
Statement of Case

4 Ellerdale Close, London, NW3 6BE

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1. Introduction

1.1. This Statement of Case has been prepared on behalf of the appellant in support of a householder planning appeal following the refusal of planning permission at 4 Ellerdale Close, London, NW3 6BE for the following development:

“Erection of a single storey ground floor front extension (in place of existing garage), 2 first floor front extensions, a single storey side extension, infilling of front porch and alterations to existing side elevation windows plus associated landscaping works”.

1.2. The planning application (reference: 2021/2786/P) was decided under delegated powers. The householder application was submitted on 11 June 2021 and the determination period was continually delayed. The application was advertised for consultation twice (in each case for over 4 weeks) despite no amendments being made and the determination period took some 4 months longer than the statutory determination period. Following this, the application was refused by decision notice dated 22nd December 2021.

1.3. The Council cited the following reason for refusal:

1. *The proposed front extensions at ground and first floor levels, by reason of their location, size, height and design, would fail to be subordinate additions to the host building and would disrupt the proportions and composition of the front elevation to the detriment of the character and appearance of the host building and the Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.*

1.4. This Statement of Case has been prepared following an examination of the site and surroundings and a review of adopted policy relevant to the appeal. The statement provides background information on the site and sets out the appellant’s case in relation to planning policy and other material considerations, as set out under the following sections:

- **Section 2** outlines the site and its context within the surrounding area;
- **Section 3** provides an overview of the relevant planning history;
- **Section 4** outlines the agreed matters between the appellant and the Council;
- **Section 5** sets out the disputed matters and policy relevant to the appeal;
- **Section 6** details the appellant’s case against the reasons for refusal;
- **Section 7** summarises the appellant’s case.

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- 1.5. This Statement concludes that the development, contrary to the Council's determination, would improve the front façade of the building, which is currently mismatched and includes poorly designed extensions which detract from the building's appearance. The proposals seek to rectify this both by re-introducing symmetry at the front of the property and by reducing the undue prominence created by the existing unsightly garage. The proposals thereby create a façade which is significantly improved in its visual appearance, whilst also allowing for additional security and additional floorspace for the family dwelling. As such, the proposals are in accordance with planning policy and represent sustainable development, in line with the NPPF.
- 1.6. This Statement should be read in conjunction with the original submitted drawings and documents, detailed as follows:
- Existing and proposed plans, elevations and sections, prepared by PEEK Architecture + Design Ltd
 - Design and Access Statement, prepared by PEEK Architecture + Design Ltd

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2. Site and Surroundings

2.1. The appeal site is located in the London Borough of Camden and specifically within the Frognal and Fitzjohn's ward. The site is located on Ellerdale Close and is accessed from Ellerdale Road which runs from Arkwright Road in the south to Fitzjohn's Avenue in the north-east, with a sharp 90 degree bend in its centre. The Close is a private cul-de-sac off this bend in the road and the properties further into the Close (including the appeal site) cannot be seen from Ellerdale Road due to the curve of the Close and the drop in height. Indeed, due to the drop in height from Frognal Way, the appeal site is not visible from any public road or path.

