

PLANNING AND HERITAGE STATEMENT

ADL Planning Pty Ltd
Planning For Better

22 Kemplay Road, London, NW3 1SY

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Planning and Heritage Statement to accompany an application for planning permission for alterations at 22 Kemplay Road comprising the erection of a single storey rear extension with terrace above, increase in height to the existing closet wing with associated alterations to the fenestration, replacement of fenestration to both the front and rear elevations, provision of a dormer window and rooflight to the rear elevation, alterations to the front doors to the existing roof terrace at main roof level along with the provision of a front rooflight, and elevational alterations and repairs



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Introduction

This statement has been produced to accompany an application for planning permission for alterations at 22 Kemplay Road comprising the erection of a single storey rear extension with terrace above, increase in height to the existing closet wing with associated alterations to the fenestration, replacement of fenestration to both the front and rear elevations with slim-line double glazed units, provision of a dormer window and rooflight to the rear elevation, alterations to the front doors to the existing roof terrace at main roof level along with the provision of a front rooflight, and elevational alterations and repairs.

The application is being submitted following the receipt of positive pre-application advice from the council under 2022/3476/PRE. The Council's comments in respect of the front roof terrace and design of the windows to the closet wing and doors to the rear elevation have been carefully considered and amendments to the scheme made where necessary.

It is considered that the proposals would preserve, and in respect of the works to the front boundary and front entrance steps, enhance, the character and appearance of the parent building and the wider conservation area whilst also not resulting in any detriment to the residential amenity of the surrounding occupiers.

Application Site

The application site is a four storey, single family, terraced dwellinghouse located on the north side of the street.

The property is located within the Hampstead Conservation Area. It is not a listed building although is noted within the Conservation Area Audit as being a positive building within the area.

The Proposal

Planning permission is sought for a number of alterations to the property. These are listed below and are all clearly annotated on the submitted plans and described in full within the accompanying Design and Access Statement.

- Erection of a lower ground floor extension with terrace above within the recess created by the closet wing.
- Extension to the height of the closet wing
- Replacement windows to the front elevation with slim line double-glazing
- Replacement windows and doors to the rear elevation with slim line double glazing. Contemporary windows and doors (LGF infill and closet wing and UGF closet wing will be triple glazed)
- Provision of a rear dormer window and rooflight to the rear roofslope
- Alteration to the doors leading to the existing front roof terrace at main roof level
- Replacement railings to the existing front roof terrace at main roof level to ensure they are building control compliant.
- Provision of a rooflight to the front roofslope
- Replacement of the front door and the entrance door at lower ground floor level
- Landscaping works to the rear garden including the provision of new boundary fencing

- Replacement of the original front boundary wall with railings above
- Reinstatement of railings to the main entrance steps and removal of non-original render to side elevation of the steps
- Minor works to the external aspect of the property including the provision of lighting, CCTV, redecoration, and repair works as noted on the plans.

Description of Significance

The application site is located within the Hampstead conservation area. The Council has produced a Conservation Area Statement which was adopted in 2001.

Section 72 of the Planning (Listed Buildings and Conservation) Act 1990 requires particular attention to be paid to preserving and enhancing the character and appearance of a conservation area.

As the application site is set within a designated heritage asset (the conservation area), it should be considered in relation to paragraphs 197, 199 and 206 of the NPPF in particular.

Conservation (for heritage policy) is defined within the National Planning Policy Framework as "the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance".

Heritage assets are defined as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Significance is defined within the NPPF as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

Kemplay Road is situated within sub-area 3 of the conservation area; Willoughby Road/Downshire Hill. The Conservation Area Audit notes

These streets form one of the most dense and homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period. Denning Road, Carlingford Road, Kemplay Road all run downhill away from Willoughby Road comprising largely four storey terraced Victorian houses with their rooflines stepping downhill to the east. Many of the houses have semi-basements and steps up to the front door with boundary walls to the pavement. Architectural details vary from street to street adding character to the area as a whole. A few smaller, modern houses have been built on gap sites or back gardens. These generally have fewer floors, lower ceilings and smaller windows than the older houses and in some cases the disparity in scale is uncomfortable."

