

Camden Council
Planning Department
5 Pancras Square
London
N1C 4AG

23 December 2022

Our Ref: 21/6801

Dear Sir/Madam

RE: 22 Tanza Road, London, NW3 2UB – Demolition of existing rear terrace; construction of single storey rear extension; new dormer addition to roof; new double-glazed windows and other associated works to the property.

This householder application is submitted by Planning Potential on behalf of our private client in respect of the above address. The existing dwelling requires sympathetic repair and modernisation, and the proposals seek to create a high-quality family home in line with modern standards. Specifically, the proposals seek to sympathetically alter the property including for the demolition of the existing rear terrace in favour of rear extension, new dormer addition to the roof and new double-glazed windows.

There is an existing application at the site, reference: 2021/5349/P for extensive works to the property including an enlarged basement extension, 2 storey side extension, single storey full width extension to rear elevation with roof terrace to first floor level and associated works. It is the full intentions of our client to ensure this application is withdrawn, and this will be confirmed in due course. Our client bought the property in 2022 and did not require such extensive changes to the property so is seeking permission for the minimal works proposed.

This letter serves as a Planning Statement and Cover Letter. It provides a site description and brief overview of planning history; outlines the proposals; and assesses the proposals against the relevant planning policy and other material considerations. This letter concludes that the proposals comply with planning policy and that permission should be granted accordingly.

Site Context and Planning History

22 Tanza Road is a two and a half storey detached house, which is in keeping with the residential context of the local area. The surrounding area is comprised of a wholly residential location. The building is not statutory listed but has been identified as a positive contributor within the South Hill Park Conservation Area. Tanza Road borders Hampstead Heath, which is to the east of the site, whilst Hampstead Heath overground station is a 6-minute walk to the south. The site falls within the Hampstead Neighbourhood Plan Area.

The property's frontage contributes positively to the general character of the Conservation Area, achieved through a familiarity of materials, styles and high quality appearance. The rear of the property is of simple design, with a timber veranda structure with corrugated plastic roof at ground level, which is of poor condition and detracts from the appearance of the property.

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The site's location can be seen on the photo below.

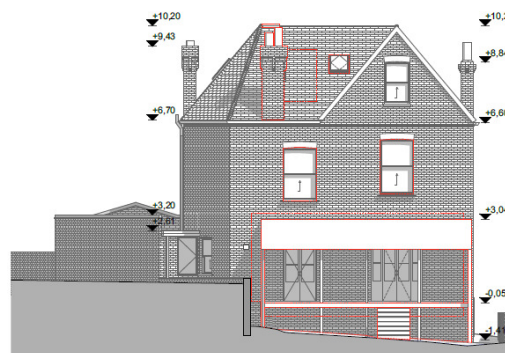


Pictures of the property can be viewed below.

Front Elevation



Rear Elevation



Site History

The site has been the subject of several planning applications as identified through Camden Council's online planning research. The details are set out in this section.

The most recent history is seen through the following application:

2021/5349/P | Excavation beneath the footprint of the building for an enlarged basement extension, demolition of existing garage and erection of a 2 storey side extension; erection of single storey full width extension to the rear elevation with roof terrace to the rear first floor level, following the replacement of the existing windows with new doors; installation of boundary

wall/fence; erection of bin and cycle stores; erection of a rear dormer roof extension and installation of new rooflights. – Application withdrawn.

As noted, this application is in the process of being withdrawn. The application was made by the previous owners of the site and had not yet been determined. However, the current owners of the site would like a less extensive proposal of development, which are detailed further in this statement.

The site also benefits from the following permissions:

- 2019/5753/P | Erection of a single storey rear extension to dwelling house (Class C3). – Application granted 31/01/2020. Through Permitted Development Rights, it has been established that a single-story rear extension is acceptable development.

It is considered that a formal pre-application process was not essential in this instance given the minor works proposed, the fact that an application has already been submitted for more extensive works and also given the fact that our client has consulted with adjacent neighbours.

There are several recent precedents in the surrounding area which have recently been approved and are listed below.

Dormers:

- **21 Parliament Hill (reference 2020/5361/P)** - Erection of roof dormer with photovoltaic panel to the (south) side roof slope, removal and replacement of existing glass roof lantern with new, and replacement of all existing windows with timber framed windows to match.
- **9 Nassington Road (reference 2019/2316/P)** – Both an erection of single storey rear extension and erection of roof dormers to side and rear roof slopes were permitted

Rear extensions:

- **14 Brookfield Park (reference 2021/0303/P)** – Enlargement of the existing dormer on the rear north-facing roof, insertion of 2 rooflights to the front roof and erection of a replacement ground floor rear extension, plus other elevational alterations. The proposal included for a full width rear extension with minimalist fenestration. The property already contains a dormer to the front of the property but through the application proposals, a dormer to the rear elevation was also approved (clad to match the existing roof).
- **17 Parliament Hill (reference 2022/0632/P)** - Erection of a single storey rear extension, plus other works. The proposed rear elevation was deemed appropriate and did not dominate the building's rear façade, whilst the terracotta-coloured panels with glazing, complimented the existing red brick.