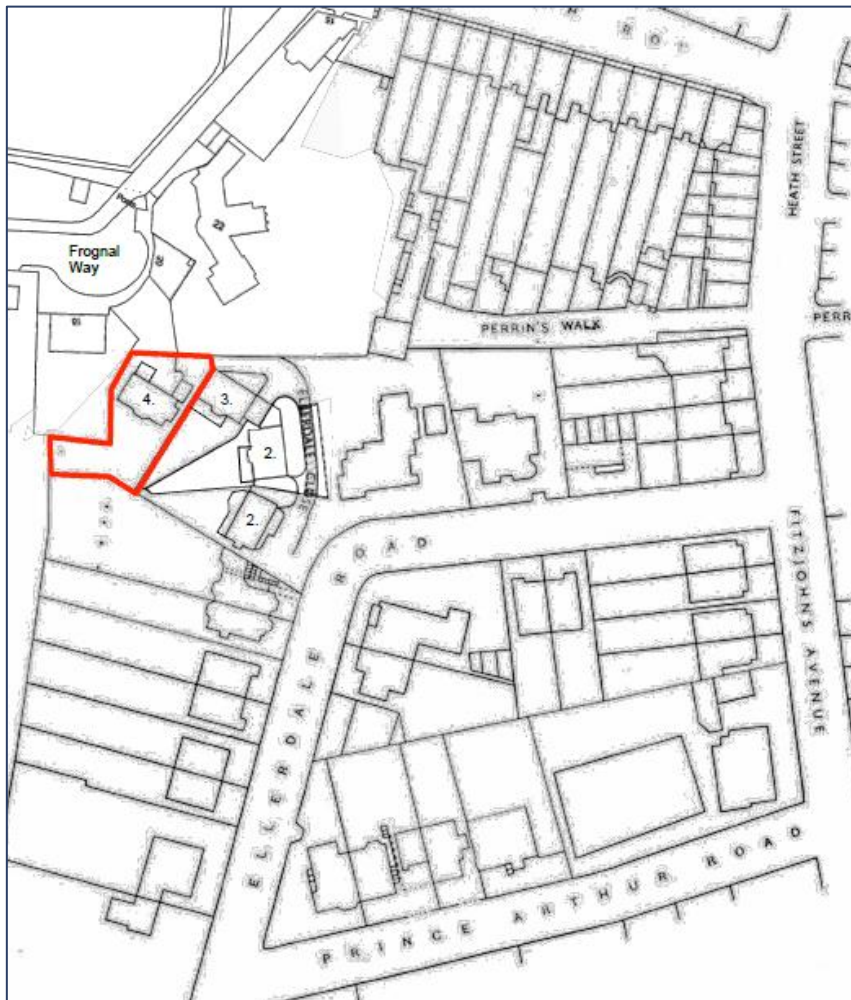


Figure 1- Site Location Plan

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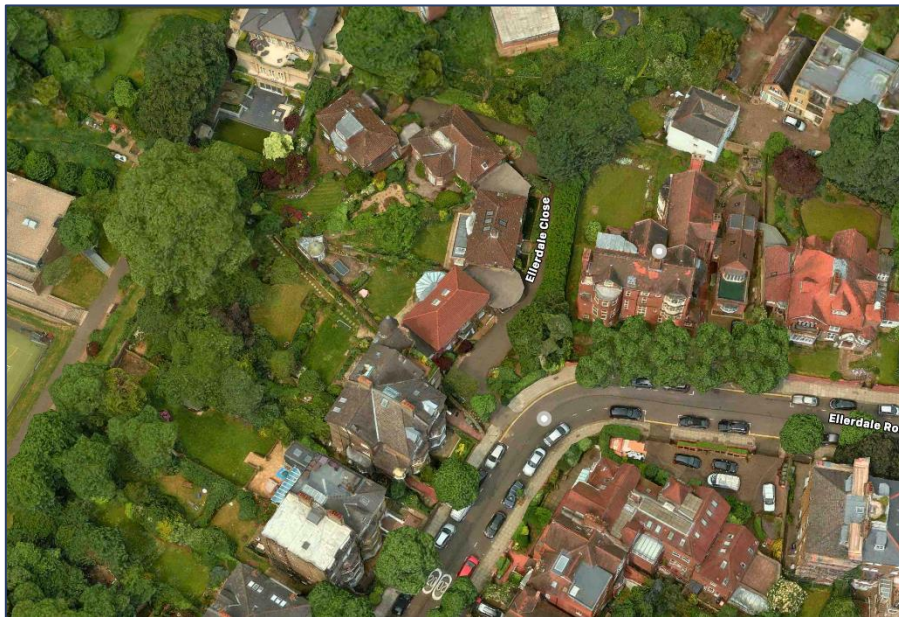


Figure 2 – Aerial view



Figure 3 – entrance to Ellerdale Close from Ellerdale Road. Only No.1 and part of No.2 are visible.

- 2.2. The property comprises of a detached two-storey property constructed in brick, with clay roof, painted timber windows and shutters at the far end of the Close. At ground floor level, there is an existing garage which sits approximately one and a half storeys high (due to the topography). This garage is an unwelcome structure that detracts from the property and is proposed to be removed as part of the proposals. There is also an existing front addition on the other side of the house. Please refer to the photo sheet 1 provided for further photographs of the front of the property. It is also important to note that no. 4 Ellerdale Close is significantly lower than its neighbour at no. 3, by around a full storey.

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Figure 4 - View of the front of the property, showing the garage to the left of the image

2.3. The appeal property forms part of four houses (1-4) which together make up Ellerdale Close. All of these houses were originally fully detached. However numbers 1-3 have been joined with single storey front/side extensions. The appeal site itself is fully detached. Due to the curvature of the Close, the four houses are never read together, with no. 4 itself being considerably set back from no. 3, as can be seen in the aerial image below.

