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80-83 Long Lane
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Via Planning Portal Only

31st January 2022

Dear Sir/Madam

FULL PLANNING APPLICATION – THE TOWN AND COUNTRY PLANNING ACT 1990

REPLACEMENT ROOF EXTENSION AND ASSOCIATED WORKS AT 5-7 ADAMSON ROAD, LONDON, NW3 3HX.

Please accept this covering letter as an accompaniment to this full planning application for the proposed a replacement roof extension and associated works at 5-7 Adamson Road.

Description of Proposed Development

Replacement roof extension and associated works.

The Site

The site is located on the north side of Adamson Road, to the east of the junction with Winchester Road. The site comprises of a pair of 4 storey (with basement and rooms in the roof), semi-detached, properties which have been subdivided into a total of 19 flats. No.5 currently comprises 9 flats (A-I) across 5 floors and no.7 comprises of 10 flats (1-10) across 5 floors.

The site is on a street comprised of similar residential properties and lies within the Belsize Park Conservation Area.

Planning History

On the 7th of September 1967, planning permission (reference H7/3/B/4066) was granted for alterations to provide 8 self-contained flats at no. 7 Adamson Road.

On the 21st of April 1972, planning permission (reference H7/3/15/13055) was granted for the conversion of basement at no. 5 Adamson Road to provide 2 self-contained flats.

On the 31st of January 1975, planning permission was refused for 3 applications (references H7/3/B/19775, H7/3/B/18926R and H7/3/B/19625R) for the change of use of the first, second and third floor to provide 2 self-contained flats on each floor at both no.5 and no.7 Adamson Road. The applications were refused on the grounds of inadequate room sizes and exceeding the density standards.

On the 10th of April 1975, permission (reference H7/3/B/20303) was granted for the change of use of the first floor to provide 2 self-contained flats at no.5 Adamson Road.

On the 5th of August 2021, a lawful development certificate (reference 2021/2543/P) was granted for the continued use of no.5 and no.7 Adamson Road as 19 self-contained residential flats (C3).

On the 7th of January 2022, a pair of lawful development certificate applications were granted (references 2021/5276/P and 2021/5301/P) seeking to amalgamate two lower ground floor flats into a single flat at no.5 and no.7 Adamson Road

On the 26th of November 2021, a planning application was submitted (reference 2021/5813/NEW) to amalgamate 4 flats into 2, extend the buildings to the rear and associated works. At the time of writing, the application was pending consideration.

The Proposal

The proposal is to replace the existing dormer roof extension with a mansard roof extension.

The submitted proposed drawings includes lower ground floor rear extensions, first floor rear extensions, fenestration alterations and installation of balconies and terraces that are currently being considered under planning application reference 2021/5813/NEW.

Please refer to the supporting plans for full details.

Planning Policy:

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following

sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places) and Section 16 (Conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this application, the adopted development plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017), Kentish Town Neighbourhood Plan (2016) and associated Supplementary Planning Guidance. The following policies are considered relevant to this proposal:

London Plan (2021) (LLP)

- Policy D3 – Optimising Site Capacity Through a Design Led Approach
- Policy D4 – Delivering Good Design
- Policy D6 – Housing Quality and Standards
- Policy D12 – Fire Safety
- Policy HC1 – Heritage Conservation and Growth
- Policy T5 – Cycling
- Policy T6.1 – Residential Parking

Camden Local Plan (2017) (CLP)

- Policy A1 – Managing the Impact of Development
- Policy D1 – Design
- Policy D2 – Heritage
- Policy T1 – Prioritising Walking, Cycling and Car-Free Development
- Policy T2 – Parking and Car-Free Development

Kentish Town Neighbourhood Plan (2016) (KTNP)

- Policy D3 – Design principles

Supplementary Planning Guidance Documents (SPDs)

- Design (2021)
- Home Improvements (2021)
- Housing (2021)
- Amenity (2021)
- Transport (2021)

Planning Analysis:

Principal of development

Planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is in active residential use as a block of 19 flats with associated amenity space. The proposal is to replace an existing roof extension to the building, which encompasses 4/19 dwellings. The site comprises previously developed land and, in such locations, there are no development plan or national planning policies that restrict the extension, alteration or refurbishment of dwellings, in principle.

Design, visual and heritage impacts

Case law dictates that decision makers are required to give great weight to any harm to the significance of a heritage asset. Section 16 of the NPPF reflects the statutory duty insofar as it requires a consideration as to whether the proposal preserves and enhances the significance of the heritage asset, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset.

Paragraph 130 of the NPPF outlines that decisions should ensure that developments are visually attractive and are sympathetic to local character.

LP Policy D3 sets out that all development must make the best use of land by following a design-led approach. The policy also states that developments should enhance local context, respect local character and be of high-quality architecture. Policy HC1 require development proposals that affect heritage assets and their settings should conserve their significance and appreciation within their surroundings.