The Audit goes on to describe the character of Kemplay Road, stating

"Most of the north side is a terrace (Nos.4-24) that steps up the hill. Built in gault brick with three storeys and raised ground floor and a semi-basement. The windows have a distinctive arch detail in carved brickwork; originally built with a small dormer there are now a number of large harmful dormers (Nos. 4, 10, 14, 18, 22, 24). At the corner with Pilgrim's Lane is No.2, a two storey double fronted house with similar brickwork to the adjacent terrace. The single storey bay and porch has a parapet and balustrade and there are pollarded trees in the front garden. The south side has three storey Victorian properties at either end but the central section has a lower profile with the Rosslyn Hill Unitarian Chapel (listed) set back from the street. It also has an entrance on Rosslyn Hill. The Chapel is in Kentish ragstone rubble with Portland Stone dressings. Either side of the Chapel, on a site that was part of the chapel garden and was left unbuilt until the middle of the 20th century are some plain two storey terraces - Nos.5&7 and Nos.13-21. There are mature trees in the chapel garden and in the front gardens of Nos.5-21. Tucked away to the west of the Chapel is Pilgrim's Place, a listed terrace of three mid 19th century unrendered cottages."

The application property is noted within the Audit as making a positive contribution to the conservation area.

The Audit notes the negative impact unsympathetic alterations to the front boundary and front gardens can have upon the character and appearance of the parent building, the street scene and by association, the wider conservation area. The Audit states

"Alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area. Brick walls and piers, railings and hedges are enormously important to the streetscape and there is a rich variety of detail and materials in the area. There are a number of styles of front boundaries referred to in the text and these distinctive and attractive features should be retained and restored where they have been lost. A number of front gardens have been turned into parking areas and what should be a soft landscape with a path, possibly tiled, becomes a hard surface. The principle is not acceptable and further loss will be resisted. The introduction of security fences and electronic gates can also erode the character of the boundary."

The proposals seek to undo the unsympathetic alterations that have taken place to date within the front area of the application site. The existing steps have been covered and the brick sides rendered. The front wall has also been rendered and is missing its railings. The front boundary wall will be rebuilt in original brick work, along with the railings. These changes, along with the relaying of the front steps with stone, will enhance those elements that are considered to positively contribute to the character and appearance of the conservation area in accordance with the requirements of para. 206 of the NPPF.

The rear elevation does contribute to the conservation area but to a lesser degree given the visibility to the rear is limited to just that of views from private gardens and upper floor windows. There have been a number of alterations to the rear of the properties along the terrace although the general pattern of closet wing to recess is still apparent. The application proposals respect that pattern and seek to emphasise this pattern and the vertical proportions of the building

through the extension to the height of the closet wing and the recessed infill addition at garden level.

It is considered that proposals would preserve, and in the case of the works to the front entrance and boundary wall, enhance, the character and appearance of the parent property, the street scene of which it forms a part and by association, the wider conservation area in accordance with all adopted policies, the requirements of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation) Act 1990.

Planning Considerations

The relevant planning policies are contained within Camden's Local Plan. The following policies are considered relevant to the consideration of these proposals:

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

Also of consideration are the adopted SPDs on Home Improvements, Amenity and Design. The proposals have been designed to align with the advice within these documents.

The proposal consists of a number of elements that seek to improve the usability of the dwelling for the occupiers whilst also improving the visual appearance of the property from both public and private spaces.

To the rear of the property, it is proposed to infill the space to the side of the closet wing at lower ground floor level. The extension will sit flush with the closet wing and glass doors will be installed within the infilled area with a window to the closet wing. This arrangement differs from the pre-application proposal, which illustrated full width doors. The now proposed design maintains the proportions and verticality of the closet wing and the infill to a greater extent to the benefit of the character and appearance of the parent building.

A small terrace will be installed to the roof of the infill addition with a privacy screen between the application site and the neighbours at no. 20. There exists a terrace at no.20 already with a privacy screen between the two sites. This will be extended as a result of this proposal to maintain the status quo between the neighbours. This element was supported at pre-application stage.