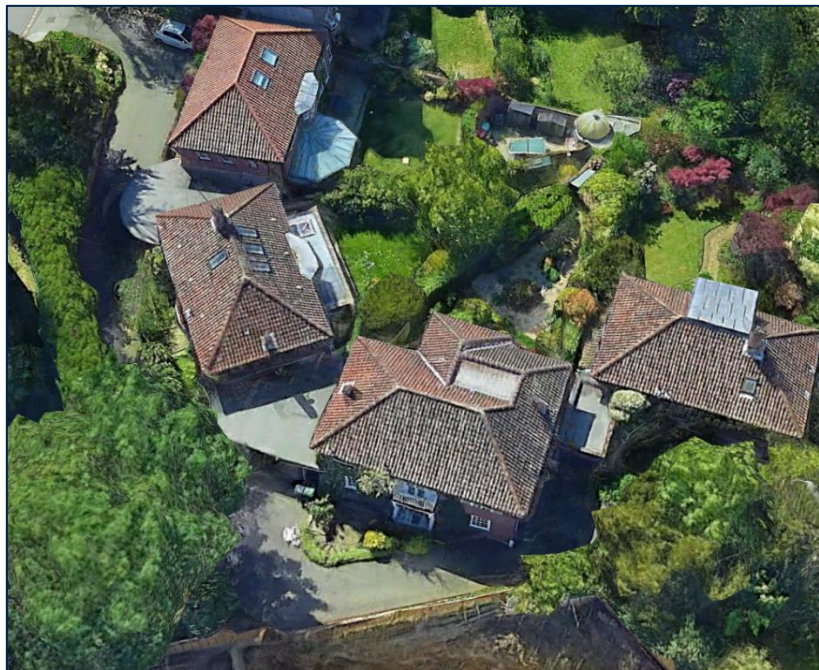


Figure 5 – Aerial image of Ellerdale Close

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- 2.4. The application property is not listed, however is located within the Fitzjohn's/Netherhall Conservation Area. The property is found on the very edge of the Conservation Area, as can be seen in the map below from the conservation area appraisal.



Figure 6- Extract from the Conservation Area Appraisal showing the site location

- 2.5. The surrounding context is predominately residential in character, however the style and design of properties is varied. Ellerdale Road is characterised by large, grander three to four storey (above ground) townhouses, semi-detached properties and mansion blocks. The site is further bound by properties on Frognaal Way to the north which sit much taller than the appeal property. As a result of the site topography, the site sits lower than all surrounding dwellings.
- 2.6. Hampstead Town Centre is located a short-walk to the north-east of the appeal site, which is commercial in character and provides access to local services, including London Underground services from Hampstead Station (located 0.2 miles to the north-east of the site).

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3. Planning History

3.1. According to the Council's online planning register, the site has a relatively minor planning history, albeit has been subject to a number of recent planning applications. The most relevant applications are detailed below.

Application Reference	Description of Development	Decision and Date
2021/3393/P	Erection of a single storey side extension	Granted 14 th October 2021
2021/2788/P	Replacement of existing rear window to French doors are ground floor and enlargement of rear windows at first floor level	Granted 7 th September 2021
<i>2021/2786/P</i>	<i>Erection of a single storey front extension (in place of existing garage), first floor front extensions, single storey side extension, infilling of front porch and alterations to existing side elevation windows.</i>	<i>Refused 22nd December 2021</i>
2021/5370/P	Erection of a <i>single storey rear</i> and side extension, formation of bay to garage, associated alterations.	Pending (note that the rear extension has since been removed from the proposals).

3.2. The planning application under reference 2021/2786/P (shown in italics) is the refused application to which this planning appeal relates. The agreed and disputed matters in this case are discussed in the following sections.

3.3. It is noted that there was only one objection to one specific aspect of the proposals. This was from the neighbour in Frogal Way who objected only to one specific roof light because they were concerned about over-looking from that rooflight. The Council has not raised an objection on these grounds and the objection appears to have proceeded on the basis of a misunderstanding of the plans: as the rooflight is located in a vaulted ceiling a floor above eye level, it would not be possible to over-look the neighbour from the proposed rooflight. Accordingly, the proposal would not result in any additional overlooking, as the Council accepted (see below).

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- 3.4. Despite the proposals being advertised for objections twice, there was no objection from residents in Ellerdale Close itself. In fact, the residents of *both* number 1 and number 3 Ellerdale Close have made very clear they *support* the proposals, including on the grounds that they will enhance, not harm the property: the Inspector is invited to read the letter from the residents of number 1 enclosed at Appendix 1 and the letter from the residents of number 3 enclosed at Appendix 2.¹
- 3.5. It is also noted that the Hampstead Neighbourhood Forum, who have an adopted Neighbourhood Plan and are routinely consulted on applications, did not object to the proposals.

¹ As regards the residents of number 3, the council have added a brief letter of objection to the file which was sent by the residents of number 3 two weeks *after* the refusal. This is irrelevant and should not have been added to the file, as it was sent post determination. In any event, although the header to the letter referenced both Application 2021/5370/P (for a rear extension) and 2021/2786/P (the proposals now the subject of this appeal), it only objected to the "*application*" (singular). In that respect, it is clear that the letter was actually directed at the (then) proposed rear extension (Application 2021/5370/P, which at the time of the letter was being advertised for objections), and not the current proposals (which had already been refused), as confirmed by the residents of number 3 now sending a letter making clear they actually *support* the proposals the subject of this appeal: see Appendix 2. It should also be noted that whilst the letter refers to the house having been extended three times, it is of course two of the three extensions which create the problems addressed below and which are sought to be altered in order to improve the front façade.

