
Planning, Design and Access Statement

Radlett House, Radlett Place, London, NW8 6BT

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1. Introduction

- 1.1. This Planning, Design & Access Statement has been prepared by Savills on behalf of our Client, in support of a planning application for the following development at Radlett House, Radlett Place, London, NW8 6BT:

“Creation of a crown tiled roof / attic floor above two storey rear projection of dwelling (Use Class C3) including no.5 dormer windows and linked walkway to existing loft”.

- 1.2. This planning application is made following the grant of planning approval for an identical development by the London Borough of Camden in May 2017 under planning permission reference 2017/0716/P. The planning approval was subject to a standard condition requiring implementation within three years from the date of permission. As a result, the permission expired on the 8th May 2020. As the planning permission had not been implemented prior to this date, it has now expired and this application therefore seeks to re-activate the planning permission via a fresh application.
- 1.3. Whilst it is noted that in the intervening period between the grant of planning permission and the present day the Council have adopted a new Local Plan (July 2017), the relevant policies within this document largely remained identical to those upon which the decision was originally made. It should also be noted that given the date of permission, and is clear through the officer delegated report associated with the application, at the point of decision the new Local Plan was an important material consideration and held nearly full weight in the decision making process.
- 1.4. This Statement has been prepared following an examination of the site and surroundings, research into the relevant planning history and an examination of relevant planning policy documents. This Statement provides background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, set out under the following headings:
- Section 2 outlines the site and its context within the surrounding area;
 - Section 3 sets out the relevant planning history;
 - Section 4 outlines the proposals;
 - Section 5 sets out the relevant planning policy context;
 - Section 6 examines the main planning considerations;
 - Section 7 draws our conclusions in respect of the proposals.
- 1.5. This Statement is supported by, and should be read in conjunction with, the existing and proposed drawings for the development, prepared by BB Partnership Limited.
- 1.6. This Statement finds that the proposed development, as previously determined by the Local Authority, complies with the Development Plan as well as all other relevant material considerations, including the National Planning Policy Framework (NPPF) and represents sustainable development which should be promoted.

2. Site and Surroundings

- 2.1. The site is located within the London Borough of Camden and specifically within the Primrose Hill ward. The property is located in the north-western corner of Radlett Place, on the south-western edge of Primrose Hill.
- 2.2. Radlett Place is a gated, privately owned cul-de-sac leading from the busy thoroughfare of Avenue Road. The site is enclosed by a large red brick wall as well as heavy vegetation to the North and West. The site is bound by residential properties to the north (fronting Elsworth Road), south (fronting Avenue Road) and east (fronting Radlett Place).

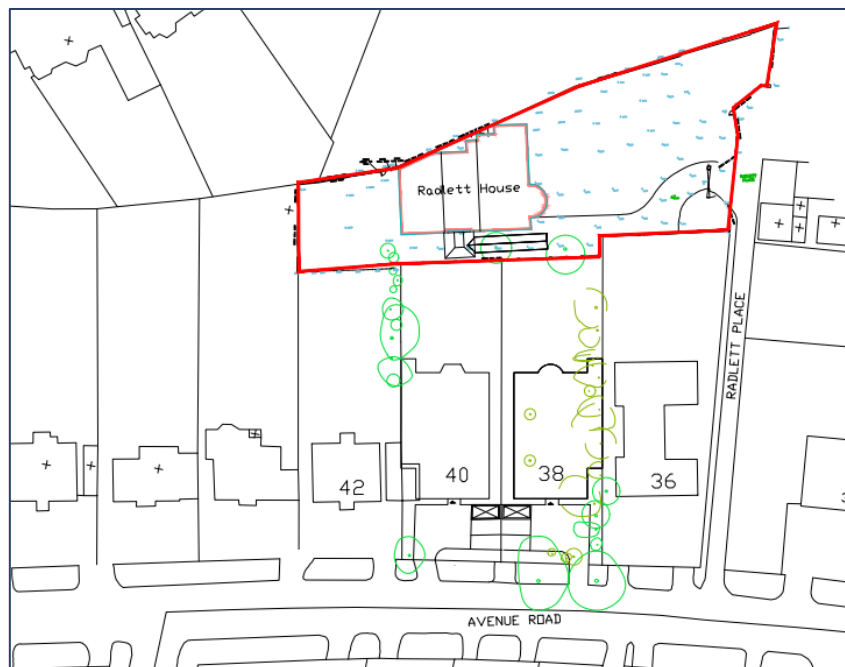


Figure 1- Site Location Plan

- 2.3. The site comprises of a two-storey dwellinghouse, plus habitable roof level accommodation, which was constructed approximately 15 years ago following the approval of planning permission originally in 2005 and subsequently amended between 2006 and 2007 (see planning history).
- 2.4. The application property is not statutorily listed, however is located within the Elsworth Conservation Area within which it is identified as making a neutral contribution.

