



Planning, Design and Access Statement on behalf of E. De Mesquita & M. Lynn

**Regarding the erection of roof extension to
4 Fairhazel Gardens. Erection of single-
storey ground floor rear extension,
alterations to single-storey side extension
including increase in height and erection of
roof extension to 6 Fairhazel Gardens.**

**4 Fairhazel Gardens, London, NW6 3SG
6 Fairhazel Gardens, London, NW6 3SG**

February 2022



1.0 INTRODUCTION



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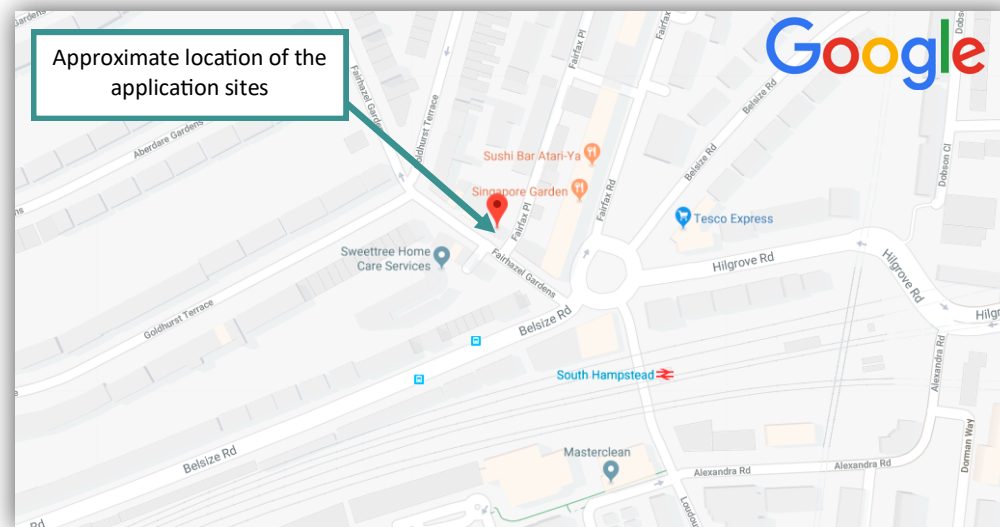


- 1.1 Drawing and Planning Ltd. have been instructed by Mr M. Lynn of 4 Fairhazel Gardens & Mr E. De Mesquita of 6 Fairhazel Gardens to prepare a joint Planning, Design and Access Statement in support of a planning application regarding works to both properties.
- 1.2 This joint Planning Application, proposes the 'Erection of a roof extension to 4 Fairhazel Gardens, London, NW6 3SG... & the erection of single-storey ground floor rear extension, alterations to single-storey side extension including increase in height and erection of a matching roof extension to 6 Fairhazel Gardens, London, NW6 3SG.
- 1.3 This application should be read in conjunction with the planning history for the two properties, which shows that the works now proposed as a combined development, were applied for and approved under two separate proposals - **Ref: 2012/6334/P** (4 Fairhazel Gardens) & **Ref: 2012/6305/P** (6 Fairhazel Gardens).
- 1.4 These 2012 applications have since expired, with the applicants now keen to undertake the works to both properties in the immediate future, hence the resubmission in a joint form. It will be demonstrated that the proposed works continue to meet Planning Policy and are in character with the prevailing mansard style roof level developments seen locally.
- 1.5 This application has been considered alongside the general character of the area when factoring the prevailing heights and the general relationship with other neighbouring dwellings. The application pays recognition to the site's proximity to the South Hampstead Conservation Area and considers the proposal against this heritage designation.
- 1.6 This 'Planning, Design and Access Statement' is submitted in support of the application and is pursuant to Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This application should be read in conjunction with the submitted forms and the accompanying drawings.
- 1.7 The proposal endorses the relevant Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant policies taken from the London Plan 2021. At a local level, the works were considered alongside the Camden Local Plan 2017 and a suite of Supplementary Planning Documents.

