

MADDOX PLANNING

PLANNING

STATEMENT

LONDON & MANCHESTER

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PLANNING STATEMENT

34 Newton Road, London, W2 5LT
February 2024

Description of development

Proposed replacement roof and minor rear enlargement at first and second floor levels.

Type of application

Householder application

Applicant

Mrs. Susie Lea

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1.0 Introduction

- 1.1 This statement is submitted in support of an application for planning permission for a replacement roof and a small rear extension at first and second floor levels.
- 1.2 The main objective of this application is to replace the existing poor quality roof, which is uninsulated and visually impaired, and to replace it with a passive standard roof that will vastly improve the energy efficiency and appearance of the building. There is existing habitable space within the loft which has a very limited head height. It is therefore not possible to insulate the existing roof without compromising the internal space. Aesthetically, the existing hipped roof has also been compromised with the addition of side and rear dormers which sit at the same height as the main roof ridge. The existing dormers therefore read as a continuation of the roof as opposed to subservient dormer windows. The top of the first floor window at the front of the property also uncharacteristically touches the eaves of the main roof.
- 1.3 The proposed replacement roof follows the hipped roof profile of the existing but addresses the above-mentioned design flaws. It also provides a fully insulated roof which will significantly improve the energy efficiency and environmental performance of the building. The minor increase in height strikes an appropriate balance of retaining a suitably proportioned roof which is sympathetic to the host property and the street, whilst improving the standard of internal accommodation. The current first floor and second floor rear rooms are also very small and by extending the roof and first floor level rearward by 1.5 metres only, the size of these rooms will be improved and made more useable.
- 1.4 This statement assesses the merits of the proposed development in the context of national, regional and local planning policy objectives and other material planning considerations, and should be read alongside the following submission documents:
- Completed and signed application forms;
 - Existing and proposed floor plans, sections and elevations by Philip Wagner Architects;
 - A combined Design, Access and Heritage Statement by Philip Wagner Architects; and
 - A completed Sustainable Design Statement pro-forma.
- 1.5 As set out in this statement, the proposed development complies with the relevant policies in the Development Plan and, in our opinion, planning permission should be granted. There is no harm to the character or appearance of the host property or heritage assets; the environmental performance of the building will be significantly improved; the standard of accommodation will be improved; and there is no adverse impact on neighbouring living conditions.
- 1.6 This statement is structured as follows:
- Section 2.0 describes the site and the surrounding context and identifies the relevant planning designations;
 - Section 3.0 provides the site's planning history records;
 - Section 4.0 provides the planning policy framework;
 - Section 5.0 identifies the relevant planning policies and assesses each planning consideration against policy and other material considerations; and
 - Section 6.0 draws our conclusions in respect of the proposals.

2.0 Site and surroundings

- 2.1 The site address is 34 Newton Road, London, W2 5LT.
- 2.2 The site is located on the northern side of Newton Road and has four storeys of accommodation. The character of the immediate surrounding area is residential with buildings along Newton Road varying in scale, design, type and appearance.
- 2.3 The site is located within the Westbourne Conservation Area and the application property is identified by the Council as making a positive contribution to the area. The building is not statutorily or locally listed but is adjacent to the Grade II listed 32 Newton Road.
- 2.4 The site is located within an Area of Open Space Deficiency and is within Flood zone 1, indicating a low probability of fluvial flooding. The site has good public transport links with a PTAL rating of 4.



Above: 34 Newton Road outlined in red

3.0 Planning history

- 3.1 A table with all of the property's planning history records is appended to this statement.
- 3.2 The approved works listed in the table have been implemented and now form part of the existing property.

4.0 Planning policy framework

4.1 Section 38(6) of the Planning and Compulsory Purchase Act and Section 70(2) of the Town and Country Planning Act 1990 (as amended) outline the requirement for planning applications to be determined in accordance with the development plan for an area unless material considerations indicate otherwise. This legal requirement is reiterated within the introduction of the National Planning Policy Framework (NPPF).