3. Planning History

- 3.1. According to the Council's online planning register, the site has an extensive planning history over recent years, dating back to its construction circa 15 years ago. The most relevant planning applications are detailed below.

Planning reference number	Description of development	Decision and date
2019/0266/P	Erection of a two storey garden outbuilding within front garden of host property (minor variation to approved and implemented permission ref. 2012/5607/P dated 24/12/12; namely to include additional first floor side wing for staircase and GF window)	Granted 14 th May 2019
2018/5673/P	Erection of garden pergola to front garden of property to link main house with garden outbuilding / pool house previously permitted/implemented under previous application references 2010/6316/P dated 17/01/2011 and 2018/4258/P dated 12/10/2018.	Granted 12 th February 2019
2017/0716/P	Creation of a crown tiled roof / attic floor above two storey rear projection of dwelling (Use Class C3) including no.5 dormer windows and linked walkway to existing loft.	Granted 8 th May 2017
2016/4374/P	Alterations to rear roof slope of dwelling (C3) including the modification of rear dormers and installation of overrun with chimney stack to facilitate the installation of internal passenger lift.	Granted 3 rd October 2016
2012/5607/P	Erection of a two storey outbuilding and a single storey front extension to the main house in connection with existing residential dwelling (Class C3).	Granted 24 th December 2012
2011/5102/P	Excavation of a basement beneath the main house with front and rear lightwells and a two-storey basement link under the garden between the house and the previously approved swimming pool outbuilding, and installation of air conditioning unit and enclosure in garden, all in association with the use of the single family dwelling (Class C3).	Granted 30 th March 2012
2010/6316/P	Erection of a two storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3).	Granted 17 th January 2011
2009/1954/P	The erection of a single storey porch extension to the entrance and a colonnade along the side of the house.	Granted 31 st July 2009
2008/3944/P	Erection of a two storey plus basement ancillary building including pool to the dwellinghouse, following the demolition of existing pool house.	Granted 24 th March 2009
2007/4249/P	Demolition of existing swimming pool / pavilion building adjacent to Primrose Hill with a two storey building plus roof to accommodate a swimming pool.	Granted 30 th November 2007
2007/1124/P	Alterations to chimneys, roof eaves, rooflight and fenestration, as amendments to planning permission dated 26.05.06 (2006/1799/P) for the erection of a new dwellinghouse.	Granted 29 th May 2005

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2006/1799/P	Erection of a new part one, part two storey dwellinghouse, as an amendment to the planning permission granted on 21/06/05 (ref 2004/5446/P) for the erection of a new dwelling house	Granted 26 th May 2006
2006/0210/P	Erection of a new part one, part two storey dwellinghouse, as an amendment to the planning permission granted (ref 2004/5446/P) for the erection of a new dwelling house.	Granted 9 th March 2003
2004/5444/P	Erection of a 2-storey single-family dwelling house	Granted 18 th April 2005

- 3.2. Of particular relevance to this application is that approved under planning permission reference 2017/0716/P for an identical development to that which is now proposed. This application was approved, however the permission has now expired having not been implemented within the statutory three year period from the date of consent. The application to which this Statement relates now seeks to re-activate this planning consent via a fresh application.
- 3.3. Whilst it is noted that the consent was granted prior to the adoption of the current Camden Local Plan, at the point of decision the plan held substantial weight having been through full independent examination. This is corroborated within the officer delegated report for the application. The policies within the currently adopted Local Plan were therefore considered as part of the determination of the application. Regardless of this, the policies relating to the main planning considerations associated with the application remain largely identical to those included within the previously adopted Local Plan.
- 3.4. In light of the above, whilst it is noted that a new planning consent must be sought, the matters to be considered remain identical to those which have already been considered acceptable as part of the planning consent granted under planning reference 2017/0716/P. Given that the scheme is identical to this previously consented scheme, it is considered that the same positive conclusion should be reached under this application.
- 3.5. Regardless of the above, a full assessment of the proposals taking account of the adopted development plan, and all other material considerations, is outlined below.

4. Proposals

- 4.1. The proposed development seeks planning permission for the creation of a crowned roof above the existing and original two storey rear projection of the dwellinghouse including side and rear dormer windows, as well as a linked walkway to connect to the existing roof of the dwelling.
- 4.2. The proposed crown roof would be tiled to match the main roof of the dwelling and would feature 5no. lead clad dormers (3no. to the south facing roof slope and 2no. to the west facing roof slope) which match the form and design of the existing dormers. The linked walkway will include a glazed section facing north over the existing roof lantern.



