

April 2022

Design and Access Statement

Town and Country Planning Act 1990 (as amended)

Full planning application relating to proposed enlargement of upper ground floor rear conservatory to create additional habitable accommodation to the existing self-contained flat at Flat 3, 37 Platt's Lane, London, NW3 7NN

This statement has been prepared in support of a full application (reference 2020/5686/NEW) relating to the first floor flat 3, 37 Platt's Lane. The application encompasses this statement and the following:

- Completed full planning application form
- Site location plan (scale 1:1250 @ A3)
- Planning drawings:
 - PA/2022/01 – Existing & Proposed Floor Plans
 - PA/2022/02 – Existing & Proposed Side Section
 - PA/2022/03 – Existing & Proposed Rear Elevation
 - PA/2022/04 – Existing & Proposed Side Elevation 1
 - PA/2022/05 – Existing & Proposed Side Elevation 2
 - PA/2022/06 – Existing & Proposed Front Elevation

The relevant planning application fee has been paid online via the Planning Portal.

Introduction

Planning permission is sought for the following changes to the first floor flat:

Enlargement of upper ground floor rear conservatory to create additional habitable accommodation to the existing self-contained flat.

It is now proposed to extend the previously approved conservatory (2019/1110/P) (the "consented scheme"). This new extension will replicate the design of the existing and consented scheme with lightweight materials, fully obscured glazing to the side elevations, clear glass sliding doors at the rear and a hipped sloping roof. It will simply extend the consented scheme by 90cm in length to the end of the rear roof space and to the flanking parapet walls. Retaining the existing design will maintain its appearance in keeping with the character and appearance of the building. The modified roof structure will respect the local context and character of the area and will help the extension to be more subordinate to the original building and reduce the appearance of bulk in context.

The proposed scheme follows positive pre-application advice received from Camden Council in October 2018, modified to address concerns that have subsequently been raised. In particular this application responds to comments received on previous applications on this site and has been developed in line with the National Planning Policy Framework, policies issued by the London Borough of Camden and the Redington Froggnal Neighbourhood Plan.

This submission provides a design which will have a positive contribution to the users of the

building and to the surrounding areas whilst having limited visibility within the street view from Briardale Gardens and respecting the privacy of neighbouring properties. The proposed alterations are designed to integrate better in the context of the existing building and the neighbouring buildings with regards to scale and use of materials and by aligning the development more closely with the base ground floor extension. The conservatory form is sympathetic to the host and neighbouring buildings in obvious lightness of apparent mass and detailing. Within the overall context of an enclosed space between 29-39 Platt's Lane, which are dominated by significant solid additions to the host buildings, it will make for an enhancement to the building and the character of the conservation area.

Site and Context

The application site is located on the western side of Platt's Lane, a curved residential street to the east of Finchley Road. The building on the site is a semi-detached property within close proximity to Briardale Gardens and comprises lower ground, upper ground, first and roof levels. It is divided into 4 self-contained flats.

Site Location



The building is part of a set of 6 semi-detached properties 29-39 Platts Lane. The adjoining properties at nos. 29, 31 and 39 have three-storey rear extensions. Number 33 has a lower ground floor conservatory extension with a roof terrace above and no. 35 has a lower ground floor rear extension with a roof terrace above.

The property is not listed, and the Conservation Area Statement identifies it as making a positive contribution to the Redington Froggnal Conservation Area in which it is located.

The application site is located to the west of Hampstead Town Centre in an area with streets sloping downhill to the west. The ground level to the front of the application building is one storey above the rear of the site. The rear of the application building is visible in limited views from Briardale Gardens, although both the building and the rear extension are substantially screened by vegetation and enclosed by neighbouring buildings.