2.0 SITE AND AREA ANALYSIS



- 2.1 The application properties form two family dwellings of late 20th Century construction. The properties are located on the north eastern side of Fairhazel Gardens and stand as sentinels, either side of the mouth access that serves the adjacent Fairfax Place. The neighbouring Fairfax Place, is largely made up of terraced properties, however, a row of garages are situated directly behind 6 Fairhazel Gardens, as highlighted in blue, on the submitted Location Plan.
- 2.2 The South Hampstead Conservation Area is located to the north west however, the subject sites are located just outside of this designated area. The associated shops and services serving the local area, are situated within one of the borough's Neighbourhood Centres, a designation typically donated to the protection of locally situated shops and services.
- 2.3 A general site location map highlighting the approximate location of the application buildings, is shown opposite and is accompanied by an OS extract below taken from the Historic England website, which confirms that there are no Statutory Listed Buildings or Scheduled Ancient Monuments within close proximity.
- 2.4 An extract from the Camden Policy Map is located on page 10 of this statement and confirms all the relevant local designations which includes where the boundary to the adjacent Conservation Area lies.
- 2.5 The planning history of the sites are of significance in that the proposed works to the application buildings, have previously been approved (Ref: 2012/6305/P - 6 Fairhazel Gardens) and (Ref: 2012/6334/P - 4 Fairhazel Gardens), with both properties being visually identical, just on opposite sides of Fairfax Place.
- 2.6 In these two 2012 applications, it was originally considered that the matching roof works to both buildings, would maintain visual symmetry between the two properties. Naturally, both applications through the passage of time, have now expired, with both properties now looking to regenerate the previous approvals in time to meet a summer 2022 build programme to commence works to both mansard level roofs.
- 2.7 The character of the area is best described as being mixed, with residential uses falling beyond the designated Neighbourhood Centre designations. The sites are acknowledged as being within a highly sustainable location with the PTAL rating being 6a, therefore being within one of the most accessible locations within the borough. The sites are within metres of Bus stops, South Hampstead & Swiss Cottage Underground/Overground stations, providing links throughout London & beyond.



Extract from Bing maps to highlight the general location of the application site.



Aerial Photography



Aerial photograph outlining the location of application sites and surrounding area taken from Google maps

Photographic Analysis



Existing front elevations
4-6 Fairhazel Gardens



Image showing the entrance to
Fairfax Place



Front Elevation



Neighbouring property to the South



Side elevations



Side elevation

3.0 PLANNING POLICY CONTEXT



National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) document sets out the Government's most up-to date vision for future growth. At the heart of the document is a presumption in favour of sustainable development. In the opening paragraph the Minister for Planning identifies that:

“The purpose of planning is to help achieve sustainable development.”

- 3.2 Paragraph 17 of the NPPF sets out the core planning principles. Of particular relevance to the proposed development the document states that Council's must look to:

“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

take account of the different roles and character of different areas, promoting the vitality of our main urban areas

conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”

- 3.3 Paragraph 58 states that local planning policies and decisions should aim to ensure developments optimise the potential of sites in order to accommodate development. Paragraph 59 of the NPPF concerns design, and notes the following:

“Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally”.

- 3.4 Chapter 7 is titled 'Requiring good design' and sets out that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people. Paragraph 60 recognises that:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

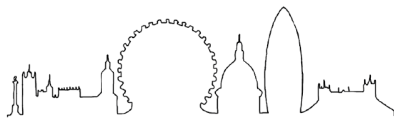
- 3.5 Paragraph 186 states that “Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development.” Paragraph 187 goes insofar as to state that “Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.”

REGIONAL PLANNING POLICY

GREATERLONDONAUTHORITY

The London Plan 2021

- 3.6 The London Plan provides the Spatial Development Strategy for Greater London.
- 3.7 Policy D1 discusses defining an area's character to understand its capacity for growth. The policy advises that Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth. The Area assessments should amongst others, consider:
- 3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density)
- 3.8 Policy D4 requires local authorities to thoroughly scrutinize the design of proposed development and seeks the highest quality of design and architecture.
- 3.9 Policy D5 is entitled 'Inclusive Design' and stipulates that:
- B. “Development proposal should achieve the highest standards of accessible and inclusive design. They should:***
- 1) be designed taking into account London's diverse population***
 - 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion.”***