Patio doors will be installed on the rear elevation at upper ground floor level in place of the existing two windows. The detailing of these doors has been revised in line with the pre-application advice and now present as a more traditional opening.

The proposed arrangement at lower ground and ground floor levels is quite similar to that currently in place at no.20 so respects the pattern of development along the terrace as well as not resulting in any significant or unacceptable impacts upon the residential amenity of the area in accordance with the requirements of Policy A1 of the Local Plan and the Home Improvements SPD.

There are a number of infill additions along the terrace, all of a varied design and scale. As an extension that sits subordinately against the closet wing, at this low garden level, it is a discreet addition to the dwellinghouse.

The increased height to the closet wing and the rear dormer window ensure that the vertical emphasis of the dwellinghouse is maintained. The height of the closet wing remains below that of the neighbouring property at no.24 and is compatible with the prevailing height of closet wings along the terrace. This element was supported at pre-application stage.

The proposed window openings within the closet wing have been revised from those presented at pre-app stage although the more contemporary approach is retained to the lower levels of the closet wing given the lack of visibility from the surrounding area and the presence of other, contemporary openings to buildings in the immediate vicinity. It is considered that this balance between the contemporary and traditional preserves the character and appearance of the parent building and the rear street scene. The upper floors of the closet wing are more exposed to longer views and the upper window will maintain the traditional detailing with the lower ground and ground floor windows being more contemporary thereby preserving the character and appearance of the parent building, the rear street scene and the conservation area.

The previously proposed openings to the side elevation of the closet wing have been removed from the current proposals.

The rear dormer has maintained its width as presented at pre-application stage. We acknowledge the comments the Council has made in respect of the Extensions SPD but do feel that given the variety of roof additions along the rear terrace, many of which are full width, rear mansards, that the proposal maintains its subservience and the original roof form is clearly legible, which is a key aim of the guidance.

Other properties in the terrace have been consented larger dormer than that currently being requested. The most recent of these was in 2020 at 6-8 Kemplay Road. Consent was granted to enlarge the existing dormers to be three panes wide with the Report to Committee noting *"The proposed dormers...would be subservient in the roof and on the building, being set down from the ridge and up from the eaves and being three panes wide. There is a vast range of front and rear dormers on the buildings on the north side of Kemplay Road and the proposed design and style of the dormers would blend in in the streetscene and not detract from the architectural or historic merits of the building or the character or appearance of the Conservation Area"*.

On this basis, it is considered that the rear dormer at the application site would similarly preserve the character and appearance of the parent building, the rear street scene and the wider conservation area.

Various works to the rear garden are proposed. The landscaping improvements create a better connection with the parent dwelling and do not result in any amenity concerns. The landscaping materials will be sympathetic to the green and leafy appearance of the area and will ensure that they seek to improve the biodiversity of the area in accordance with the guidance within the Home Improvements SPD.

The works to the rear of the property are considered to preserve the character and appearance of the parent building and the wider conservation area. The development is discreet and modest, ensuring that the rear elevation, albeit limited in its visibility from around the conservation area, continues to preserve the character and appearance of the conservation area in accordance with Policies A1, D1 and D2 of the Local Plan.

The existing windows will be replaced throughout the building to improve the thermal efficiency of the property. To the rear elevation, it is proposed to replace all existing sash windows with double-glazed units and provide all new, contemporary openings as triple-glazed units. These will be a high-quality, slim-line design from a provider such as Histoglass. Whilst there may be some inevitable alteration to the thickness of the frames and glazing bars, these alterations will not be overly visible within a terrace of varied fenestration patterns. The replacement of windows was supported at pre-application and has been approved at many other houses along the terrace, including no.20 next door.

To the front elevation, the sash windows will be replaced with slim-line double glazing. As with the alterations to the rear, these will be high-quality units that will not significantly alter the character or appearance of the parent building and will improve the thermal efficiency of the property.

At main roof level, it is no longer proposed to extend the roof terrace. The works are now limited to rebuilding the roof in a like-for-like manner along with the replacement of the doors leading out to the terrace along with their relocation 300mm rearwards to better suit the internal layout. The railings will be replaced to ensure compliance with building regulations. These works are small scale alterations that will have no demonstrable impact upon the character or appearance of the parent building or the already heavily altered front roofslope.

A rooflight is proposed to the remaining roof pitch. There are other properties within the terrace that have front rooflights as well as more prominent dormer windows. It is considered that the rooflight is compatible with the overall pattern of development to the front roofslope within the terrace and will be largely obscured from street level views due to the height of the building and its location on the roof. This element was supported at pre-application stage.

To the front of the building a number of unsympathetic changes have been undertaken that this application seeks to undo to ensure an enhancement to the character and appearance of the street scene and the conservation area.

The boundary wall and the entrance steps up to the front door have been rendered in the past. This is not a typical arrangement for the street scene and detracts from the original brickwork pattern of these elements as noted within the conservation area audit.

It is proposed to remove the render and reinstate the brick. The front wall would originally have had black painted metal railings. These will be installed to reinstate the proportions and detailing to this element to the benefit of the street scene. The entrance steps will be re-laid in stone which is a traditional material and age-appropriate for the dwelling.

As detailed within the conservation area audit and the pre-application response, the restoration of lost features within front gardens and to front boundaries are encouraged by the Council. The reinstatement of the wall and the steps as per their original detailing is a highly visible alteration that seeks to enhance the appearance of the property and the conservation area in accordance with the statutory duty laid down by Section 72 of the Act.

In addition to the improvements to the front garden and boundary wall, it is proposed to replace the existing front door and lower ground floor entrance door. These will be similar in their design to the existing but with better security and thermal efficiency. Along with the new doors, security lighting and CCTV will be added to these areas to further improve the safety of the dwelling. These are small-scale works that will preserve the character and appearance of the parent building and the wider street scene.

It is considered that the proposed works to the front garden area are age and style appropriate within the street scene, and as such would preserve and enhance those elements that positively contribute to the character and appearance of the conservation area in accordance with Policy D2 of the Local Plan.

Conclusion

Planning permission is sought for alterations at 22 Kemplay Road comprising the erection of a single storey rear extension with terrace above, increase in height to the existing closet wing with associated alterations to the fenestration, replacement of fenestration to both the front and rear elevations, provision of a dormer window and rooflight to the rear elevation, alterations to the front doors to the existing roof terrace at main roof level along with the provision of a front rooflight, and elevational alterations and repairs.

The works to the rear of the building are considered to be discreet additions and alterations that will preserve the character and appearance of the parent building and the conservation area given the limited visibility of the rear within the wider surrounds.

The proposals seek to improve the thermal efficiency of the dwelling and the usability of the space for the occupiers without resulting in any significant or unacceptable detriment to the amenity of the neighbouring properties.

At main roof level, the provision of the rear dormer window is compatible with the varied pattern of roof level alterations along the terrace and will maintain the vertical proportions of the property. The dormer is modest in its size and ensures that the majority of the roof is maintained, sited subordinately within the centre of the plane. Whilst it is larger than the fenestration on the floor below, it is still subservient to the parent building and does not dominate the roofscape within the context of the terrace.

To the front elevation, the altered doors and the rooflight, given the varied roofscape and the existing void at this area are modest alterations that preserve the existing character and appearance of the parent building and the street scene given the heavily altered, existing front roof space.

The works to the front entrance and front boundary wall are considered to enhance the character and appearance of the parent building, the street scene and the wider conservation area through the restoration of lost features that are noted as positively contributing to the character of the Hampstead conservation area.

It is considered that the proposed works would preserve, and enhance, the character and appearance of the parent building, the street scene and the wider conservation area in accordance with adopted Local Plan policies and the detailed guidance provided in the Council's Supplementary Planning Document, House Improvements. The proposals will not result in significant or unacceptable impacts to the residential amenity of the surrounding properties in accordance with Policy A1 of the Local Plan.

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