

2022/1003/P 12 Arkwright Road London NW3 6BG



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Image 1. Aerial view of number 12.



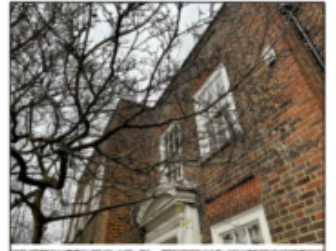
Image 2. Site photos of the rear.



Perspective 1



Perspective 2



Perspective 5



Perspective 3



Perspective 4



Perspective 6



Image 3. Front elevation photos.

Delegated Report			Expiry Date:	06/05/2022
(Members Briefing)		N/A	Consultation Expiry Date:	19/06/2022
Officer			Application Number(s)	
Obote Hope			2022/1003/P	
Application Address			Drawing Numbers	
12 Arkwright Road London NW3 6BG			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extension; enlargement of rear garden patio; installation of dormer windows on front, sides and rear elevations; conversion of the garage into a habitable room and replacement of garage door with windows at basement level; installation of rooflights on existing roof; replacement of all existing windows and roof tiles to match existing; replace paving to front driveway and side pathway; minor alterations to front canopy and balustrade.				
Recommendation:	Grant conditional planning permission			
Application Type:	Householder application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 25/05/2022 (consultation end date 19/06/2022). The development was also advertised in the local press on the 26/05/2022 (consultation end date 18/06/2022).			
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>3 Objections were received from the owner/occupiers at 14 and 17 Arkwright Road and 19 South Hill Park Gardens and the comments can be summarised as follows:</p> <p>Design</p> <ol style="list-style-type: none">1. The design bulk and scale of the extension;2. No section drawing.3. Insufficient details to assess the works to the garage;4. Applicants have failed to provide sufficient detail to support their plans on the drawings and the D & A;5. The roof reconstruction and loft conversion are intended to cover the entirety of the first floor;6. There is no information about how the garage will be changed into a "habitable space"; <p><i>Officers' comments:</i></p> <ol style="list-style-type: none">1. Please refer to paragraphs 4.3 and paragraph 4.7 to 4.9 below;2. The submission includes detailed drawings on scale which is in compliance with Camden Local Area Requirements, which is considered sufficient;3. A Design and Access Statement was provided and the submission includes detailed drawings to scale which is in compliance with Camden Local Area Requirements, which is considered sufficient for further info please refer to paragraph 5.2;4. Please refer to paragraphs 4.3 to 4.6 below;5. The proposed dormer extensions would be modest to the roofslopes and maintain the existing roof form. Please see paragraph 5.5;6. Please refer to paragraph 5.5. <p>Amenity</p> <ol style="list-style-type: none">1. Impact of the extension with loss of daylight/sunlight and light pollution;2. Proposed terrace to the rear impact with privacy;3. impacts will be on the water table4. Basement Impact assessment5. The proposal requires a CMP <p><i>Officers' comments:</i></p> <ol style="list-style-type: none">1. Please refer to paragraph 5.1 below;			

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|--|--|
| | <ol style="list-style-type: none">2. <i>Please refer to paragraph 5.2 below;</i>3. <i>Please refer to paragraphs 5.1 and 5.2 below;</i>4. <i>Please refer to paragraph 5.1 below;</i>5. <i>Please refer to paragraph 5.8 below;</i> |
|--|--|

Other

- Party wall
- Tree damage from construction contaminants is a concern

Officers' comments:

- A party wall agreement is covered by other legislation and would not be a material planning consideration. However, an informative is attached to make the applicant aware that the proposal may be subjected to party wall agreement;
- *Please refer to section 7 below;*

**Redington/Frognal
CAAC:**

The **Redington/ Frognal Conservation Area Conservation Committee** objected on the following grounds as summarised below:

1. loss of the Ash Tree
2. loss of the garage and the proposal should result in the existing forecourt parking being remove
3. No design and access statement online

Officer's response:

1. *Please refer to paragraph 8.0 below;*
2. *Please refer to paragraph 6.0 below, and;*
3. *A Design and Access Statement was submitted with the proposal and a supplementary guide of the proposed materials for further info please refer to paragraph 5.2.*

The **Redington/Frognal Neighbourhood Forum** raised the following objection:

1. The NF require maps quantifying the existing area of rear garden space showing the area of garden to be lost to hard surface and areas for any proposed mitigation measures, and;
2. The area suffers from underground water constraints.