Site photographs of the property:



Front elevation



Rear elevation



Rear elevation

Planning history and analysis

1. Application 2019/5927/P: Erection of a brick-built first floor rear extension following demolition of the existing first floor conservatory to residential unit (C3 use). Decision: Refused.
Reason for refusal: The proposed rear extension, by reason of its bulk, visual prominence

and detailed design would be detrimental to the character and appearance of the host building, the terrace of which it forms a part and the surrounding Redington Froggnal Conservation Area. As such the proposal would be contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan.

It should be noted that the only reason that the previous application for a brick extension was refused was the material used in the proposal. Overall, its impact on the amenity of the neighbouring properties was considered acceptable in terms of daylight, sunlight, outlook and overlooking.

This application, however, reverts to the design of the existing conservatory, the extension to which was approved in 2019 as below. The extension material will retain its lightweight white timber and glass design in order to blend into the whitewash features on the rear elevation of 37 Platt's Lane and surrounding buildings. The new timber and glass extension should be considered acceptable as it now complies with local policies and guidance and resolves the issue of materiality and solidity.

2. Application 2019/1110/P: Enlargement of first floor rear conservatory to residential unit (Class C3).

Decision: Granted.

The consented scheme included a timber frame with glazed sliding doors on the rear façade, obscure glazed full height windows on the side elevations and a glazed roof. It provided additional floorspace for the existing upper ground floor flat by extending the existing conservatory by an additional 1m to a total projection of 3m.

"The Redington / Froggnal CAS notes that nos. 29-39 (odds) have somewhat lost their group value due to unsympathetic alterations however 3-37 (odds) are still considered to make positive contribution to the conservation area; which includes this site."

"The rear elevation of the property and the neighbouring property have been altered significantly in the past with a three storey rear extension being constructed at no. 39 and a dormer window in the rear roof slope of no. 37. Therefore, the buildings as a semi-detached pair have already lost their uniformity and symmetry."

"Given the fact that the existing conservatory already alters the pair, the extension to the existing conservatory would not create any further harm to their character and appearance."

However, given the set back from the street (it is located approximately 18m from the street) and the fact that it would be viewed within the back drop of the substantial rear extension at no. 39 it is considered that the proposed extension would not detract from the character and appearance of the streetscene or surrounding conservation area and would be considered acceptable".

Regarding the consented scheme, "Its size and scale would continue to ensure that the conservatory appears as a subordinate addition to the host building. Its detailed design would match that of the existing conservatory and would preserve the character and appearance of the building and terrace of which it forms a part and the surrounding conservation area".

The reasons given for approving the consented scheme also apply to the scheme proposed in this application.

It is noted that the applicant previously engaged with the LPA via a formal pre-application regarding the proposed extension of the existing first floor rear conservatory. A copy of the

thorough and detailed pre-application advice letter from the LPA dated 11 October 2018 is submitted with this application. The pre-application advice was positive regarding the proposed extension to the conservatory on the first floor on the same design as proposed in the current application.

This application proposes modifications to the approved scheme by adding an additional 90cm to the conservatory whilst at the same time reducing the slope of the roofline to reflect a shallower slope from the top of the structure.

3. Application 2011/0162/P: The installation of a glass balustrade onto the existing first floor terrace at Flat 3.

Decision: Refused.

It was refused due to its height, bulk design and prominent location on the building with the use of the roof terrace and was considered harmful to the character and appearance of the host building and the conservation area. The applicant appealed the decision, and the Planning Inspector dismissed the appeal on the incongruent design and prominence of the balustrade and its impact along with a roof terrace on the character and appearance of the building and the conservation area.

4. Application 2009/2681/P: Erection of a conservatory extension at rear upper ground floor level to the existing flat.

Decision: Granted.

5. Application 2008/1275/P: Erection of a conservatory extension at rear first floor level, and installation of a balustrade to allow use as a roof terrace.

Decision: Refused.

The reason for refusal was that the proposed rear roof terrace would allow direct views into the habitable rooms of neighbouring properties without adequate separation distance or screening. This would result in a material loss of privacy to occupiers of these properties and would be contrary to policy SD6 of the London Borough of Camden Development Plan 2006.