Figure 2- Existing side elevations

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Figure 3- Proposed side elevations

5. Planning Policy Context

Policy Framework

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications and appeals are determined in accordance with the development plan for an area, unless any material considerations indicate otherwise. This legal requirement is reiterated in the introduction to the National Planning Policy Framework (NPPF).

National Planning Policy Framework (NPPF)

- 5.2. The National Planning Policy Framework (NPPF) does not form part of the development plan, but is an important material consideration and sets out the Government's planning policies. The NPPF was revised in July 2021 and maintains the presumption in favour of sustainable development (paragraph 11) which is defined in paragraph 8 as incorporating economic, social and environmental objectives.

Adopted Development Plan

- 5.3. In this case, the adopted development plan comprises the following documents:
- Camden Local Plan (July 2017)
 - The London Plan (March 2021)
- 5.4. The Camden Local Plan was adopted in July 2017 and sets out the Council's planning policies to deliver the strategic vision for the borough. The London Plan was adopted in March 2021 and is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London.

Other Material Considerations

- 5.5. In addition to the adopted development plan, the following documents are important material considerations:
- Elsworthy Conservation Area Appraisal and Management Strategy (July 2009)
 - Amenity CPG (January 2021)
 - Design CPG (January 2021)
 - Home Improvements CPG (January 2021)
- 5.6. These documents will be referenced where relevant throughout this Statement.

6. Planning Considerations

6.1. This section of the report provides detailed consideration of the proposals, taking account of policies within the adopted development plan, and other material considerations. The main planning considerations in this case, and those which will be assessed in the following section, are considered to be as follows:

1. **Design**
2. **Heritage**
3. **Neighbouring Amenity**

6.2. Each of these matters are discussed in turn as follows.

1. Design

6.3. Policy D1 of the Local Plan seeks to secure high quality design by making sure all development respects local context and character. The policy states that the Council will require that development:

- *Respects local context and character;*
- *Preserves or enhances the historic environment and heritage assets;*
- *Comprises details and materials that are of high quality and complement local character; and*
- *Contributes positively to the street frontage*

6.4. The Local Plan states 'good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings'.

6.5. The Council's Home Improvements CPG outlines guidance in relation to roof extensions and notes that it is important to consider the existing roof form and any previous extensions to it; the roof visibility and prominence in relation to gardens, streetscene and the wider area; the pattern of development of neighbouring buildings; and other roof extensions present at neighbouring buildings.

6.6. In respect of dormer windows, the Home Improvements CPG states that roof dormer should emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended. In addition, the document goes on to state that roof dormers should sit within the roof slope and appear as an extension to the roof.

6.7. The existing building features an existing large two-storey rear element which was originally designed as a flat roof. The proposals seek the addition of a crown roof over this rear element whilst maintaining its subordination through a lower ridgeline set below that of the main roof. The proposed design approach mirror that of the existing roof form to the front of the property.

- 6.8. The rear flat roof element, as noted by the Council in their determination of the previous application, *“currently detracts from the property as it fails to visually connect this rear section of the dwelling, instead resulting in two visually distinct elements”*. The provision of a crown roof above this existing element will assist in unifying the building’s overall appearance and resulting in an improvement in design terms when compared to the existing building, with the additionality sympathetic to the existing building design.
- 6.9. The 5no. dormer windows have been designed to mirror the scale, design and materials of those on the existing dwelling, again resulting in a unified appearance. The dormers are subordinate in size to the proposed roof form.
- 6.10. The proposed development is to be constructed in matching materials to that on the existing building, with plain clay roof tiles utilised for the crown roof element and lead cheeks to the dormers. All proposed windows will be white painted wood with replicating panel designs.
- 6.11. The proposed development has been sensitively designed and is considered to represent a high quality design which respects the character of the existing building and surrounding areas. The proposed development is constructed from appropriate and sympathetic materials and the design ensure subordination to the existing building.
- 6.12. As noted above, the design has previously been considered acceptable by the Council, noting in the officer delegated report that *“the proposed roof form would enhance the character of the host property”* and that *“it is not considered that the proposed extension would appear as an overwhelming bulk or an overdevelopment of the application site”*.
- 6.13. In light of the above, the proposed development is considered to acceptable and represents high-quality design in conformity with policy D1 of the Local Plan and the Council’s Home Improvements CPG.