4. Disputed Matters and Relevant Policy

- 4.1. The single disputed matter to which this appeal relates is whether the front extensions to the property would cause harm to the character and appearance of the host building and the wider conservation area. In refusing the application on this ground, the Council alleges conflict with the following policies listed below:

Camden Local Plan (July 2017)

Policy D1 Design- states that the Council will seek to secure high-quality design in development and will require development to, inter alia, respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and integrates well with the surrounding streets.

Policy D2 Heritage- states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

Hampstead Neighbourhood Plan (October 2018)

Policy DH1 Design- states that development proposals should demonstrate how they respond and contribute positively to, respect and enhance the character and local context. Development should, inter alia, be sympathetic to established building lines; respond positively and sympathetically to 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 planning applications within conservation areas should have regard to the guidelines in Conservation Area Appraisals and should take advantage of opportunities to enhance Conservation Areas.

5. Agreed Matters

- 5.1. The following matters are considered to be agreed between the appellant and the Local Planning Authority, therefore are not reassessed in this Statement of Case.

That the proposed side extension, alterations to the building fenestration and to the landscaping at the front of the property is acceptable

- 5.2. The proposed development includes a small side extension and alterations to the building fenestration and associated landscaping works, in addition to the proposed front extensions to the building. The alterations involve the installation of a new gate to the side passage; the replacement of existing steps and front walls with new stone-clad steps; and the lowering of the existing cill heights to the existing windows to match the cill levels across the front façade. In addition, the existing side structure is proposed to be replaced with insulated brick walls to match the existing with a glazed slope to the side infill.

- 5.3. The Council confirmed the acceptability of these elements of the proposals within their delegated report, where it is stated that “*the gate to the side passage, new stone-clad steps and lowering of the window cill heights to the existing windows to the side to match cill levels across the front façade are acceptable*” given that “*these alterations are minor and would not have a harmful impact on the character and appearance*” of the property. The Council go on to confirm that “*the pitched side extension with the glazed roof is acceptable as it is subordinate to the host building and would replace the existing structure with a similar massing*”.

That the development will not bring rise to any neighbouring amenity issues

- 5.4. The proposed development has been sited and designed such to ensure no impact on the amenity enjoyed by occupants of neighbouring properties. Indeed, in their assessment of the case, as outlined in the officer delegated report, the Council confirm that “*due to the size, nature and location of the extensions, being set away from neighbouring windows, they would not unduly harm neighbouring occupier’s access to outlook, sunlight or daylight, nor would they result in additional overlooking and thus refusal is not warranted on this basis*”.

6. The Appellant's Case

- 6.1. The application was refused due to the perceived impact of the proposed front extensions at ground and first floor levels on the character and appearance of the host building and the wider conservation area. The Council have considered that, by virtue of their location, size, height and design, these extensions would fail to be subordinate additions to the host building and would disrupt the proportions and composition of the front elevation.
- 6.2. The appellant's case against this reason for refusal can be summarised on the following grounds:
- The current front façade is disorganised and unsymmetrical in appearance by virtue of piecemeal extensions, and is dominated by an existing and unsightly garage which rises to 1 and half storeys in height and protrudes at that height some 5m in front of the property;
 - The proposed alterations seek to improve and enhance the building by re-introducing symmetry across the front façade of the building and by remedying the undue prominence and acknowledged detrimental appearance and impact of the one and a half storey garage;
 - The proposed extensions are of a high-quality design and lead to an attractive building with a more symmetrical appearance. Far from harming the building, they will improve and enhance it;
 - The property is located in a curved cul-de-sac with each house on a different plane and with no consistent building line. As a result, the alterations will not cause harm to any street scene character;
 - The property is largely invisible in any public or private views;
 - There are examples of similar developments to that which is proposed nearby;
 - Overall, the modest changes to this building do not cause harm to the character and appearance of the Fitzjohn's/Netherhall Conservation Area. To the contrary, by improving and enhancing the building, any contribution to the Conservation Area can only be positive.
- 6.3. The proposed development seeks to provide replacement and new extensions to the front of the property. The extensions which have been considered unacceptable by the Council are summarised as follows:
- Single-storey ground floor extension of a reduced length, reduced height and extended width in comparison to the garage in this location. The extension would be 3.1m in height, 5.5m in width and 3.5m in depth;
 - Two first floor front extensions either side of the front entrance. These extensions would be 2.1m in depth and 4.1m in width. The first storey extension in place of the garage would be both set much further back (by some 3m – a reduction of some 60%) and less than half a storey higher (only 1m) than the existing garage, while still being below the eaves;
 - The intervening area between the two sides of the property would be enclosed as a porch with a painted timber door and two side windows, with a replacement balcony above.
- 6.4. Each of these elements of the refused development are considered in turn in relation to the Council's reasoning for refusal as follows.