Officer's response:

1. *The rear of the property consist of paving stones and the proposed rear extension would extend for an additional 2.0m into lawn area to the rear. Loss of garden would be outweigh by the proposed green roof which would improve the biodiversity of the site, in compliance policies BG1 and SD1 of the Redington and Frognal Neighbourhood Plan. See paragraphs 6.1 and 6.2 below;*
2. *No excavation works are proposed. The agent confirmed that the existing slap would be replaced, and the new floor slab will be set at 55mm lower than the existing one for better thermal insulation. Moreover, there will be no structural works involved to achieve the new level. See paragraph 6.0 below.*

Site Description

12 Arkwright Road is a two-storey detached dwelling located on the northern side of Arkwright Road. The property is not listed but lies within the Redington/Frogna Conservation Area. The architecture is typical red brick house with Dutch style gables.

The property is noted in the conservation appraisal as making a positive contribution to the character of the area and forms part of the Redington/Frogna Neighbourhood Plan published in 2021.

Relevant History

Relevant planning history at the application site:

476/35768 – Planning permission for erection of a new house and garage at the premises known as No. 12, Arkwright Road, Hampstead. **Granted** on 22/04/1936.

2022/0990/T – Permission for works to Tree in the front garden: 1 x Magnolia - Target prune as indicated on photo.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A2** Open Space
- **A3** Biodiversity
- **D1** Design
- **D2** Heritage
- **CC1** Climate change mitigation
- **CC2** Adapting to climate change

Redington/Frogna Neighbourhood Plan 2021

Policy SD1 Refurbishing of existing building stock

Policy SD2 Redington Frogna Conservation Area

Policy SD4 Redington Frogna Character

Policy SD5 Dwellings: Extensions and garden development

Policy BG1 Gardens and Ecology

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Biodiversity (2018)
- CPG Home Improvements (2021)
- CPG Trees (2019)

Conservation Statements:

- Redington and Frogna Conservation Area Statement 2003

Assessment

1. The proposal

1.1. Planning permission is sought for erection of a single storey ground floor rear extension, a loft conversion including the construction of new dormer windows to the front, side and rear elevations, conversion of the lower ground floor garage into habitable space including replacement of garage door with windows, landscaping arrangement to the front and rear elevations as well as other minor alterations to front canopy and balustrade.

- The proposed extension would have height of between 3.8m to 3.5m towards no.14, width of 11.4m, length of 4.0m along the boundary with no.14 and 3.0m along the boundary with 34 Ellerdale Road, with a gross internal floor area (GIA) measuring approximately 38sqm;
- The proposed dormers to west, north and south elevations would have a height of 1.4m and 1.8m in width. The dormer to the east elevation would measure 1.0m width and 1.5m in height.
- The front canopy increase in depth by 0.5m.

2. Revision

2.1 During the course of the application revisions to the proposed scheme were requested in order to address concerns raised by officers. The revisions made to the proposed scheme are summarised as follows:

- The width of the side dormer was reduced by one window-pane which is 800mm;
- Revision to the existing and proposed section drawing to show the chimney and lightwells being retained;
- The height of the rear extension was reduced to 3.4m and 400mm set-back along the boundary with no 14;
- The extension overall height was reduced by approximately 340mm.

3. Assessment

3.1 The principal considerations material to the determination of this application are:

- Design and Heritage
- Impact on neighbouring amenity
- Sustainability, trees & landscaping

4. Design and Conservation

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

4.2 Policy SD 5 requires extension and garden development to be subordinate to the host building and be designed to complement the character of the original building and context. Policy SD4 requires the use of authentic traditional materials in new buildings, which reflect the palette of the surrounding area and not comprise synthetic materials, such as uPVC or those imprinted or applied to imitate traditional materials. Where modern materials are used, they must be durable, with a high standard of finish.