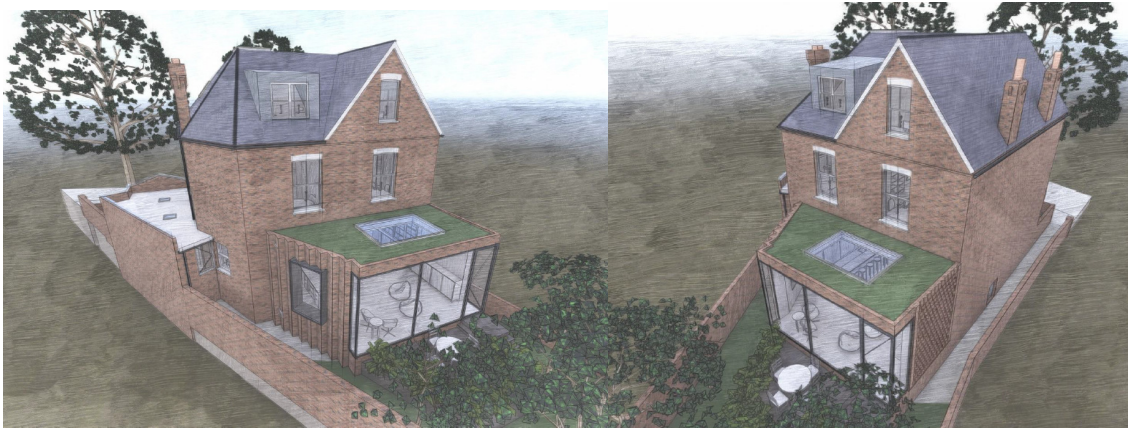
Proposals

The proposals include for the following:

- Demolition of existing rear terrace, which is in poor condition and detracts from the appearance of the property, in favour of a single-story rear extension of 3.9m. The rear extension proposes a sliding door and a Juliet balcony. The rear extension is a very similar size to the extension approved under permitted development in 2019, which extended 3.9m and therefore demonstrates the appropriateness of this proposal. Whilst permission isn't technically required for this addition because of the existing planning history, it is included in the proposal for completeness, and demonstrates a well-designed extension that provides a significant improvement to the existing façade and is appropriate within the surrounding context.

- New roof dormer at the second-floor level on the rear of the property. The dormer will be comprised of zinc cladding, to create a subtle appearance in keeping with the surrounding context, and a double sash window to reflect the character of fenestration within the conservation area.
- New replica double-glazed timber windows throughout to improve heat loss.

The proposals are shown below and can be viewed in further detail on the supporting drawings.



Planning Justification

The key local policy from the Local Plan (2017) and the Council's guidance documentation that should be considered as part of this application is noted below. Under each policy, we respond to the key points raised, noting why the scheme is appropriate and how it responds to the policy stipulations.

In summary, the proposals seek to improve the internal layout and character of the accommodation for the new owners. Overall, the building will be subject to several careful works that are in-keeping with the architecture of the building. Importantly, the proposals provide for a far reduced scheme compared to the recently withdrawn scheme (reference: 2021/5349/P).

Specifically, the proposals seek to provide sympathetic extensions and alterations to the existing building including a dormer to the roof, in zinc and reflective of the design of the windows at first floor level. The rear extension (although not viewed from the front elevation), proposes a modest brick-built extension which is in-keeping with the tone of the existing brickwork. The new steel framed glazed doors include decorative window bars which match the existing windows at first floor level.

Heritage:

Policy D2 'Heritage' - The Council will preserve and where appropriate enhance Camden's rich and diverse heritage assets and their settings including conservation area.

Scheme Response:

The scheme has been designed to the highest quality in order to preserve and enhance the character of the conservation area. It is considered that the newly proposed elements blend seamlessly with the existing (i.e. the dormers and the rear extension) and complement the existing building through the removal of the negatively contributing veranda and replacement with a high quality extension. For this reason, the proposals respond well to the existing context and meet the policy stipulations.

High Quality Design:

Policy D1 'Design' - The Council will seek high quality design in development and require that development respects local character and context; preserves the historic environment; comprises details and materials that are of high quality and that complements local character.

Design CPG (2021) – On 'Heritage' the document notes that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

Home Improvements CPG (2021) – This guide provides guidance on all aspects of improvements that can be made to residential dwellings.

Scheme Response:

The Council's guidance within the Conservation Area Appraisal suggests that **rear extensions** will not be acceptable where they 'diverge significantly from the historic pattern'. Firstly, it is important to note that the building already comprises a rear dilapidated terrace. Importantly, this will be removed by way of the proposals, and the proposals provide a significant improvement on the existing structure. In addition, and as noted, a rear extension is permitted under permitted development (2019) and so could be implemented at any time. The proposed extension does not deviate dramatically from the footprint of the permitted development scheme.

The extension has been designed in line with the Council home improvements guidance to ensure it is subordinate to the main building and built-in materials that are sympathetic to the existing building. Although the fenestration comprises a steel-framed material, the design seeks to respect and preserve the original design of the house. Importantly, the extension will allow for a reasonably sized garden to remain whilst seeking to protect the amenity of adjacent occupiers (this is discussed further below under the 'amenity' subheading).

The **proposed dormer** seeks to bring more light into the loft area whilst also providing more space and headroom in line with the Council's Home Improvement CPG. It has been designed to emphasise the glazing elements throughout the house and to complement this in a form and scale appropriate to the roof being extended. The proposed dormer seeks to emulate surrounding examples and comprises subtle materiality (shown within the precedent section and on the drawings).

The existing windows of the property are to be upgraded and replaced with timber framed double-glazed windows to improve heat loss throughout the property, increasing the property's sustainability. The existing windows require updating in material and appearance. The proposed windows will be in keeping with the character of the surrounding area and the neighbouring property. Painted timber is considered a sympathetic material, easily integrating the proposal within the locality. It is considered that the proposed double-glazed windows are of a high-quality design which future-proof the property. The materials used will match those of the surrounding area whilst increasing their functionality, in line with Policy D1, the Design CPG and Home Improvements CPG.

Amenity:

Policy A1 – *Managing the Impact of Development* - The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause unacceptable harm to amenity.

Amenity CPG (2021) – In relation to 'Overlooking, privacy and outlook', the document notes that development should be designed to protect the privacy of existing dwelling and mitigation measures are to be included to reduce overlooking.

Scheme Response:

The proposals have been designed so there is limited impact on amenity. A daylight/sunlight analysis has been undertaken which demonstrates that there the proposed extension is unlikely to cause a reduction in daylight and sunlight. It is considered therefore that the extension will have a little impact on the amenity of surrounding neighbours.

Trees:

Policy A3 – Biodiversity – The Council will protect and seek to secure additional trees and vegetation. It is noted that if *significant* trees are lost the Council will expect replacement.

Scheme Response:

A Tree Method Statement Plan has been prepared as part of the application submission. It is confirmed that as part of the proposals, no mature trees, no category 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed and only a very minor alteration to the overall arboricultural features of the site.

Fire:

The nature of the proposals will not increase fire risk at the property and will ensure that a high standard of fire safety is maintained.

Conclusion

The scheme proposals seek to improve the layout of the property through several sympathetic and minor additions to the property. The additional space will allow the house to be configured in a more contemporary format internally, allowing for a larger kitchen and living area. The proposals are sympathetic to the character and architectural language of the original house and indeed to the surrounding area. The proposals are supported by statements and drawings demonstrating that the proposals are in full accordance with the Local Development Plan.

Pre-application Package

We have submitted the following documents for the Pre-application:

- Completed Application Form and CIL Form;
- Cover Letter incorporating Planning Statement (Planning Potential);
- Design and Access Statement (Group Dyer Architects);
- Existing and Proposed Drawings Pack (Group Dyer Architects);
- Heritage Statement (Heritage Potential);
- Daylight/Sunlight Letter (Hollis);
- FRA (Aegaea);
- Tree Report (SJA Trees);

The Application fee of £238.20 has been paid via the Planning Portal.

We look forward to hearing from you in regard to the validation of the application and look forward to working with you throughout the application process.

Yours sincerely,

Planning Potential

Planning Potential

London

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Appendix 1 – Planning Policy

This section details the key planning policy context relevant to the application site and the proposed development.

National Planning Policy

National Planning Policy Framework (Adopted July 2021)

Development Plan

London Plan (Adopted 2021)

Camden Local Plan (Adopted 2017)

Hampstead Neighbourhood Plan (Adopted 2018)

Supplementary Planning Guidance

Home Improvements SPD (Adopted 2021)

Design SPD (Adopted 2021)

National Planning Policy Framework

The National Planning Policy Framework (NPPF) is the principal planning document, for which all development in the UK must have regard to. The NPPF is a material consideration in planning decisions. It also provides guidance on how to produce Development Plans and Policies. A revised version of the NPPF was published by the government in July 2021, superseding previous versions published in 2012 and 2019.

Paragraph 10 sets out that at the heart of the framework is a “presumption in favour of sustainable development”.

Paragraph 11 states that plans and decisions should apply the presumption in favour of sustainable development. For decision making, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. It further states that decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of the preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies, and the degree of consistency of relevant policies in the emerging plan to the Framework.

Paragraph 126 sets out that good design is a key aspect of sustainable development, creating better places in which to live and work and helps make development more acceptable to communities.

Paragraph 130 notes that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and should be sympathetic to local character and history.

London Plan

The London Plan was adopted in 2021 and sets out the Spatial Development Strategy for Greater London. The Plan is the statutory development plan for London, meaning that the policies set out should inform planning applications in London. Local Plans should also have broad conformity with the London Plan.

Policy D4 Delivering Good Design stipulates that a development proposal should be of good design and how they are monitored.

Policy D6 Housing Quality and Standards states that 'housing development should be of high-quality design and provide adequately sized rooms' It states that proposals must ensure 'sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context.

Camden Local Plan

Adopted Policy A1 Managing the Impact of Development states that the Council will seek to protect the quality of life of occupiers and neighbours. This includes factors such as visual privacy and outlook, as well as sunlight, daylight and overshadowing.

Adopted Policy D1 Design states that the Council will seek to secure high quality design in development. This includes the requirements to respect local context and character, preserve or enhance the historic environment, and is sustainable in design and construction, amongst others.

Adopted Policy D2 Heritage states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

Adopted Policy CC1 Climate Change Mitigation states that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

Hampstead Neighbourhood Plan

The Hampstead Neighbourhood Plan was adopted in 2018 and provides further detail on policy requirements for this area. The policies largely build on the principles of Camden's Adopted Local Plan.

Policy DH1 Design states that development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character area. Development should also protect the amenity and privacy of neighbouring properties.

Policy DH2 Conservation Areas and Listed Buildings states that planning applications within conservation areas must have regard to the guidelines set out in the relevant Conservation Area Appraisal.

South Hill Park Conservation Area

The South Hill Park Conservation Area SPD was adopted in 2001.

Tanza Road falls within Sub Area 2 of the conservation area, and is characterised by substantial semi-detached houses, predominantly in Victorian Gothic Revival style.

There are no Statutory List of Buildings of Architectural or Historical Interest within the conservation area.

22 Tanza Road is included as a building which makes a positive contribution to the character and appearance of the conservation area, due to its value as a local landmark. Buildings of this nature should therefore be retained.

Roof extensions should respect the integrity of the existing roof form. New dormers should respect the building proportions and window pattern as well as the symmetry of each pair. Any extensions at roof level should not alter the distinctive shape and profile. Original features such as chimney stacks must be retained.

Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

Home Improvements SPD

The Home Improvements SPD provides further advice for rear extensions and roof dormers.

With regards to rear extensions, proposals should be built using sympathetic materials, be carefully scaled, and allow for the retention of a reasonably sized garden.

Proposals for rear extensions should also comply with Building Regulations for energy efficiency.

In terms of amenity, rear extensions should consider adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy. Proposals should adhere with the 45-degree test and 25 degree test and ensure overlooking and sense of enclosure is avoided.

Rear extensions must consider and be sensitive towards the historic environment and any established urban character.

Dormers should emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended.

Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained.

The internal height of the existing loft space is sufficient to allow adequate habitable space more than 2m - headroom from staircase.

The use of traditional materials is encouraged, and insulation material should be considered. Generally, roofs of properties in Conservation Areas are part of the area's character, and as a general rule, dormer windows should retain a greater area of roof slope than properties outside Conservation Areas in order to preserve this character.

Amenity SPD

With regards to overlooking, privacy and outlook, developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings and mitigation measures should be included to reduce overlooking.

Mitigation measures can include:

the installation of obscure glazing;

restrictions on openable windows; and

restrictions on inserting new windows into blank walls

With regards to daylight and sunlight, the 45-degree test and 25-degree test should be met, but levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context. The Council may seek independent verification of sunlight and daylight reports if necessary.

Design SPD

The Design SPD builds on the adopted policies of Camden's Local Plan.

Design Excellence - design and schemes should consider:

The context of a development and its surrounding area;

The design of the building itself;

The use and function of buildings;

Using good quality sustainable materials;

Heritage –

The Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area.