

13 December 2021



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Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
106 TORRIANO AVENUE, LONDON, NW5 2SD**

On behalf of the Applicant, Savills have been instructed to prepare a supporting statement for the following proposals at 106 Torriano Avenue:

*“First Floor Rear Extension”*

The planning application is made following pre-application discussions with the Local Planning Authority, within which the Council confirmed the acceptability of this proposal.

This supporting statement has been prepared following an examination of the site and surroundings, the site’s relevant planning history and an examination of planning policy documents and other material considerations.

As discussed below and detailed within the supporting Design and Access Statement and existing and proposed plans, sections and elevations (which should be read in conjunction with this statement), the objective of the proposals is to sympathetically extend the property through a small-scale and subservient addition which will improve the living accommodation within the building whilst preserving the living conditions of neighbouring residents.

**Site & Surroundings**

The site is situated on the eastern side of Torriano Avenue. It is an unlisted, mid-terrace three storey Victorian property with an existing roof extension. The property comprises two flats, and the one that is the subject of this application is the upper floor unit which is spread across first to third floor levels.





Above- Site Location Plan

According to the Council’s adopted Proposals Map the site is *not* situated in a conservation area or any other designated area which is afforded particular policy protection. According to the Environment Agency Flood Map the site is situated within Flood Zone 1 (low probability).

**Planning Policy Framework**

Section 38(6) of the 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) (July 2021) is a material consideration.

Camden’s Development Plan comprises the Local Plan (2017) and the London Plan (2021). The Local Plan is also supported by a number of supporting planning documents (SPDs), with the most relevant in this instance being the Design SPD (January 2021).

**Planning History**

According to the Council’s online planning register the property has the following planning history records:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2005/3308/P	Flat B 106 Torriano Avenue London NW5 2SD	Erection of roof extension and installation of double doors in place of single door to rear first floor terrace of upper floor maisonette.	FINAL DECISION	19-08-2005	Granted
2003/3217/P	106 Torriano Avenue London NW5 2SD	The erection of a roof extension.	FINAL DECISION	13-01-2004	Refused

The approved 2005 roof extension has been constructed and forms part of the existing property.

### **Pre-application Advice**

Prior to the submission of this application, pre-application advice was sought from the Local Planning Authority. The Council's formal written advice was issued on the 13<sup>th</sup> October 2021 (reference: 2021/3758/PRE). In relation to the proposed first floor rear extension the Council stated the following:

- In terms of scale and bulk, the proposal is considered acceptable. There are a number of rear additions on the first floor which are of a similar scale, and design idiom rendered in white with a flat roof design;
- It is considered that the addition would not negatively impact upon the character of the area as first floor rear additions forms part of the character of this part of the row of properties along this part of the street;
- Overall, the principle of the extension would be supported however the blank rear elevation results in a somewhat bland and appears uninteresting in its form and appearance; you are advised to consider the insertion of an appropriately sized and designed window opening to provide some visual relief on this elevation.

As highlighted above, the Council were accepting of the principle of the first floor rear extension and advised to include a window opening within the design. Taking account of these comments, a window has been included within the design.

### **Main Planning Considerations**

The main planning considerations for this planning application are as follows:

- Design and visual impact
- Quality of accommodation
- Amenity

The proposals are assessed below in the context of the following most relevant planning policy considerations.

Policy D1 states that the Council will seek to secure high quality design in development which respects and preserves local context and character.

Policy A1 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 unacceptable harm to amenity.

The purpose of the extension is provide a utility area in order to make the kitchen a more efficient and user friendly space.

The proposed first floor rear extension matches the depth of the existing ground floor rear extension and has a minimal width of approximately 2.2 metres. The extension will adjoin an existing blank party wall with neighbouring no. 108 and will be no taller than this adjacent shared wall. Therefore, it will cause no overshadowing or impact on outlook. Indeed, infilling and utilising this area will remove the adverse impact that the extension at no. 108 has on the application property.

The design takes precedence from neighbouring properties which have extended out towards the rear at first floor level, in a near identical fashion.

The extension is south facing and has a flank glazed elevation facing the existing rear terrace. This will allow plentiful natural light and passive heating into the space which, as a result, will minimise energy consumption.

The materials proposed will be white render to all elevations, full height glazing with powder coated aluminium framing in dark grey and a green sedum roof. These materials complement the host property and match neighbouring rear extensions.

The proposed rear extension is a small scale, subservient addition which is congruous with other rear additions along the terrace. It will therefore preserve the appearance of the host property and wider terrace. It has also been designed to preserve the amenities of neighbouring residents whilst improving the standard of accommodation within the application property.

The proposal in this regard therefore complies with policies D1 and A1. As noted above, the proposals were considered to be acceptable by the Council at pre-application stage and it was confirmed that the addition would not negatively impact upon the character of the area.

## **Conclusion**

The proposed development is of a minor scale and appropriately designed to preserve the appearance of the existing property and wider terrace. It has also been demonstrated that the proposals will have no adverse impact on neighbouring amenity and will improve the standard of accommodation within the existing dwelling.

The proposals are considered to comply with Local Plan policy. The Council is therefore respectfully requested to grant planning permission.

Yours faithfully,

A handwritten signature in black ink, appearing to read "AF", with a long horizontal flourish extending to the right.

Anthony Frendo BA (Hons) MSc MRTPI  
Associate Director  
Planning