Roof alterations

- 4.3 Five dormer windows are proposed and would be located on the front, rear and side roof slopes. Due to their modest scale, they would appear as small projections that would be proportionate to the roof slopes being extended. The dormers are well spaced out on the roofslopes, with even distances to the roof margins. The dormers would be finished in slate tiles to match the existing roof slope and would be fitted with timber sash windows to match the existing windows below. They would have traditional lead cladding on dormer cheeks, dormer roof and weathering details which is welcomed.
- 4.3 The context of the immediate surrounding area shows that many properties have dormers in this location, such as no. 14 and 34 adjacent, in proximity to the site along Ellerdale Road. It is acknowledged that some of these existing dormers may have been granted planning permission prior to the current Local Plan. Nevertheless, it is considered that the proposal would not be out of character with the existing context and would not detract from the existing townscape, architectural value of the building or wider conservation area.
- 4.4 The proposed loft conversion would also involve recladding parts of the roof using the existing retained clay roof tiles as much as possible. New roof tiles, where required, will match the existing ones like-for-like and will be used predominantly on the rear pitch of the roof.
- 4.5 Two conservation rooflights are proposed, one on the north-east roof slope and one on the crown of the roof. They would have a modest expansion and not detract from the existing roof form. The proposed dormers and 2 x conservation roof lights are considered to be adequately subservient to the roof form and slopes, and sympathetic to the host building and wider area.
- 4.6 Overall the proposed development would preserve the character and appearance of the host building and the surrounding Conservation Area and the conservation officer raised no objection to the proposed works.

Rear Extension

- 4.7 The neighbouring properties have been extended to the rear with modest rear extensions but no particular uniformity in character. The proposed full width extension would have a staggered rear elevation, which helps breaking up the volume and responds to the existing architectural features of the host building. As revised, the height of the rear extension is considered acceptable, and its overall depth and scale would be a subservient addition to the host building and maintain sufficient garden area.
- 4.8 The area adjacent to the rear of the property is paved. The proposed extension would only remove 2sqm of the actual green space. The existing garden area measures 332sqm and subject to this extension 298sqm, which is considered a minor reduction. The overall impact would be minimal with a good area of verdant garden retained. Furthermore, the dense tree coverage at the end of garden would not be affected by the proposals and will continue to offer high biodiversity value and a green corridor along with the other neighbouring gardens.
- 4.9 The single-storey rear extension would be constructed using second hand London stock brick and pointing matching the existing house. The proposed new timber framed doors and windows would fit in with the character of the building, and hierarchy of openings to the rear elevation.
- 4.9.1 A green roof is proposed on the extensions and the details/installation/maintenance of the green roof as submitted is considered acceptable and its installation secured by a compliance condition. The Bauder XF301 Sedum Blanket contains approximately 14-17 different plant species and depth of 80mm, the species would be very similar in appearance to others but being more drought tolerant. The materials are appropriate and sensitive to the building and

the wider conservation area.

- 4.9.2 Views from the rear would be limited and the proposed extension would only be visible from the immediate neighbouring properties, owing to existing vegetation. The scale is consistent with the general pattern of development in the area.

Other works

- 5.1 The existing lower ground floor garage would be converted into habitable space. The existing garage door is proposed to be replaced with traditional timber sash windows matching the design and detailing of the existing windows on the upper floors. The new fenestration pattern would match the existing style that would be proportionate and balanced in appearance with the upper levels of the house. The proposal is an improvement as the fenestration now maintains the character of the host building and preserves the character of the streetscene and wider the conservation area.
- 5.2 There is no excavation work being proposed as part of this submission the agent confirmed that the existing slab will be replaced for a new one with insulation on top. There will be no structural works involved to achieve the new level and this is reflected in the existing and proposed section. There is sufficient space onsite to accommodate a parking space so there will be no impact to the existing on street parking arrangement and pressure. The conversion of the existing garage is therefore considered acceptable.
- 5.3 It is proposed to replace non-original finishes which are in poor condition with new paving, such as the concrete path on the north-east side of the property and the concrete paving blocks to the driveway. The front entrance canopy is proposed to be extended forwards to provide additional shelter when entering the house whilst remaining set back from the front corner of the more forward projecting main elevation of the house. At the rear elevation a new patio area is proposed with traditional paving slabs at the existing garden level. These alterations are not considered to be harmful, given the modest scale and projection.
- 5.4 The front entrance steps are proposed to be re-clad in traditional York stone paving. The contemporary balustrade is proposed to be replaced with a more traditional balustrade sympathetic to the house. A new external gate to the side passageway is proposed set back from the north-east front corner of the building.
- 5.5 The existing single-glazed windows are proposed to be upgraded with double-glazed windows. The windows will be painted timber sash windows matching the existing windows like for like. The submitted material details suggest all proposed external changes will be carried out in a style matching the existing building in the most sympathetic way.
- 5.6 Overall, the proposal would not have any detrimental impact on the character and appearance of the property and the Redington/Froggnal Conservation area and complies with policy D1 and D2 of the Camden Local Plan 2017.
- 5.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 5.8 The limited nature of the proposed works would not generate the need for a Basement Impact Assessment nor that of a Construction Management Plan (CMP) given that construction vehicles can load and unload within the resident driveway at the front of the host building.

