

15 December 2021

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Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Anthony Frendo
E: afrendo@savills.com
DL: +44 (0) 20 7299 3048

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

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 and minor enlargement of the existing roof extension to party wall line.”

The planning application is made following pre-application discussions with the Local Planning Authority, details of which are discussed below.

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 extend the property through small-scale extensions 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 pre-application is the upper floor unit which is spread across first to third floor levels.

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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 13th October 2021 (reference: 2021/3758/PRE).

In relation to the first floor rear extension the Council advised as follows:

First floor rear extension

- 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.

In relation to the proposed roof enlargement the Council stated the following:

Roof enlargement

- The site already benefits from a large metal clad roof extension which is not considered to positively contribute to the character of the site or area.
- The proposal is to extend the roof extension to full width in one section to accommodate a new stair design. The extension measures 2.7m in depth, 2.0m in width and a height at the eaves of 1.4m and a maximum height of 1.6m. It is also noted that the roof angle is being increased to accommodate the required internal ceiling height.
- Having reviewed the proposed plans as part of the approved scheme (2005/3308/P) the floor plans demonstrate the roof extension has not been built in accordance with the approved plans (see Appendix 1). The previous scheme was stepped and had a smaller glazing element whereas what has been built is a complete infill significantly increasing the scale and bulk to the roof. Furthermore there is no annotation on the approved drawings that the roof area would be used as a roof terrace. Whilst the unauthorised roof extension was completed in 2006 and therefore is immune from enforcement action, the existing roof extension represents a harmful addition to the property. Adding more bulk and massing to the roof which can be seen from Charlton King's Road to the rear is not appropriate for this location and would be considered harmful to the character of the building. It would also be considered harmful to the character and appearance of the streetscene as the roof extension would be prominent from longer views from the street.

- The Local designated list, as quoted above, also specifically mentions the well preserved nature of the site and neighbouring properties. Adding additional bulk would cause harm to the character of the property and, as the property is a non-designated heritage asset any harm would need to be balanced against public benefit. As this is a residential property there is no public benefit from this addition.
- The extension to the existing roof extension adds additional bulk to the roof form that is considered unsympathetic and prominent within the roof and would be considered unacceptable.

Following receipt of the Council's pre-application advice, the first floor rear extension is largely unchanged with the main revision being the addition of a window, in accordance with the Council's advice. Notwithstanding the Council's comments and advice, the roof enlargement is unchanged and the Applicant submits that it will cause no harm.

Main Planning Considerations

The main planning considerations for this 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.

First floor rear extension

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.

Roof extension

The property has an existing roof extension which was consented in 2005. As shown below, the application property is the only building along this terrace with a roof extension.



Above- Aerial view of the site showing existing roof extension

As was noted by the Council at pre-application stage, whilst it is noted that this extension is a minor diversion from the approved plans, given that this element was constructed in 2006, it is now immune from enforcement. The Council noted that the extension, as constructed, does not contribute positively to the character of the site or area, and the proposals seek to remodel the roof to improve its appearance.

The proposed minor enlargement of the existing roof form is to allow for a new compliant stair to lead from the second floor to the third floor of the property. The current stair is a non-compliant, steep, paddle stair which is difficult to use and is unsafe.

The additional roof space accommodates the required head height for a compliant stair. The existing bathroom at the second floor half-level would also be removed to make way for the new stair, with the bathroom being

replaced at third floor level. It should also be noted that the removal of the existing bathroom allows the existing stair case from first to second floor to have compliant head height.

The current pitch of the existing roof has been matched so that the additional volume reads as a continuation of the existing rooftop. The external material treatment is also matched. The additional volume is also limited to the rear of the property and would not be visible from street level. It would have no adverse visual impact on the front and principal elevation of the property when viewed from the public realm. The existing parapet wall on the party wall boundary will be simply raised using the same building materials of brick and concrete coping stones.

The proposed volume does not include any additional glazing to minimise any risk of overlooking to neighbouring properties.

The proposal in this regard is only a minor change to the existing roof form and the proposed addition is discreetly located to the rear of the property. The proposed minor enlargement of the existing roof extension would not substantially change the appearance of the existing building and would only be viewed in a highly varied context at the rear. Whilst it is acknowledged that the existing roof form is an anomaly, the proposed development does not create this situation and nor does it exacerbate it by reason of the small scale and discreet location of the enlargement. It results in no harm to the overall appearance of the property.

In view of the above, it is considered that the proposed roof extension will preserve the overall appearance of the property and have no adverse impacts on neighbouring amenity.

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 therefore considered to comply with Local Plan policy and planning permission should therefore be granted.

Yours faithfully,



Anthony Frendo BA (Hons) MSc MRTPI
Associate Director
Planning