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Single-storey ground floor extension replacing existing garage

6.5. The front of the existing property is currently dominated by the existing garage which rises to 1 and half storeys in height and protrudes at that height some 5m in front of the property. From the corner of 3 Ellerdale Close (the property boundary), this structure causes significant undue attention and significantly detracts from the front of the property. The garage protrudes far in front of the property and appears as the primary and dominant element of the existing property when viewed from the Close, and in our view is unsightly. This is shown visually and elevationally below and will be seen on the Inspector's site visit.



Figure 7- Frontage of the property, viewed from the close

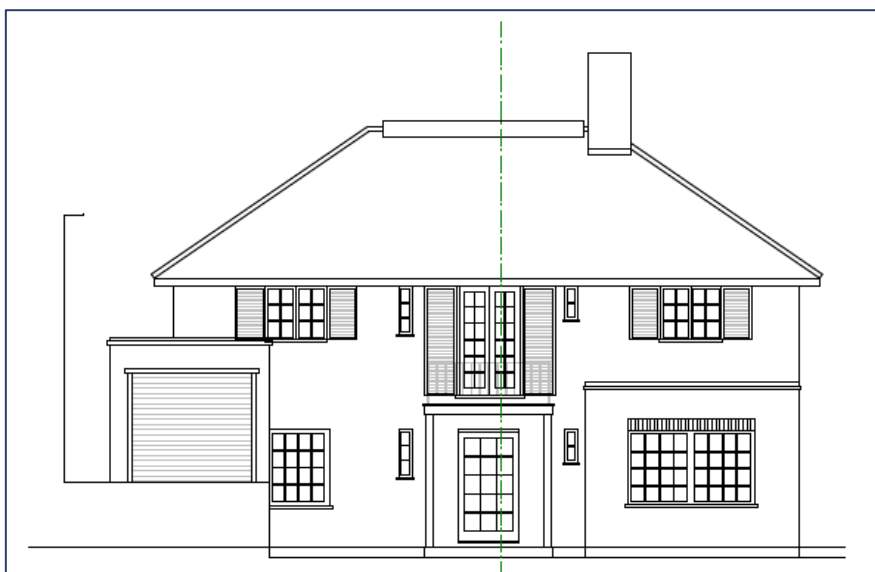


Figure 8- Existing front elevation showing the dominant garage to the left hand side

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- 6.6. In refusing the application, the Council considered that *“while the height would be lower and the depth reduced, it would appear more dominant on the front elevation”*. The Council go on to explain this conclusion by first analysing the existing garage, stating that *“the existing garage appears as a clear ancillary structure”* and that *“it is not uncommon for garages to be erected in front of buildings, and whilst it is not a structure that makes a positive contribution to the building, it does not attract undue attention due to its use and positioning”*.
- 6.7. The Council recognise and accept that the garage *“is not a structure that makes a positive contribution to the building”*. In our view, this is a serious understatement. But in any event, the fact that the Council acknowledge that the garage does not make a positive contribution provides an important agreed starting point when considering whether the alterations seeking to replace it should be permitted.
- 6.8. The Council go on to assert that the garage *“does not attract undue attention due to its use and positioning”*. In our view, this statement is inaccurate. As is shown in the image above, and will be visible on the Inspector’s site visit, the garage is of a poor quality design and is the dominating feature when viewing the property, particularly due to its positioning. It has a jarring effect on the property. To suggest therefore that this existing element does not attract undue attention is simply incorrect.²
- 6.9. Following the comments about the existing garage, the Council go on to state that *“the replacement front extension would appear more dominant as it now covers the entire left half of the house’s front façade and would no longer be read as an ancillary garage”*. This leads to the conclusion that *“this front extension would disrupt the proportions of the front elevation”* and *“would appear bulky and interrupt the front building line”*.
- 6.10. We disagree with this conclusion. As a result of the proposals, the height of this ground floor element will be reduced by virtue of the removal of the 1 and a half storey garage with a single storey feature. The length of protrusion from the existing building will also be significantly reduced. The width will increase from that of the existing garage, however, this element will be of the same volume as that which is existing (by virtue of the reduced length) and it will be more commensurate with the current front projection on the other side of the house. This is shown visually below.



Figure 9- Proposed front elevation (note pink outline shows the existing garage to be replaced)

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- 6.11. This element of the building cannot be considered any more dominant than the existing garage it seeks to replace. On the contrary, this element of the development seeks to remedy the existing dominance issue caused by the garage by pushing the building line back and creating a more visually attractive element which is of a reduced prominence, bulk and scale to the existing garage. The new extension will allow for an improved symmetrical appearance at the front of the property, contributing to an improvement to its visual appearance and its contribution to the wider conservation area.
- 6.12. The Council's conclusion that the proposed extension would interrupt the front building line is inaccurate. The existing front building line is currently set by the garage which protrudes far beyond the remainder of the property. The proposals seek to remedy this and create a more symmetrical front building line by stepping the built line back to a similar location as that set by the existing right hand side of the property. This is shown on plan below.

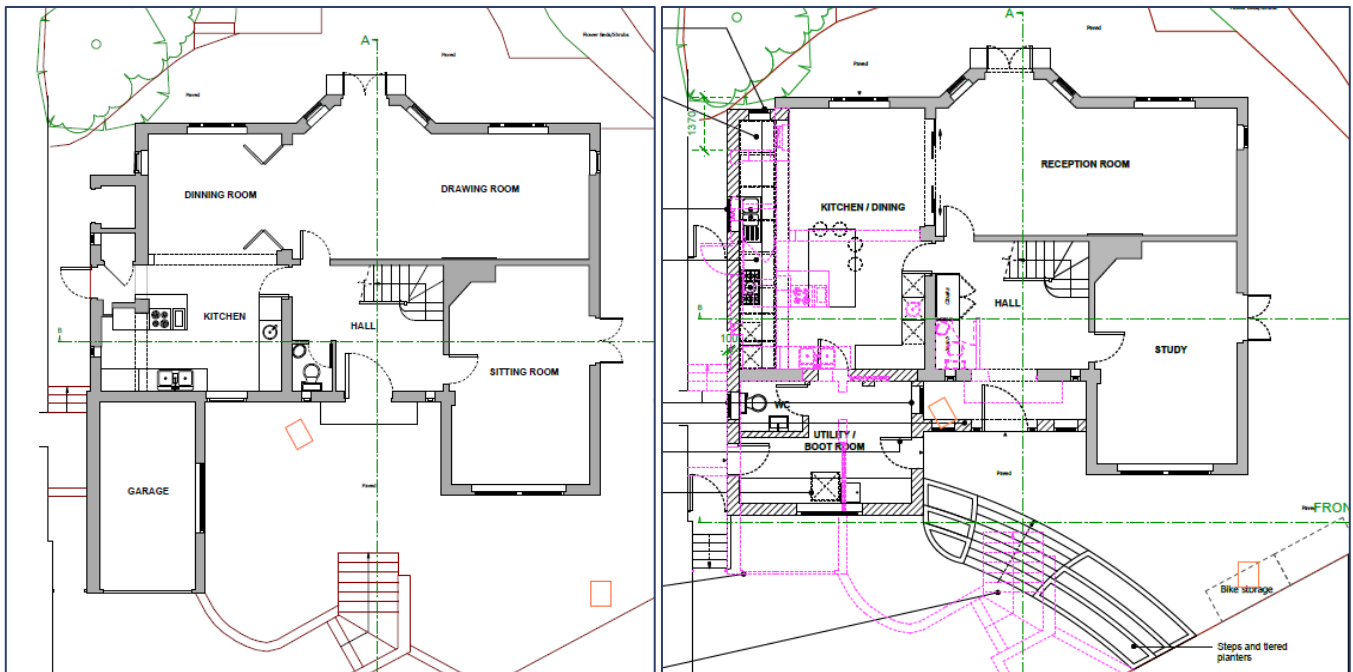


Figure 10- Existing (left) and proposed ground floor plan showing a stepping back of the front building line (note pink outline shows the existing garage to be replaced)

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- 6.13. In any event, even if the proposal did extend the front building line (which it does not, since it reduces it), that would not be a good reason for refusal here. The impact of a proposal on a front building line might be significant where there is a consistent building line seen along the street. However, Ellerdale Close is a curved cul-de-sac where each property follows a different building line; and no. 4 in particular is set much further back from its neighbour than the other houses in the street. It is the termination of the cul-de-sac. It is a streetscape and condition that is very different to that seen on Ellerdale Road or the other main roads in the area where a consistent building line along the street is much more in evidence. A built form projecting forwards therefore does not have the impact it might do elsewhere, and this is not a situation where 'front extensions including porches are usually highly visible alterations that can change the character of a building and the street' (CPG Home Improvements pg. 42). Further, due to the curve of the road and the set back nature of the property, the extension is not visible from any public road or even when looking down Ellerdale Close itself and there is no breach of any consistent building line.
- 6.14. In light of the above, it is considered that the ground floor extension element of the proposals will result in a benefit to the character and appearance of the conservation area by removing a detracting element of the property (acknowledged by the Council to be of no positive contribution) with a high-quality extension which contributes to a more balanced and visually appealing property.

First floor extensions

- 6.15. In relation to the first floor extensions, the Council state that "*the proposed 2 first-floor extensions on either side of the front entrance porch would also overwhelm the front elevation and appear incongruous*", as they are "*not set below the eaves at all and would extend forward of the eaves and roof which would have a harmful impact*".
- 6.16. Firstly, the council argue that the extensions at first floor level would appear incongruous as they are not set below the eaves and would extend forward of the eaves. This element of the design mirrors the approach taken, and approved at the neighbouring property number 18 Froggnal Way under planning reference 2021/0136/P. This permission allowed for a side and rear extension to the property which extended above and beyond the eaves height of the existing dwellinghouse. This extension is now under construction and the view of this extension from the appeal property is shown below. It should be noted that as a result of the level change between the properties, this extension rises significantly higher than the appeal property.

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Figure 11- View from the appeal property to the under construction extension above the eaves height at the neighbouring 18 Frogmal Way

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- 6.17. Although these are side and rear extensions, they are examples of where the Council has allowed extensions to either sit directly underneath the eaves or even to rise above an eaves level. In light of this surrounding precedence, it is not considered justified that the proposed extension at the appeal property, which adopts a similar design approach to the immediately neighbouring property, can be considered harmful.
- 6.18. The Council go on to state in their justification for refusal that *“the front elevation is what makes the most contribution to the conservation area and is therefore sensitive to change”* and that *“the upper floor extensions would appear out of place and the original modest character of the building would be lost as it is subsumed and dominated by new front wings at upper and lower levels in conjunction with the above mentioned garage replacement”*.
- 6.19. As regards contribution to the conservation area, the existing front façade of the building is currently disorganised and unsymmetrical in appearance by virtue of a number of piecemeal extensions, including the ground floor level extension on the right hand side of the property, and the aforementioned unsightly and dominating garage, both of which appear to be later add-ons to the original building. As a result, contrary to the Council’s conclusions, it is not considered that the existing front façade makes a positive contribution to the conservation area. This is even leaving aside the fact that the front façade is not visible from any public road or path. In reality, the front facade is a hotchpotch that is ripe for improvement.
- 6.20. The proposed development seeks to and would make such an improvement to the existing and unsatisfactory front façade. It does so in two key ways. First, instead of the current disorganised and unsymmetrical appearance, it cumulatively seeks to re-introduce symmetry across the front façade of the building, which will improve the visual appearance of the front of the building, in turn improving its contribution to the wider conservation area. Second, it addresses the undue prominence and acknowledged detrimental appearance and impact of the one and half storey garage by pushing the building line significantly back and creating a more visually attractive stepped structure which is of reduced prominence, bulk and scale to the existing garage.
- 6.21. The first floor extension in place of the garage would be set almost 3m further back than the existing garage, thereby dramatically reducing the prominence of the existing structure. The replacement of the unsightly and overly dominant garage on the left hand side by the more visually attractive and less prominent stepped structure is then mirrored on the right hand side by a proposed extension which simply extends over the existing ground floor element of the property (with a set-back from the ground floor building line). The proposed design approach is considerate to the existing dwellinghouse, is modest in scale and is not in any way incongruous or harmful to the building. To the contrary, it would constitute an improvement when compared to the existing detrimental garage and hotchpotch of extensions.
- 6.22. The proposed extension is to be constructed from matching materials, utilising brick, with a stone coping to the parapet adding traditional detail. The existing windows and shutters will be retained on the revised front façade. As such, as regards materials, the front façade of the building will appear identical to the existing building.

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Porch and replacement balcony

- 6.23. The intervening area between the two wings is to be enclosed as a porch, with a replacement balcony provided at first floor level. In relation to this element of the proposals, the Council stated that this “*would add further bulk to the front elevation which is harmful*”.
- 6.24. The existing entrance area is of poor quality (shown below) and the enclosing of the porch area is considered to offer a further improvement to the visual appearance of the front of the property.



Figure 12- Existing front entrance area

- 6.25. The proposed porch area, by way of its use of lightweight, sensitive materials and design, will clearly be read as a subordinate element to the building and will in no way detract from the front façade or add further bulk as the Council suggest would be the case. The porch is set back from the building line of the property and largely mirrors at ground floor level the existing line of the existing balcony at first floor level.
- 6.26. The Council make no comment on the replacement balcony in their delegated report, other than stating it would be unacceptable. The proposed balcony simply replaces the existing balcony at first floor level, marginally increasing its size. The balcony will have coping stone and painted metal railings which are considerate to the character of the property. This element is not considered to result in any harm to the character or appearance of the property.

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6.27. The proposed porch and balcony have been designed as subservient elements to the main property and will allow for a more high-quality and secure entrance to the property. By virtue of its siting, design, modest nature and lightweight construction materials, the extension will be subservient to the host building and will in no way be harmful to the property as the Council suggest.

Summary

6.28. In summarising their reason for refusal across all elements of the proposal, the Council have considered that *“the cumulative impact of all the various front extensions would be harmful to the original character and appearance of the house’s front façade”*.

6.29. For the reasons outlined above, the proposed development would not be harmful to the property’s front façade. To the contrary, it would significantly improve and enhance its appearance both by re-introducing symmetry across the front façade in place of its current disorganised and unsymmetrical appearance and by addressing the undue prominence and acknowledged detrimental appearance and impact of the one and a half storey 5m long garage. The result is a more coherent and symmetrical façade, improving and enhancing the building and its contribution to the conservation area. A photomontage of the proposals has been prepared by the architects and is included on the Photo Sheet 1 and provided below, alongside the existing situation. In our view, the resulting appearance of the property is not harmful or unacceptable, but rather is an improvement; and the changes are modest and in keeping with the character of the property.



Figure 13- Existing (left) and proposed (right) front appearance of the property viewed from the Close

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- 6.30. The Council go on to state that “*the proposals fails to respond positively and sympathetically to the existing rhythm, proportions and height of this house and surrounding buildings*”. In this instance, and as regards rhythm, it is pertinent to analyse the surrounding context and built form. The building sits within a private cul-de-sac which is set away from the public road and from this vantage point the property is not visible. Indeed, the property is only visible when entering the far end of this private road, and from minor private views from two neighbouring properties. In addition, properties on the Close are all set on different planes (by virtue of its curved nature), meaning that there is no rhythm of building lines or proportions and it is not possible to see the group of properties together.
- 6.31. As regards proportions, the proposal is of modest scale and in fact reduces the undue prominence and impact of the unsightly garage. As regards height, due to the sunken nature of the building, the extensions are at ground and lower ground level when viewed from Ellerdale Close. Further, they are at a lower elevation than the extension from the eaves permitted next door in relation to 18 Frognal Way (pictured above) and at lower height and much more limited in scale than the multistorey rear extension permitted in relation to the same property and visible in the same photo.
- 6.32. The proposed development improves and enhances the appearance of the building, rebalancing the front façade and reducing the undue prominence created by the existing garage. The alterations to the property in no way cause harm to the building’s appearance, nor to the surrounding conservation area.

7. Conclusions

- 7.1. This appeal Statement of Case has been prepared by Savills, on behalf of the appellant, in support of a householder planning appeal following the refusal of planning permission at 4 Ellerdale Close, London, NW3 6BE for the erection of a single storey ground floor front extension (in place of existing garage), 2 first floor front extensions, a single storey side extension, infilling of front porch and alterations to existing side elevation windows plus associated landscaping works. Whilst the Council considered parts of the development to be acceptable, the application was refused by delegated powers on 22nd December 2021, with the Council considering that the proposed ground and first floor extension and porch area to be unacceptable due to perceived harm to the property and wider conservation area.
- 7.2. The proposed development, contrary to the Council's determination, would improve the front façade of the building, which is currently mismatched and includes poorly designed extensions which detract from the building's appearance. The proposals seek to rectify this both by re-introducing symmetry at the front of the property and by reducing the undue prominence created by the existing unsightly garage. The proposals thereby create a façade which is significantly improved in its visual appearance, whilst also allowing for additional security and additional floorspace for the family dwelling.
- 7.3. The property sits at the end of a discreet private cul-de-sac away from any public views, and due to the topography of the site, and the surrounding building heights, sits at a much lower level than its neighbours. The proposed development results in a building which comfortably sits within this context and offers an improvement in its visual appearance.
- 7.4. As the proposals will improve the front façade of the property, they will not cause any harm to the conservation area. Further, by reason of the fact that the current front façade is not visible from any public road or path and in any event is mismatched and dominated by an unsightly and overly dominant garage, the current front facade does not make any positive contribution to the character or appearance of the conservation area. What is noteworthy about the property is the contrast in scale and design to the grander buildings on Ellerdale Road, as the Conservation Area appraisal notes. However, this is not impacted by the proposals as they are modest in scale, the property will remain two storeys in height, will reduce the undue prominence of the existing unsightly garage and the extensions will be in materials that match the existing building. The alterations to the front of the property are modest changes that will have no negative impact on the wider conservation area's character or appearance. To the contrary, as the proposals improve and enhance the current front façade, the proposals can only have a positive impact on the conservation area.
- 7.5. The proposals are considered to be in conformity with the development plan and represent sustainable development in line with the NPPF, allowing the property to be extended to accommodate a growing family. It is therefore respectfully requested that the Inspector allows the appeal and grants planning permission for the development.