CLP Policy D1 requires development to be of the highest architectural and urban design quality, have regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

The aims of Policy D1 are further reinforced by guidance contained within the Camden Planning Guidance (CPG) on Home Improvements and Design. The guidance acknowledges that extending buildings with a new storey in the roof is an established method to increase the usable space, with mansards being typically associated with Georgian or Victorian buildings. The guidance continues to set out that if neighbours have already extended their roofs with a traditional mansard, then it is likely that a similar extension would be acceptable development.

The Belsize Park Conservation Area Statement is characterised by mid C19 villas of consistent scale, materials finish and detailing that address the street with modest front and reasonably deep rear gardens. The Conservation Area appraisal identifies inappropriate materials, extensions and alterations to be a threat to the character of the area. The buildings are not identified as making a positive contribution to the character and appearance of the conservation area and therefore are deemed to be neutral. Threats to the character of the conservation area include, infilling gaps between buildings, unsympathetic extensions and alterations

involving inappropriate materials, scale, bulk, massing, inappropriate railings to roof terraces/balconies and loss of original detailing.

The application site comprises a pair of semi-detached C19 villas constructed of stock brick with stucco projecting bays, quoin detailing, window surrounds and porches. Both properties have stepped access to the main front entrances. The properties have overhanging eaves supported by decorative brackets, tiled dormer roof extensions and chimney stacks. The existing fenestration comprises of recessed sashes which reduce in size from the ground floor up. The rear elevations are less ornate in its detailing and comprises a lower ground/ upper ground floor projecting bay. Many of the aforementioned features are characteristic features of buildings within the conservation area. The properties are located on a street of similar properties, many of which have been extended and altered, particularly to the rear at ground, first floor level and at roof level. Notably, no's 1, 8, 9 13 and 15 Adamson Road all have mansard roof extensions. Many properties, including the application buildings, have also been extended upwards by way of box and pitched dormer extensions.

The existing roof extension, which is to be replaced, is not of any significant architectural or historic quality. The proposed mansard roof extension will significantly improve the character and appearance of the host building. The extension creates a subservient roof form with a high quality slate and lead finish that assimilates well with the positive mansard roof extensions found elsewhere on the street. The extension allows the fenestration hierarchy and alignment to follow through into the roof extension, creating a harmonious and subservient addition to the host buildings. If deemed necessary, appropriate materials finishes can be secured by way of suitably worded planning conditions. The proposal enhances the appearance of the building and preserves the contribution it makes to the character and significance of the conservation area.

The proposal is in line with the aspirations of LP Policies D3 and HC1, CLP Policy D1 and D2, KTNP Policy D3 and the Camden's Supplementary Design Guidance Documents.

Neighbour amenity

Paragraph 130 of the NPPF sets out that decisions should create places which are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users.

Policy D3 of the LP states that proposals should deliver appropriate outlook, privacy and amenity. Policy D6 sets out that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

CLP policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and ensuring that development protects the quality of life of occupiers and neighbours by not granting permission that would give rise to amenity harm to neighbouring residents.

The proposal is for a replacement roof extension. The proposal does not significantly increase the scale of the building or the number of habitable windows in its facades. The proposal would not harm neighbour amenity with respect to loss of daylight, sunlight, privacy, outlook, overbearing impacts or other noise or disturbance.

The development meets the amenity aspirations of LP Policy D3, CLP Policy A1 and the Councils adopted Amenity CPG (2021).

Living conditions for future occupants

Paragraph 130 (f) of the NPPF states that planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy D6 of the London Plan states that housing development should provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners.

CLP Policy H6 states that in all developments the Council will encourage design of all housing to provide functional, adaptable and accessible spaces, and expect all self-contained homes to meet the national derived space standards. The CLP advises that private amenity space is also important in adding to residents' quality of life and CLP Policy D1 requires development to incorporate outdoor amenity space.

The proposal provides an improved configuration for the existing dwellings. Access to the shared amenity space is unchanged. The proposal would provide high quality accommodation for the future occupants, in line with LP Policy D6 and CLP Policy D1.

Highway and parking impacts

CLP Policy T1 sets out that the Council seek to encourage sustainable transport by requiring developments to provide cycle parking that meets or exceeds the requirements set out in the London Plan. Policy T2 advises that the Council limit parking availability by requiring all developments to be car free.

No additional dwellings are proposed. The site does not have any on-site parking. The existing cycle parking arrangements are unchanged. The proposal would have no adverse impact on highway safety. The proposal accords with LP Policy T5 and CLP Policies T1 and T2.

Summary & Conclusion

As demonstrated in this letter and the plans and documents that support this planning application, the development constitutes sustainable development which will provide high quality accommodation that is sympathetic to the appearance of the building and the character and appearance of the Conservation Area. The development is in accordance with the relevant Development Plan Policies and therefore it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully



Stuart Minty
Director
SM Planning