaping;
- Second floor extension omitted and roof terrace introduced in its place; and
- Green roofs introduced.



## Section 3 Scheme Description

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3.1 This proposed scheme allows for the redevelopment of the existing property at No.1 Sarre Road and No.8 Westbere Road and its reconfiguration to accommodate 4no. self-contained flats. The proposed accommodation will be of a high standard and of mixed densities. Access to Flat No. 1, along with Nos. 3 and 4 will be provided through the main entrance on Sarre Road and access to Flat No. 2 will remain as existing via the rear of the property on Westbere Road.

3.2 Table 1 sets out the location, occupancy, and size of each of the proposed flats.

Flat No	Location	Occupation	Size	Amenity Space
Flat No. 1	Ground Floor	2 bed 3 person	64.8 sqm	Courtyard
Flat No. 2	Ground Floor	1 bed 1 person	43.7 sqm	Front garden
Flat No. 3	First Floor	1 bed 1 person	43.1 sqm	-
Flat No. 4	First and Second Floor	2 bed 4 person	82.4 sqm	Roof terrace

**Table 1**

3.3 It is proposed to build a small single storey infill front extension, to rebuild an existing small rear extension and to extend the outrigger facing Westbere Road to the front and sides. These additions will be constructed of brick and have flat roofs including green roofs at first floor level. It is also proposed to alter the roof of Sarre Road to provide accommodation at roof level including an increased ridge height and a rear dormer. The site will be landscaped to provide cycle parking and refuse storage at street level.

### a) Ground Floor

3.4 Flat No.1 is be located at the front of the property and will comprise a kitchen/living/dining area, a double bedroom, a single bedroom, a bathroom and storage space within the flat. A small existing extension at the rear of this flat will be replaced and double doors from the bedroom will lead into a private rear courtyard.

3.5 To the rear, the new part of the building facing Westbere Road will accommodate Flat No.2 at ground floor level. This flat will comprise a kitchen/living space, a single bedroom, storage space and a bathroom.with its own entrance via Westbere Road. The garden in this location will be terraced and become private for this flat with private refuse and cycle storage.

**b) Upper Floors**

- 3.6 Flat No. 3 will be located to the rear at first floor level and will comprise a kitchen/living space, a single bedroom, storage space and a bathroom.
- 3.7 Flat No. 4 will be located to the front of the property and will be a duplex unit. It will contain kitchen/living space, two double bedrooms, a study, a bathroom, and storage space. This flat will have access to a terrace on the flat roof of the rear part of the building.
- 3.8 Access to both flats upper floor flats will be from the main landing.

**d) Materials & Other Works**

- 3.9 The proposed materials will be of a matching palette to those that are existing on the site and as such the side and rear extensions at ground floor level will be faced in brick. It is proposed to clad the dormer to ensure it complements the colour of the existing brick at the site.
- 3.10 The gardens will be landscaped to suit the differing levels of the garden.
- 3.11 It is proposed that a bin and bike storage areas will be located both to the front and the rear of the property.

## Section 4 Planning Policy Context

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4.1 The statutory development plan relevant to the application site consists of the Camden Local Plan (2017), The Fortune Green and West Hampstead Neighbourhood Plan (2015) and the London Plan (2021). The NPPF (2021) and the Camden Planning Guidance are also material considerations.

4.2 The site has no specific planning designations.

**a) National Planning Policy (2021)**

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It states at Paragraph 7 (*Achieving Sustainable Development*) that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

4.4 The overarching objectives of achieving sustainable development are identified at Paragraph 8 and include (inter alia):

- Supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and
- Making effective use of land.

4.5 Local planning authorities are required by Paragraph 38 (*Decision Making*) to approach decision making in a positive and creative way and to approve applications for sustainable development where possible. Paragraph 47 (*Determining Applications*) requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

**b) London Plan (2021)**

4.6 The New London Plan was formally adopted on 2<sup>nd</sup> March 2021. The relevant planning policies are listed as follows:

- Policy GG1 'Building Strong and Inclusive Communities';
- Policy GG2 'Making the Best Use of Land';

- Policy GG3 ‘Creating A Healthy City’;
- Policy GG4 ‘Delivering the Homes Londoners Need’;
- Policy D1 ‘London’s Form, Character and Capacity for Growth’;
- Policy D3 ‘Optimising Site Capacity Through the Design-Led Approach’;
- Policy D4 ‘Delivering Good Design’;
- Policy D5 ‘Inclusive Design’;
- Policy D6 ‘Housing, Quality and Standards’;
- Policy D7 ‘Accessible Housing’;
- Policy D8 ‘Public Realm’;
- Policy D11 ‘Safety, security and resilience to emergency’;
- Policy D14 ‘Noise’;
- Policy H1 ‘Increasing Housing Supply’;
- Policy H10 ‘Housing Size Mix’;
- Policy G6 ‘Biodiversity and Access to Nature’;
- Policy SI 1 ‘Improving Air Quality’;
- Policy SI 2 ‘Minimising Greenhouse Gas Emissions’;
- Policy SI 13 ‘Sustainable drainage’;
- Policy T1 ‘Strategic approach to transport’;
- Policy T4 ‘Assessing and mitigating transport impacts’;
- Policy T5 ‘Cycling’;
- Policy T6 ‘Car Parking’;
- Policy 6.1 ‘Residential parking’; and
- Policy T7 ‘Deliveries, Servicing and Construction’.

c) **Local Plan**

4.7 The local policies which are considered relevant in this case are as follows:

- Policy G1 Delivery and location of growth
- Policy H1 Maximising housing supply
- Policy H3 Protecting existing homes
- Policy H6 Housing choice and mix
- Policy H7 Large and small homes
- Policy C5 Safety and security
- Policy C6 Access for all

- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change
- Policy CC3 Water and flooding
- Policy CC4 Air quality
- Policy CC5 Waste
- Policy T1 Prioritising walking, cycling and public transport
- Policy T2 Parking and car-free development
- Policy T3 Transport infrastructure
- Policy T4 Sustainable movement of goods and materials
- Policy DM1 Delivery and monitoring

4.8 The following Neighbourhood Plan policies are also considered to be of relevance:

- Fortune Green and West Hampstead Neighbourhood Plan Policy 1 Housing
- Fortune Green and West Hampstead Neighbourhood Plan Policy 2 Design and Character

4.9 Camden Planning Guidance documents of relevance include:

- Amenity (2021)
- Design (2021)
- Energy Efficiency and Adaptation (2021)
- Transport (2021)

# Section 5 Planning Considerations

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5.1 The key planning considerations in this case are considered to be:

- Principle of the Development
- Quality of Accommodation
- Design and Visual Impact
- Impact on Residential Amenities
- Transport and parking
- Sustainability

5.2 These issues are considered below in turn:

**a) Principle of the Development**

5.3 From the planning history it seems that the layout of the seven existing flats does not have express consent. However, the properties are considered to be lawful given the Council tax records as detailed in document 1.

**Document 1**

5.4 Policy H3 resists development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:

- create large homes in a part of the borough with a relatively low proportion of large dwellings;
- enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
- enable sub-standard units to be enlarged to meet residential space standards.

5.5 In this case the existing units are sub-standard. The number of homes proposed is a result of pre-application discussions which identified the need to provide some larger units as well as one person units.

5.6 Having regard for the need to bring the properties up to the residential space standards, and to provide a mix of unit sizes, the unit mix should be considered appropriate in relation to Policy H7 and Policy 1 of the Neighbourhood Plan.

**b) Quality of Residential Units**

5.7 The proposed flats comply with the residential space standards. In relation to the one person units these offer single sized bedrooms and have been designed specifically for single person occupation.

5.8 The existing flats have no amenity space and the scheme seeks to improve on this by providing amenity space for three of the flats.

5.9 Three of the proposed flats will be dual aspect. Flat 2 is a single person unit which is single aspect but has a good outlook onto a green space which will be in private use, its standard of outlook should therefore be considered acceptable. All flats will have a good level of daylight and sunlight, including enlarged windows facing on to the courtyard area following pre-application advice. The quality of accommodation should therefore be considered to provide a good standard of accommodation, which is far superior to the existing flats.

**c) Design and Visual Impact**

5.10 The proposed extensions have been designed to respect the existing building and remain subservient to it. At roof level the proposed changes to the roof will continue to respect the streetscene as the ridge height will continue to be lower than the height of 3 Sarre Road. Many of the properties along Sarre Road have had hip to gable extensions and therefore the proposed roof will not appear incongruous within the street scene. The proposed rear dormer has been reduced in size since the Pre-Application stage. It has been set down from the ridge and up from the eaves and has been set in from the sides of the roof to ensure that it is appropriately designed in accordance with Camden's guidance.

5.11 The small infill extension to the front is set well back from the front building line and includes a window to line through with the window above.

5.12 The remodelling and extensions to the existing outrigger facing Westbere Road is a result of pre-application discussions and the desire to create a more coherent frontage to this road. The two storey building respects the height of neighbouring properties and also complements the contemporary design of 12 Westbere Road.

5.13 Given the above the proposals are considered to be in accordance with Local Plan Policy D1 and Neighbourhood Plan Policy 2. Further information on the design rationale is set out in the Flower Michelin Design and Access Statement.

**d) Impact on Residential Amenities**

5.14 Local Plan Policy A1 seeks to ensure that the amenity of communities, occupiers and neighbours is protected. This includes visual privacy, outlook, sunlight, daylight and overshadowing, transport impacts, noise and vibration levels. The closest residential properties to the site are at 3 Sarre Road and 6 Westbere Road.