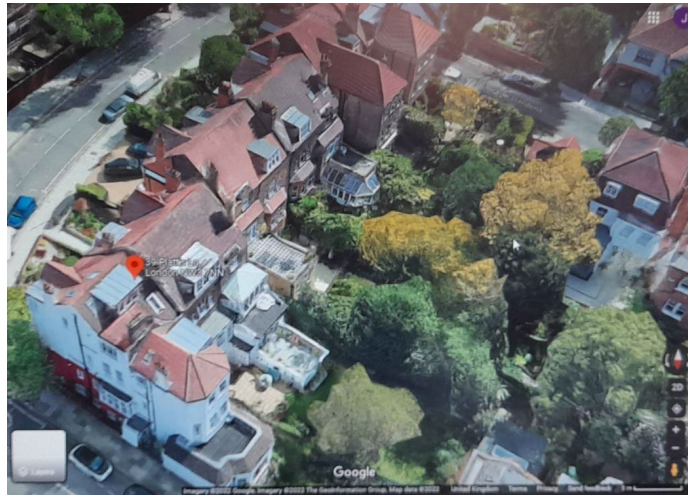
The reason for refusal was solely due to loss of privacy to neighbours. But the size and massing of the proposed extension on this occasion was acceptable.

Proposed development and planning considerations

Design

The extension would be constructed by replacing the existing conservatory with an extension on the same timber and glazed design. The extension would be 4.6m in width at the end and would project from the rear wall of the building by 3.9m. The glazing will be completely obscured on both sides of the extension. The glazing does not overlook adjacent properties and will not affect the privacy of neighbouring dwellings.

Due to its lightweight materials and appearance, the extension is not considered to be a dominant or obtrusive structure within its context. The extension is subordinate to the host building. The proposed extension is of a modest scale, particularly when viewed in the context of the large 3 storey extensions to the other properties which form part of this set of buildings, as shown in the aerial photograph below. The proposed scheme would be enclosed within the context of these extensions, which are not original to the host buildings.



The scheme is designed to respect Camden policies and the Redington Froggnal Neighbourhood Plan. Particular reference is made to section SD4 points i, iii, iv and x. The proposed design is of a scale and height respectful to the existing buildings, with a sense of enclosure between the flanking brick walls at 31, 35 and 39 Platt's Lane. The location will not have a significant impact in terms of loss of daylight and the use of obscure glazing will reduce the loss of light to neighbouring properties. The proposed wood timber and glass design responds to the desire for authentic traditional materials generally.

The consented scheme does not align with the ground floor extension, which makes for a somewhat uncomfortable setback. The new scheme would have the conservatory and ground floor ends aligned flush or nearly so with the end and the flanking parapet walls. The logic of extending to full depth is seen in the side elevation where the complete and comfortable seating of the ground floor extension is obvious. Contrarily, both the existing conservatory and the consented scheme are somewhat negative in form due to the setbacks, contributing to the lack of uniformity which is noted in the officer's report for the consented scheme. The proposed scheme would restore a sense of uniformity thereby contributing positively to the overall appearance. The additional projection is not material to the ground floor end.

Compared with the consented scheme, the proposed advancement to the end will produce a larger visible volume whose amount relative to the house and other features in the immediate locality is not dominant. It should also be noted that it is also proposed to lower the eaves line of the hipped roof.

To place the proposed scheme further into the context of the surrounding area, the visualisations below show give an impression of the scheme proposed in this application, from two separate viewpoints:

1. The viewpoint from Briardale Gardens adjacent to the subject property:



It should be noted that the proposed scheme will be barely visible at this point, being limited to its present height and projecting no further than the other properties on Platt's Lane. In particular, the conservatory will be visually enclosed between the solid brick projections at 31, 35 and 39 Platt's Lane negating any appearance of bulk with the additional 90cm projection of the proposed new scheme.