2. Heritage

- 6.14. Policy D2 of the Local Plan states that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings. With regard to Conservation Areas, the policy requires all development to preserve or, where possible, enhance the character and appearance of the area and resists development that would cause harm. The supporting text to the policy makes clear that reference should be made to the associated character appraisals.
- 6.15. As noted above, the application property is identified as making a neutral contribution to the character of the conservation area within the Elsworth Conservation Area Appraisal. In addition, as noted above, the Council have considered that the existing flat roof element currently detracts from the property.
- 6.16. The proposed extension, as noted above, and by the Council in their determination of the previous application, would serve to enhance the appearance of the property, resulting in an overall enhancement of the character and appearance of the conservation area.

- 6.17. The proposed extension, due to its location and relation to surrounding properties, would be largely invisible in surrounding public views, with those limited to those from Primrose Hill to the north. As noted by the Council in their determination of the previous application, at present from this vantage point, the rear roof slopes of surrounding properties form the backdrop to views and because of the height, bulk and positioning of the proposed roof form, the additional mass would not project above the roofline of these existing properties. As a result, the development would not result in any impact in respect of the enclosing of open space. Resultant of this, the Council concluded previously that it is *“not considered that the proposed works would cause any harm to the character and appearance of the Conservation Area when viewed from any public place”*.
- 6.18. Where visible from private vantage points, the proposed roof will serve to improve the appearance of the existing building, as noted above, which would act as an improvement. As noted within the Council's previous determination *“the additional roof form would act to rationalise the existing form of the dwelling resulting in a more traditional roof form for the dwelling than the large expanse of leaded flat roof which currently covers the rear projection”*.
- 6.19. Overall, the proposed development is considered to improve the appearance of the property and thus will result in an enhancement to that of the Elsworthy Conservation Area. Indeed, this was the conclusion reached by the Council under the previous application. The proposal is therefore in accordance with policy D2 of the Local Plan, and the Elsworthy Conservation Area Appraisal in this regard and should therefore be considered acceptable.

3. Neighbouring Amenity

- 6.20. Local Plan policy A1 requires all development to protect the quality of life of occupiers and neighbours and states that planning permission will be granted unless it causes unacceptable harm to amenity. The relevant amenity considerations identified in the policy in this case are visual privacy, outlook, sunlight, daylight and overshadowing.
- 6.21. The property is located a significant distance from neighbouring buildings, and indeed the proposed roof form is set some 25m away from the nearest adjoining dwellinghouse. In light of this, it cannot be considered that the development will result in any impacts in respect of outlook, sunlight, daylight or overshadowing.
- 6.22. Whilst it is noted that the dormer windows proposed on the southern and western roof slopes do provide additional views towards the neighbouring properties at nos. 38 and 40 Avenue Road, given the distances and boundary cover, this is not considered to result in harmful impacts. Regardless, if there is concern in respect of overlooking, planning conditions can be used to require these windows to be obscure glazed and fixed shut, as was previously agreed. This is acceptable to the applicant.

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- 6.23. Taking account of the above, the proposed development is not considered to result in any harmful amenity impact to neighbouring properties, thus is in accordance with policy A1 of the Local Plan. Indeed, this was considered to be the case previously, with the Council noting that “*subject to the recommended conditions, the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident*”. Identical conditions to those previously agreed can be resecured as part of a new consent.

7. Conclusions

- 7.1. This Planning, Design and Access Statement has been prepared in support of a planning application in relation to Radlett House, Radlett Place, London, NW8 6BT. The proposals seek the creation of a crown tiled roof / attic floor above two storey rear projection of dwelling (Use Class C3) including no.5 dormer windows and linked walkway to existing loft.
- 7.2. The application is made following the grant of planning approval for an identical development by the London Borough of Camden in May 2017 under planning permission reference 2017/0716/P. The planning approval was subject to a standard condition requiring implementation within three years from the date of permission. As a result, the permission expired on the 8th May 2020. As the planning permission had not been implemented prior to this date, it has now expired and this application therefore seeks to re-activate the planning permission via a fresh application.
- 7.3. Whilst it is noted that in the intervening period between the grant of planning permission and the present day the Council have adopted a new Local Plan (July 2017), the relevant policies within this document largely remained identical to those upon which the decision was originally made. It should also be noted that given the date of permission, and is clear through the officer delegated report associated with the application, at the point of decision the new Local Plan was an important material consideration and held nearly full weight in the decision making process.
- 7.4. The proposals have been designed to respect the existing character of the host building and its contribution to the conservation area, through sensitive and appropriate selection of materials and subordinate design. The proposals are considered to result in an overall enhancement to the appearance of the existing building and that of the conservation area.
- 7.5. The proposals allow for a significant enhancement to the living environment within the property, to the benefit of current and future residents. The proposed design, siting and layout of the development ensures that the amenity of neighbouring properties is not harmed.
- 7.6. The proposed development has been assessed in relation to the currently adopted development plan and are considered to remain in full compliance with the relevant policies and represent sustainable design, in line with the NPPF.