4.2 The adopted development plan for the site comprises of the following documents:

- Westminster City Plan 2019-2040 (April 2021)
- London Plan (March 2021)

4.3 The following documents are material considerations:

- NPPF (December 2023)
- Westbourne Conservation Area Audit (February 2002)
- Development and Demolition in Conservation Areas SPG (April 1996)
- Roofs: A Guide to Alterations and Extensions on Domestic Buildings SPG (March 1995)
- The Environmental SPD (February 2022)

5.0 Planning considerations

5.1 The main planning considerations include:

1. Design and heritage;
2. Amenity considerations;
3. Quality of accommodation;
4. Energy efficiency; and
5. Drainage

1. Design and heritage

- 5.2 The NPPF says that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 135 states that planning decisions should aim to ensure that developments add to the overall quality of the area; respond to local character; reflect the identity of local surroundings and materials; and are visually attractive as a result of good architecture.
- 5.3 London Plan policy D3 requires development to enhance local context, be of a high architectural quality and positively respond to the existing character of a place.
- 5.4 Policy 38 of the City Plan requires all development to be of a high quality that incorporates exemplary standards of design and architecture taking into account the character and appearance of an area, adjacent buildings and heritage assets. Specifically, the policy requires development to respond to the pattern and grain of development, materials, building lines, scale, orientation, access and definition.
- 5.5 City Plan policy 39 refers to the heritage environment within Westminster and explains that development must optimise the positive role of the historic environment in Westminster's townscape, economy and sustainability. To achieve this, development should:
- Ensure heritage assets and their settings are conserved and enhanced.
 - Secure the conservation and beneficial use of heritage assets, avoiding harm to their significance whilst allowing them to meet changing needs.
 - Place heritage at the heart of place making and good growth. Maintaining the unique character of our heritage assets and delivering high quality buildings and spaces to enhance their settings.
- 5.6 Part (I) of the policy explains that development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance. Part (K) of the policy says that development will preserve or enhance the character and appearance of conservation areas.
- 5.7 These broad requirements are reflected in City Plan policy 40, which requires development to be sensitive to the prevailing scale, heights, character, building lines and plot widths, materials, architectural quality and degree of uniformity in the surrounding townscape. Alterations and extensions are expected to respect the character of the existing building.
- 5.8 The main heritage assets in question are the Westbourne Conservation Area and neighbouring no. 32 Newton Road, which is a grade II listed modernist house built in 1938 to the designs of the renowned architect Denys Ladsun. The building is concrete framed, set back from the established building line and noticeably taller than the application property and other properties on this side of the road. The application property existed before the grade II listed building and has therefore always formed part of its setting. The proposed extensions are minor in scale and do not materially change or harm the setting of the listed building.