2. The viewpoint from Briardale Gardens 10m down from the subject property:



It should be noted that the change envisaged with the proposed scheme would be barely noticeable in the context of the surrounding street view, since its lightweight white timber and

glass design blends into the whitewash features on the rear elevation of 37 Platt's Lane. On viewing from the street, the proposed extension would not appear over-large nor out of scale compared with adjacent buildings and features.

Further, the alignment of the structure with the base of the extension represents a logical improvement to the setback nature of the consented scheme which envisages depths of projection which are not uniform in the context of the subject buildings. Relative to the depth of the consented scheme, the proposed 90cm addition is non-material.

From the outset, the aim was to work with the historic quality of the existing building. Material choices are refined and the lighter material design will make the extension more elegant, of a light appearance and more in keeping with the existing building.

Overall, the applicant wishes to make a modest addition to the property in order to deliver a more pleasant living environment for its inhabitants while preserving the character of the conservation area.

Amenity

It is proposed to have obscure-glazing to both sides of the extension in order to respect the privacy of neighbouring properties. The additional projection of 90cm will have no material impact on the amenity of neighbouring occupiers on either side of the subject property or the flats below in terms of privacy, daylight, sunlight or overlooking.

The proposed scheme would overlook the garden at no 37 but no more than the existing or the consented schemes, due to the ground floor terrace. The proposed scheme does not threaten any main building windows in terms of privacy. All windows overlook gardens of subject properties and neighbours. That the conservatory appears to allow overlooking from an advantageous forward position is immaterial, especially as occupants will enjoy the full glazed depth of the increased volume, not needing to hug the outer end.

The obscure-glazed finish to the sides would substantially reduce light spillage at night. The lowering of the eaves line at the end of the hipped roof will reduce the glazing at high level to the benefit of nocturnal wildlife including owls and bats.

In terms of the rear elevation facing directly towards the properties opposite on Briardale Gardens, it should be noted that the forward projection of the conservatory proposed in this application will have no visual impact.

Furthermore, such presentation as the existing and proposed conservatory is intended to be considerably better than in many consented rear extensions in the conservation area, where large undivided areas of glass compromise appreciation of the scale of proposals relative to settings, the existing heritage buildings and host buildings. Such designs also increase light pollution to the area, adding to the constantly lighter night-time ambient light not ideal for wildlife to flourish in the garden suburb.

Use

This application does not propose a change in the use of the site. Taking into consideration the council's planning policies and analysis of the rear elevation scale and proportions, a scheme is proposed that maintains the principles of the existing host building elevation without any detrimental effect to the neighbouring properties and in fact proposing an enhancement of the character of the conservation area.

Appearance

The lightweight framing approach and reduction in height are strategies to minimise the visual impact of the existing extension whilst minimizing the shadows to its surroundings. We propose building the new extension so as not to disturb the visual impact of the building.

Access

Due to the nature of the proposal the existing access will not be affected in any way. Entrance into and out of the site will remain the same. All alterations would be compliant with the relevant requirements of Parts M1 & M2 of the Building Control Act. The access arrangements will continue to be from the front of the site as existing.

Layout

There are no proposed changes to the layout.

Conclusion

The proposed modest extension would be built to a high standard of materials. The extension has been designed to ensure that residents can enjoy natural light, whilst not interfering with the neighbouring amenity. The new proposal contributes positively in complementing the local character, whilst preserving and enhancing the historic environment and heritage assets of the conservation area.

The proposed design is entirely consistent with the existing situation and improves it by aligning the extension with the base ground floor extension. The proposed scheme should be considered acceptable in terms of scale and design within the context of the enclosing projections to the rear of 29-39 Platt's Lane.

The proposal is in line with Camden Council's guidelines and the Redington Frognal Neighbourhood Plan and therefore is considered to preserve the amenities of the occupiers of the neighbouring properties and to enhance the character of the conservation area.

This proposal has been developed following previous applications to address concerns raised in order to present a proposal which both enhances the living space for the subject property and respects the historic beauty of this garden suburb.