5.15 3 Sarre Road has a similar rear outrigger to No.1, with side facing windows at ground and first floor level. The main extension has been designed to respect this property by breaking up the massing along the side boundary through the provision of the central courtyard and setting back the first floor extension from the boundary. The angle of the site and distance from the outrigger at No.3 ensures that the extension will not be overbearing to the neighbouring occupiers.

5.16 6 Westbere Road sits lower in the streetscene than the application property. The proposals respect the front building line of this property. The Sarre Road front infill extension has been kept small in scale and it is noted that the closest first floor windows on the rear of no.6 are bathroom windows as evidenced in the existing and proposed floorplans submitted with applications 2014/4636/P and 2014/0173/P. There is also a covered store along the application site boundary as shown in the photograph below. Therefore, whilst the front infill extension is higher than the existing boundary wall it causes no harmful impact in terms of daylight, sunlight and sense of enclosure.



Photograph of boundary with 6 Westbere Road on Sarre Road side, showing covered store



5.17 In relation to the proposed roof terrace, this is set away from the edge of the roof to both boundaries and its shape and location are considered to adequately protect the amenities of both neighbouring properties.

**e) Transport**

5.18 There is no cycle parking provided at the site at the moment. As part of the proposals six cycle parking spaces will be provided in accordance with the London Plan Standards.

5.19 It is proposed that all units will be car free and this will be secured via a S106 agreement.

**f) Sustainability**

5.20 In order to ensure the sustainability of the scheme parts of the outrigger are being retained where possible so that the amount of demolition is minimised, this includes the floor, roof and a wall at first floor level.

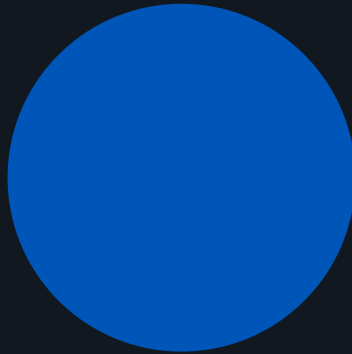
5.21 Green roofs are incorporated into the scheme at first floor level and on top of the cycle and refuse stores. This will enhance the biodiversity of the site as well as providing a green outlook to windows looking onto this space.

5.22 Further details of the sustainable design methods are set out in the Flower Michelin Design and Access Statement.

## Section 6      Conclusions

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- 6.1      The application seeks consent in respect of proposals at 1 Sarre Road and 8 Westbere Road for redevelopment of property including front and side extensions to existing outrigger facing Westbere Road, roof extension with rear dormer and terrace, single storey front infill extension to Sarre Road and replacing existing single storey rear extension to create four flats with associated landscaping, cycle parking and refuse storage
  
- 6.2      The proposals will provide an improved standard of accommodation compared with the existing property and include a mix of flat sizes whilst making efficient use of the property.
  
- 6.3      The proposals have been designed to reference their surroundings including the use of high quality brick detailing and ensuring the ridge height remains below 3 Sarre Road. The proposal will offer a significant visual benefit on the Westbere Road frontage including improved landscaping.
  
- 6.4      The scheme has been designed to be sustainable including car free development with ample cycle parking and green roofs.
  
- 6.5      The scheme has also been designed to ensure that there is no undue adverse impact on the amenity of surrounding residential occupiers.
  
- 6.6      Overall, it is considered that this scheme is consistent with the aims all of the relevant planning policies and guidance at national, regional and local levels. This application should therefore be considered acceptable by the Council and we respectfully request that planning consent is granted without delay



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# Document 1

## 1 Sarre Road and 8 Westbere Road Council tax information

### FLAT 1 AT 1, SARRE ROAD, LONDON, NW2 3SN

Last update on 31/01/2021

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
5089556	B		20/06/2003	No	

### FLAT 1A AT 1, SARRE ROAD, LONDON, NW2 3SN

Last update on 31/01/2021

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
5133102	A		20/06/2003	No	

### FLAT 2 AT 1, SARRE ROAD, LONDON, NW2 3SN

Last update on 31/01/2021

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
5119484	B		20/06/2003	No	

### FLAT 3 AT 1, SARRE ROAD, LONDON, NW2 3SN

Last update on 31/01/2021

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
5119485	A		20/06/2003	No	

### FLAT 4 AT 1, SARRE ROAD, LONDON, NW2 3SN

Last update on 31/01/2021

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
5119486	B		20/06/2003	No	

### 8A, WESTBERE ROAD, LONDON, NW2 3SR

Last update on 31/01/2021

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
5170471	A		07/06/2015	No	

### 8, WESTBERE ROAD, LONDON, NW2 3SR

Last update on 31/01/2021

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
5035516	B		01/04/1993	No	