LOCAL PLANNING POLICY

Camden Local Plan 2017

- 3.10 The Camden Local Plan sets out the Council's planning policies & replaces the Core Strategy & Development Policies planning documents (adopted in 2010). The policies considered most relevant to this proposal are summarised below.
- 3.11 Policy A1 has regard to '*Managing the impact of development*' and considers the relevant aspects of proposals that might undermine the amenities and general living conditions of neighbouring residents, considering factors such as visual privacy, outlook, sunlight and daylight and the impacts of the construction phases.
- 3.12 Policy D1 concerns '*Design*' and promotes high quality design in development, having regard to the context and character of the area which are important considerations, whilst also preserving or enhancing historic environment. Development should also look to integrate well with the surrounding street and open spaces.
- 3.13 Policy D2 is relevant to '*Heritage*'. It is noted that whilst the application sites are not within a Conservation area, they adjoin the South Hampstead Conservation Area (Formerly known as Swiss Cottage Conservation Area). Part 'g' considers the importance of ensuring that development outside of a conservation area, should not harm the character and appearance of this recognised heritage asset.

Camden Planning Guidance 2011:

- 3.14 CPG1 and the SPD on 'Amenity' are relevant to the consideration of the application and are guidance documents that form a useful tool to clarify many aspects already addressed by planning policy at a local level.

Camden Planning Guidance 1: Design (CPG1)

- 3.15 Paragraph 2.11 states that good design should:

“positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas”.

4 Extensions, alterations and conservatories

KEY MESSAGES

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended.
- You can make certain types of minor alterations without planning permission (see below) external alterations.

General principles

4.10 Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.



5 Roofs, terraces and balconies

KEY MESSAGES

Roof extensions fall into two categories:

- Alterations to the overall roof form; or
- Smaller alterations within the existing roof form, such as balconies and terraces.

When proposing roof alterations and extensions, the main considerations should be:

- The scale and visual prominence;

- The effect on the established townscape and architectural style;
- The effect on neighbouring properties

Roof alterations and extensions – general principles

- 5.6 Proposals to alter and extend roofs fall into two categories: those that are accommodated within the existing roof form, such as dormer windows and roof lights, and those which alter the overall roof form, such as the construction of mansard roofs.
- 5.7 Additional storeys and roof alterations are likely to be **acceptable** where:
- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
 - Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
 - There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

- 5.15 Mansard roofs are often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind. Mansard roofs should not exceed the height stated in Figure 5 so as to avoid excessive additional height to the host building. They are often a historically appropriate solution for traditional townscapes. It should be noted that other forms of roof extensions may also be appropriate in situations where there is a strong continuous parapet and the extension is sufficiently set back or where they would match other existing sympathetic roof extension already in the terrace.

Parapet wall

A low wall or railing that is built along the edge of a roof, balcony or terrace for protection purposes.

Cornice

The topmost architectural element of a building, projecting forward from the main walls, originally used as a means of directing rainwater away from the building's walls.

- 5.16 The three main aspects to consider when designing a mansard roof extension are its:
- pitches and profile; • external covering; and
 - windows.
- 5.18 Roofing materials should be of the highest quality because of their significant visual impact on the appearance of a building and townscape and the need to be weather-tight. Natural slate is the most common covering and this should be laid with a traditional overlap pattern. Artificial slate or felt are not acceptable roof coverings in conservation areas. Where a roof in a conservation area is being re-covered, the choice of covering should replicate the original, usually natural slate or clay tile.



Amenity

March 2018

2 Overlooking, privacy and outlook

KEY MESSAGES:

- Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings.
- Mitigation measures should be included to reduce overlooking
- Public spaces benefit from overlooking as natural surveillance

2.1 This guidance relates to the application of Policy A1 – Managing the impact of development and aims to ensure that the potential impact of development on the privacy and outlook of neighbouring properties and their occupiers is fully considered. This chapter contains guidance on the following:

- Overlooking and privacy
- Separation between buildings
- Mitigation measures
- Balconies and roof terraces
- Outlook

Overlooking and privacy

2.2 Interior and exterior spaces that are overlooked lack privacy, which can affect the quality of life of occupants. The Council will therefore expects development to be designed to protect the privacy of the occupants of both new and existing dwellings to a reasonable degree. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The extent of overlooking will be assessed on a case-by-case basis.