Residential Amenity

- 6.0 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes

factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

- 6.1 Due to the location of the proposed extension being approximately 2.8m set-in from the side with no 14 Arkwright Road and 2.1m from the flank wall with 34 Ellerdale Street, its size and nature of the proposal it would not harm the neighbour's amenity in terms of the loss of natural light, light spill or loss of privacy.
- 6.2 No roof terrace is being proposed and the proposed development and a condition to restrict the use of the flat roof as terrace would be added. As such, the proposals are not considered to lead to a significant impact upon the neighbouring amenity. The development is thus considered to be in accordance with planning policies A1 and A4.
- 6.3 The proposed dormer windows to the flank elevation would be conditioned to be obscured glazed and only openable to 100mm to prevent loss of privacy into any habitable rooms. Thus, the new windows proposed to the side would not harm the amenity of adjoining neighbours in terms of overlooking, loss of privacy or outlook.

Sustainability, trees and landscaping

- 7.0 The loss of the self-seeded ash and the Japanese maple is acceptable. The Ash tree is in poor form and the Tree officer is in agreement with the arboricultural consultant that its position is not sustainable. The Japanese maple is small in scale its removal would not result in significant harm to the general amenity of the host building and wider area.
- 7.1 The tree protection plan is adequate to protect the trees to be retained. The works comply with the Neighbourhood Plan policies BG1 and SD1 that relate to garden land development. Upon consultation with the Tree Officer conditions are recommended to require implementation of tree protection measures and confirmed that what is to be retained are sufficient to ameliorate the loss of these two trees.

8.0 Recommendation

8.1 Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th September 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/1003/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 16 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE
Phone: 020 7974 4444
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www.camden.gov.uk

XUL Architecture
33 Belsize Lane
London
NW3 5QN

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Arkwright Road
London
NW3 6BG

Proposal:

Erection of single storey rear extension, following the partial demolition of the rear facade/fenestration; enlargement of rear garden patio; installation of dormer windows on front, sides and rear elevations for the use of loft as habitable room; conversion of the garage to a habitable room; installation of rooflights on existing roof; replacement of all existing windows and roof tiles to match existing; replace paving to front driveway and side pathway; minor alterations to front canopy and balustrade.

Drawing Nos: EX-00 REVP-00, EX-01 REVP-00, EX-02 REVP-00, EX-03 REVP-01, EX-04 REVP-02, LP-00 REVP00, PA-00 REV P-01; PA-01 REV P-00, PA-02 REV P-01, PA-03 P-01; PA-04 P-01, Design and Access Statement commissioned by XUL Architects dated 11.08.2022 and Supplementary Information: Materials Schedule commissioned by XUL Architects dated June 2022; Arboricultural Report commissioned by TRETEC dated 22.02.2022 and Tree Protection Plan dated 22.02.2022.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three

years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans EX-00 REVP-00, EX-01 REVP-00, EX-02 REVP-00, EX-03 REVP-01, EX-04 REVP-02, LP-00 REVP00, PA-00 REV P-01; PA-01 REV P-00, PA-02 REV P-01, PA-03 P-01; PA-04 P-01, Design and Access Statement commissioned by XUL Architects dated 11.08.2022 and Supplementary Information: Materials Schedule commissioned by XUL Architects dated June 2022; Arboricultural Report commissioned by TRETEC dated 22.02.2022 and Tree Protection Plan dated 22.02.2022.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD1, SD2 and SD4 of the Redington/Frognaal Neighbourhood Plan 2021.

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved tree protection plan and arboricultural method statement. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policy BG1 of the Redington/Frognaal Neighbourhood Plan 2021.

- 5 The living roof hereby approved shall be fully provided in accordance with the Material Schedule commissioned by XUL Architecture dated June 2022 approved details and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017 and policy BG1 of the Redington/Frognaal Neighbourhood Plan 2021.

- 6 The roof of the single storey extension hereby permitted shall not be used as a balcony, terrace or for any other ancillary residential purposes.

Reason: In the interests of the amenity of the occupiers of neighbouring dwellings in accordance with policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017 and and policy BG1 of the Redington/Frognaal Neighbourhood Plan 2021.

- 7 The proposed side dormer windows shall be obscurely glazed to the lower panel and shall be restricted to a maximum opening to 100mm for all windows below 1700mm from floor level. The proposed windows shall be maintained and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building

Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION