

London Office:
80-83 Long Lane
London, EC1A 9ET

20/01/2023

Sent via planning portal only

Dear Sir/Madam,

PLANNING APPLICATION – TOWN & COUNTRY PLANNING ACT 1990

FLAT 5, 15 LINDFIELD GARDENS, LONDON, NW3 6PX

ROOFTOP EXTENSION AND ALTERATIONS INCLUDING FLAT ROOF WITH BUTTERFLY ROOF DETAIL, GREEN ROOF, AND RETRACTABLE ROOF LIGHT OVER ASSOCIATED ATRIUM. REINSTATEMENT OF A SIDE ELEVATION WINDOW.

Please accept this covering letter as an accompaniment to this householder planning application for the proposed extensions and alterations to Flat 5 of No.15 Lindfield Gardens, London, NW3 6PX ('the site'). Please find enclosed a complete application form with full set of existing and proposed plans, site location plan and CIL questions form.

The Site

The site is located on the southwest side of Lindfield Gardens and comprises of a four storey, detached dwelling that has been subdivided into 5 residential flats. Flat 5 which this application relates to is located on the second floor.

The site is located within the Redington and Frognal Neighbourhood Plan Area and the Redington and Frognal Conservation Area where the existing building is identified (along with numbers 1-27) as having a positive contribution to the Conservation Area.

The surrounding area comprises of similar development, largely residential which has a wide variety of roof formations and extensions. There are more commercial services located on Finchley Road to the south. The site lies within a high public transport accessibility level of 6a and a low probability of flooding within flood zone 1.

Planning History

On the 20th April 2004 planning permission was granted (**ref: 2004/0870/P**) for the erection of a single storey rear conservatory extension to the existing lower ground floor self-contained flat.

On the 15th November 2010 planning permission was granted (**Ref: 2010/5102/P**) for the erection of a single storey rear ground floor extension with rooflight to lower ground floor flat (Class C3).

The Proposal

The proposed development seeks to extend at roof level with a flat roof extension with butterfly roof detail in matching brick. The flat roof will be finished in a sedum green roof and a retractable roof light is proposed to an associated atrium below.. The proposed development will increase the amount of usable floorspace by increasing the head height. The proposed roof extensions will include a single roof light within the centre of development which has a motorised retractable roof and create a small but meaningful atrium and private external amenity space within the centre of the proposed flat. The proposed development also seeks to reinstate an existing bricked up window to the northwest elevation with privacy glazing.

There are no changes to the principal or rear elevation. Whilst the proposed rooflight will protrude 150mm from the front ridge height, this will not be visible from street view. The rear elevation has no changes or alterations as the rear ridge height will sit 120mm that the protruding rooflight.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 12 (achieving well designed places) and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this application, the adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2021), the Camden Local Plan (2017), the Redington Froggnal Neighbourhood Plan (2021), the Camden Planning Guidance (CPG) Documents and the Redington Froggnal Conservation Area Statement (2000).

Planning Assessment

Principle of development:

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site comprises a building in active residential use and no changes are proposed to the established use class. In such locations, there are no development plan or national planning policies that restrict the extension or alteration of residential properties in principle, subject to the consideration of all other detailed matters.

Design, visual and heritage impacts:

Policy D1 of the Camden Local Plan (CLP) requires development to be of the highest architectural and urban design quality, have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The aims of the above policies are further reflected in Policies SD1, SD2, SD4, SD5 and SD6 of the Redington Froggnal Neighbourhood Plan (RFNP).

Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

The proposed roof extension by virtue of its siting and design would largely be restricted from views from the public realm and have very limited visual impact on the street scene or wider conservation area. The surrounding area already has a varying roof formation consisting of many flat roof extensions. This application particularly focusses on the precedent set at Nos 10, 19, 21 and 23 Lindfield Gardens.

The scale, massing and bulk of the proposed extension is subservient to the host property and the butterfly roof detail and resulting sloped formation to the proposal would mitigate overbearingness and create symmetry with the existing roof slope on the host property. The proposed butterfly roof would be finished in matching brick and therefore have a very minimal impact on the character and appearance of the host property and wider conservation area.

The proposed flat roof of the development will incorporate a sedum green roof which is promoted within the Home Improvements CPG as it provides biodiversity value as well as has a positive visual impact on the host property and surrounding conservation area. Details of the proposed sedum roof can be found within the Appendix of the Design and Access Statement.

The proposed retractable rooflight will protrude 150mm from the flat roof and given its central location within a large flat roof development, this would not be visible from either the public realm, conservation area or neighbouring properties and therefore deemed acceptable in regard to design and heritage impact.

The proposed development seeks to reinstate an existing bricked up window. The new window will be privacy glazed and given its side elevation location will be hidden from wider public views. Reinstating a historic window also seeks to provide strong heritage and design value to the property that is listed as a positive contributor.

The proposed roof extension with its butterfly roof formation on side elevations reduces the overall scale and bulk of the proposed development and follows a similar pattern of development at the existing site which would protect its character, appearance and heritage value as per policies D1 and D2 of the Camden Local Plan. The green sedum roof is promoted within the Home Improvements CPG and would have a positive impact on both appearance and biodiversity of the site. The side elevation window will be reinstated and be a suitable form of development which will have limited views from the surrounding area. It can therefore be considered that the proposed works comply with those policies in the Camden Local Plan, Redington Froggnal Neighbourhood Plan as well as Camden Planning Guidance.

Residential amenity:

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further guidance is provided in CPG Amenity which sets specific standards of development with regard to amenity.

The limited scale, bulk and massing of the proposed development would not create a sense of enclosure or overbearingness to neighbouring properties or affect their sunlight and daylight levels. The proposed window to the flat roof would have no adverse impact on outlook, privacy or overlooking given its location. The proposed development also seeks to reinstate an existing bricked up window to the northwest elevation. This window will be finished with frosted glass and serving a non-habitable room. The privacy glazing will mean that any impact on privacy or overlooking is mitigated.

The proposed development seeks to implement an internal atrium which can provide external private amenity space within the centre of the top floor flat. The atrium has a retractable rooflight which would open the indoor to the elements. This type of development would provide the top floor flat with external amenity space and therefore have a valuable impact on the amenity value for the existing and future occupiers. Please refer to the design and access statement for greater detail on the proposed atrium.

Summary

As demonstrated within this letter and supporting documents, the works are considered to have an acceptable impact on the character and appearance of the property and Conservation area. The development is therefore in accordance with the aforementioned Development Plan policies, and it is respectfully requested that planning permission is granted.

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

Yours faithfully

Louis Brewer
Planner
SM Planning