2.3 The places most sensitive to overlooking are typically habitable rooms and gardens at the rear of residential buildings. For the purposes of this guidance, habitable rooms are considered to be residential living rooms; bedrooms and kitchens. The area of garden nearest to the window of a habitable room is most sensitive to overlooking.

3 Daylight and Sunlight

KEY MESSAGES:

- The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should submitted which should be follow the guidance in the BRE's *Site layout planning for daylight and sunlight: A guide to good practice*.
- The 45 degree and 25 degree tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.
- Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.
- The Council may seek independent verification of sunlight and daylight reports if necessary.

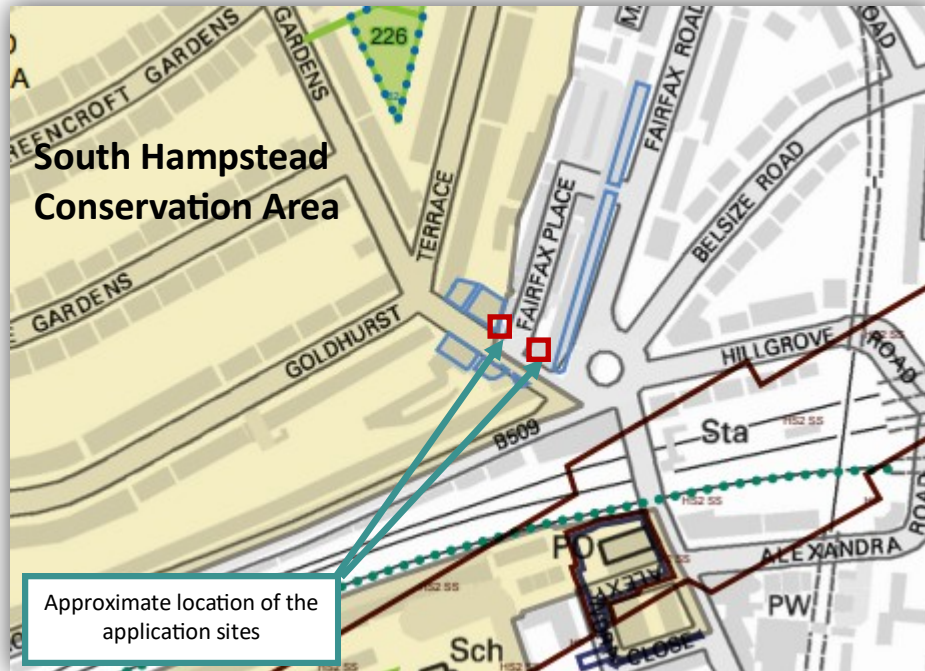
3.1 The Council aims to protect the quality of life of occupiers and neighbours through Local Plan policy A1 Managing the Impact of Development, which seeks to ensure that development does not cause unacceptable harm to amenity, including in terms of daylight and sunlight. This guidance relates to daylight and sunlight levels and contains the following sections:

- What is daylight and sunlight?
- Assessing daylight and sunlight levels.
- What should daylight and sunlight reports contain?
- Flexible consideration of daylight and sunlight.
- Independent verification of daylight and sunlight reports.
- Other Considerations: Right to Light Legislation.

Proposals Map




Camden




Extract from the Camden Policy Map (2017)


KEY


Built environment

 Conservation Area


Town centres and employment

 Central London Frontage

 Town Centre


 Neighbourhood Centre

Transport

 Safeguarding Area


High Speed 2:


 HS2 Surface


 HS2 Sub Surface


Natural environment and open space

 Open Space

 Metropolitan Open Land

 Site of Special Scientific Interest

 Ancient Woodland

 Metropolitan Walk

 Habitat Corridor, missing link

4.0 PLANNING CONSIDERATIONS



- 4.1 This joint Full Planning Application, seeks consent for works to both No. 4 & No. 6, Fairhazel Gardens, NW6 through the 'Erection of a roof extension to 4 Fairhazel Gardens... & the erection of single-storey ground floor rear extension, alterations to single-storey side extension including increase in height and erection of a matching roof extension to 6 Fairhazel Gardens, London, NW6 3SG.
- 4.2 This application should be read in conjunction with the planning history for the two properties, which shows that the works now proposed as a combined development, were applied for and approved under two separate proposals - **Ref: 2012/6334/P** (4 Fairhazel Gardens) & **Ref: 2012/6305/P** (6 Fairhazel Gardens).
- 4.3 These 2012 applications have since expired, with the applicants now keen to undertake the works to both properties in the immediate future, hence the resubmission in a joint form. The previous approval for these sites, are therefore considered to be material considerations.
- 4.4 All elements of this application have been considered previously and in planning terms were accepted on the proviso that the works would be carried out simultaneously between the two properties at 4 Fairhazel Gardens (**2012/6334/P**) and No.6 Fairhazel Gardens (**2012/6305/P**). As part of these previous approvals, Officers noted that both extensions would benefit the visual amenities of the streetscene, being within the prevailing character of mansard developments seen locally. The applicants assert that the development now proposed, continues to be Policy Compliant with the Camden Local Plan, in particular Policy D1—Design.
- 4.5 This combined development will enable the roof additions to create provision for an additional bedroom amenity to both properties, in conjunction with modest ground floor extension works to 6 Fairhazel Gardens. It is noted that these ground floor works were approved in 2018 (**Ref: 2018/1959/P**) with the works not having been carried out and the application, now having just expired - Jan 2022.
- 4.6 It is also noted that 4 Fairhazel Gardens has also recently gained consent for ground floor rear extension works (**Ref: 2021/3889/P**). These works have now been carried out in accordance with this approval & are noted on the plans as submitted.
- 4.7 The applicants now seek to propose the same roof level Mansard design, following the principles for roof extensions as illustrated within the CPG1 guidance, which recognises all of the design related requirements for mansard roof additions. It is noted that the case officer assessing the two 2012 applications, had accepted that the roof additions complied with the relevant guidance at that time.
- 4.8 It is therefore suggested that the developments will not harm the streetscene as the proposed roof additions will continue to be subservient to the main buildings. Whilst the building will inevitably be taller than the existing building profiles, the Mansard developments are considered to be in character with the developments seen locally.
- 4.9 Whilst the subject sites are not located within a Conservation Area, 6 Fairhazel Gardens is situated adjacent to the boundary with South Hampstead Conservation Area. As such and from a heritage point of view, the works will ensure that the character and setting of the South Hampstead Conservation Area will be maintained. The approved size and scale of the main additions at roof level and the rear extension works at 6 Fairhazel Gardens, will be compliant with the overall aims of policy D2—Heritage. The Conservation Area has not been altered since consideration of the previous application.
- 4.10 The single storey extension proposed at 6 Fairhazel Gardens will provide a modern living arrangement by combining the dining room and kitchen, leading directly onto the garden area. The case officer previously stated:
- “In view that the proposed extensions would be subordinate to the scale and proportions of the host building and would match its design and materials as closely as possible, it is considered acceptable in accordance with policies CS14 and DP24 of Camden's LDF.”***
- 4.11 It is noted that a similar approach was taken more recently, when officers considered and approved the rear extension works to the adjacent 4 Fairhazel Gardens under Ref: 2021/3889/P.
- 4.12 In terms of the impact on neighbouring properties the applicant has no reason to disagree with the conclusions made by the previous officer, who stated:
- “It is not considered that the proposed rear and side extension would impact the amenities of adjoining neighbours in that the proposed extension would not provide direct overlooking into neighbouring habitable windows or be overly large so as to restrict outlook or daylight. The glazing blocks proposed in the side extension will be conditioned to ensure they remain fixed shut and obscurely glazed.”***
- 4.13 The applicant recognises the sensitivities to the adjacent non-residential Place of Worship and so is willing to provide a construction management plan to ensure that the impacts of the development during the construction phases are appropriately mitigated and controlled.

- PROPOSED ELEVATIONS -



- 4.14 The computer generated images provided on this page show how the proposed roof extensions will conform to the surrounding area. The prevailing building heights are both 2 and 3 storeys and so the roof alterations will conform to this design. It is suggested that the developments will drastically improve the appearance of the two dwellings, which currently do not benefit from pitched roofs and therefore, appear in 'unfinished' states.
- 4.15 When coupled with the window hierarchy of the windows at first floor level, the proposed mansard extensions have been designed to complete the buildings and appear as original features, as original mansard roofs, can be seen on many other properties in the local area. The additions will be seamless from visual amenity points of view.
- 4.16 The rear elevations will not alter significantly as the scale of the extensions will be kept to a minimum by virtue of the extension having a flat roof. Two rear facing windows to each Mansard roof extension will allow for light and ventilation to be received to the bedrooms and their associated en-suit bathroom amenities.

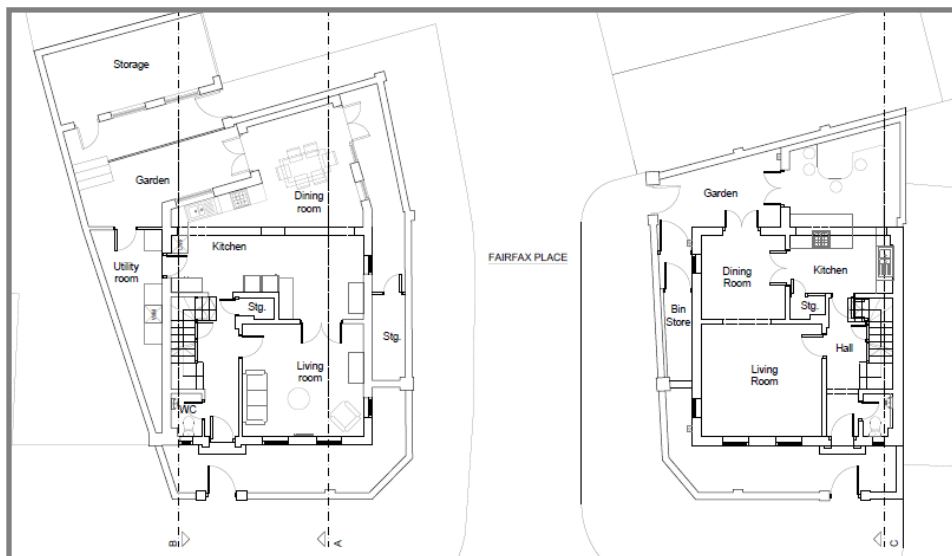


**3D Model of 6 Fairhazel Gardens -
Proposed front and rear elevations**

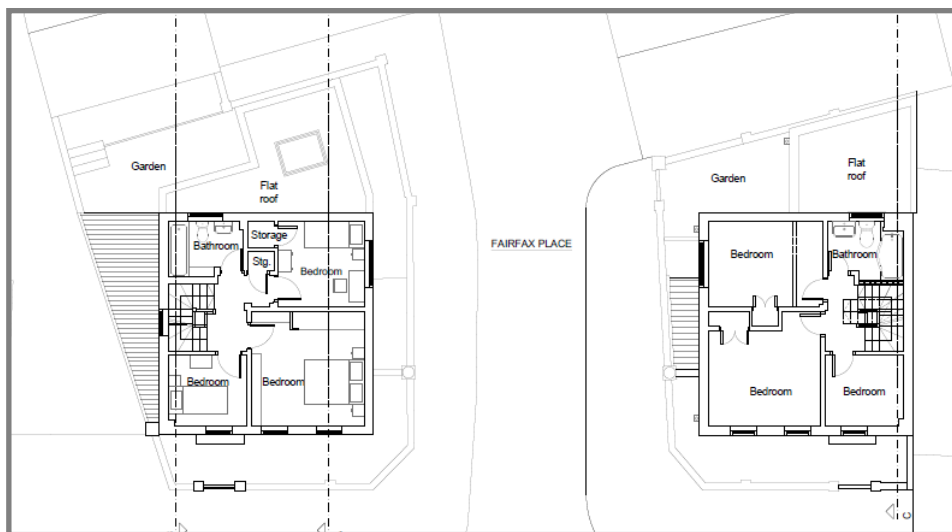




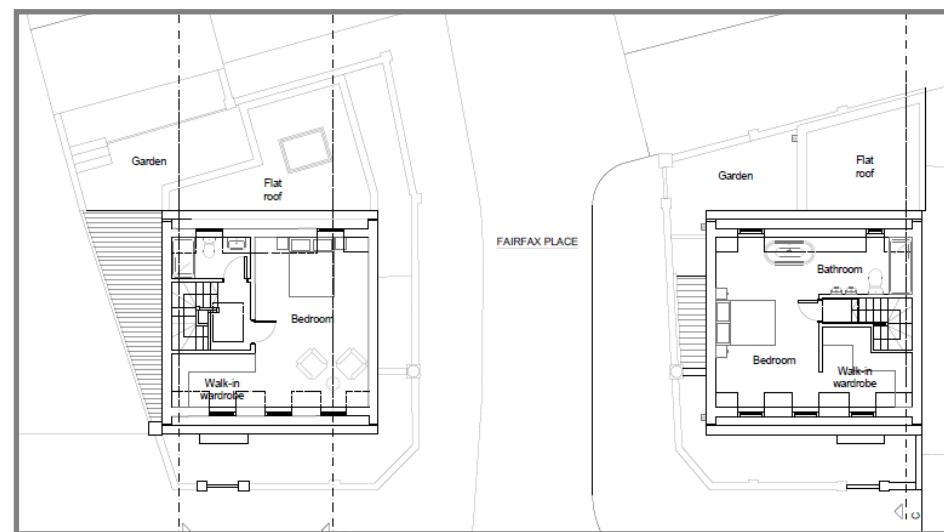
- PROPOSED FLOOR PLANS -



Proposed Ground Floor Plans



Proposed First Floor Plans



Proposed Second Floor Plans

- 4.17 The proposed development has sought to consider the character, setting, context and the form and scale of neighbouring buildings in addition to the character & proportions of the existing building. High quality materials have therefore been proposed.
- 4.18 The proposed roof extensions (Mansard style) are generally considered the most appropriate way to terminate a building without adding a highly visible roof.
- 4.19 The front elevation of the proposed mansards, would feature three suitably proportioned dormer windows that match the detailed design of the existing windows below and have been designed to support a minimal projection. The rear of the mansard would feature two dormer windows of similar design and projection. The roof would feature a single rooflight across the upper roof slopes which would provide additional daylight. The roof light would not be visible from the public realm. The side of the roof extension would be terminated by a party wall which would protrude approximately 2.3m in height from the top of the existing parapet wall.
- 4.20 The proposed mansard roof additions, seek to provide a single bedroom amenity with additional bathroom facilities to either property. The proposed extensions are therefore considered to be subordinate to the scale and proportions of the host buildings and would match their design and materials as closely as possible.

5.0 CONCLUSION



- 5.1 The proposal concerns the submission of a joint Full Planning Application, which seeks consent for works to both No. 4 & No. 6, Fairhazel Gardens, NW6 through the 'Erection of a roof extension to 4 Fairhazel Gardens... & the erection of single-storey ground floor rear extension, alterations to single-storey side extension including increase in height and erection of a matching roof extension to 6 Fairhazel Gardens, London, NW6 3SG.
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- 5.3 These 2012 applications have since expired, with the applicants now keen to undertake the works to both properties in the immediate future, hence the resubmission in a joint form. The previous approval for these sites, are therefore considered to be material considerations.
- 5.4 The adopted Local Plan policies have provided the guidance to develop this proposal from a character point of view. It is suggested that the guidance relevant to extensions have been followed when assessing the material considerations that apply to this proposal, coupled with the high quality design choices for materials and design.
- 5.5 The development was carried out in full compliance to the relevant Central Government Guidance and Development Plan Policies contained within the London Plan 2021, the Camden Local Plan 2017 and the relevant guidance documents.
- 5.6 For the reasons outlined within this statement, it is requested that the Council look upon this application favourably.