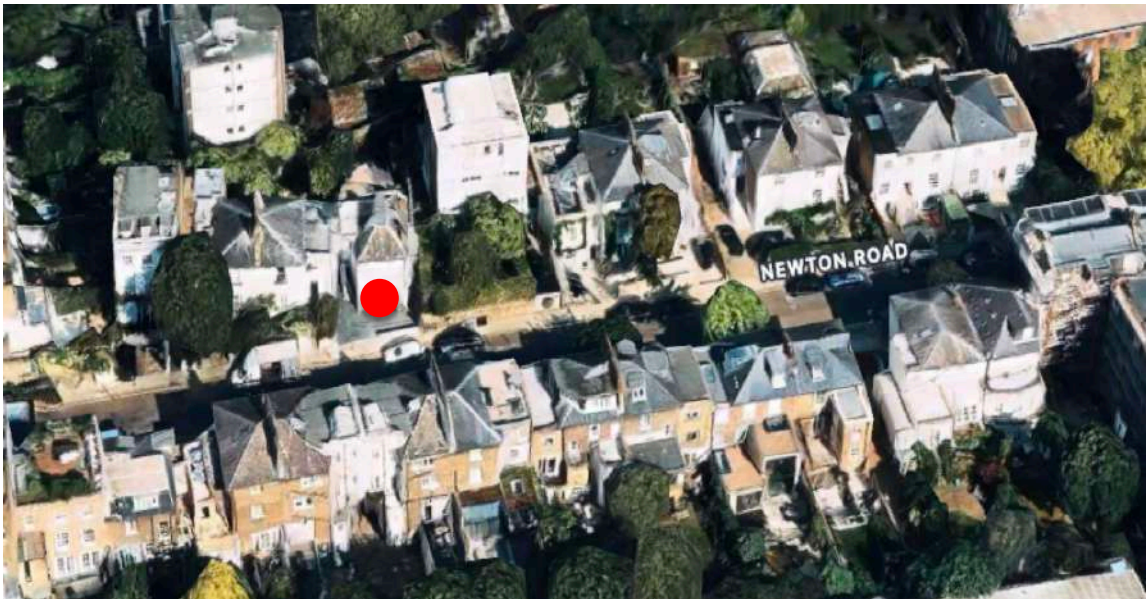
- 5.9 The application property is unlisted but makes a positive contribution to the Conservation Area. It is of historical and architectural importance in that it forms part of the wider villa development in Westbourne. Whilst there are public views of the rear of the building from Alexander Street, the positive contribution that the building makes to the Conservation Area is primarily invested in its street facing front elevation, which has a simple but attractive form and design with a large timber sash ground floor window that has a decorative crown and bottom rail, and a smaller sash window above of a simpler style. The two storey side wing and stepped entrance are set back from the main front elevation. The roof of the property has been altered with three unsympathetic dormers which sit at the same height as the ridge. Two of these dormers are visible from the front of the property.
- 5.10 There are a variety of property types and styles on Newton Road with buildings varying in width, height and architectural quality. On this (north) side of Newton Road, the roof heights vary. On both sides of the road the roofscape is generally heavily altered. Below are some photographs of the Newton Road properties.



Above: Application property (centre), no. 32 Newton Road (right) and 36 Newton Road (left). These properties have distinctly different eaves and ridge heights. The application property sits below the eaves and ridge height of the neighbouring villa (no. 36) and is significantly lower than no. 32.



Above: This shows the relationship between nos. 32 and 30 Newton Road and the varied roof form. The eaves and ridge of the main part of the villa at no. 30 are taller than the application property.



Above: Aerial view of Newton Road with no. 34 marked with a red circle. This highlights the varied roofscape along the street, particularly in the group of properties that the application property forms part of (north-western side) and on the southern side of the street. Whilst the hipped roofs on the properties to the north-east display some degree of uniformity, they are still nevertheless highly altered and undermined by tall flat roof side extensions.

- 5.11 It is therefore evident that the roofscape on Newton Road is varied and highly altered. The proposed replacement roof must therefore be considered and assessed in this context.
- 5.12 The replacement roof follows the same design, profile and materials as existing. The height of the ridge is proposed to increase by 800mm and the eaves by 900mm. The minor increase in the ridge and eaves puts the roof at the equivalent height to neighbouring no. 36 and the majority of other properties on this

side of the road with exception to nos. 32 and 40 which are considerably taller. As shown on the submitted proposed elevations, the replacement roof is of an appropriate height and mass and is proportionate to the house. It still reads as a subordinate part of the building. Furthermore, as a result of the proposals there are design improvements, with the first floor window now being set below the eaves which is more characteristic of the street and the dormer windows on the new roof are set below the ridge, which accords with design policy.

- 5.13 With regards to the rear extension, this will only extend slightly beyond the existing rear wall of the building where there is an array of different extensions and rear building lines along Newton Road. As such, when viewed from Alexander Street, it will be seen in this context and the increased depth of 1.5 metres will not be appreciable from this viewpoint. The first floor wall of the extension will be painted brick to match the colour of the existing dwelling and the existing first floor windows are proposed to be reused. As such, the appearance of the rear elevation will be largely unchanged.
- 5.14 It has therefore been demonstrated that the proposals have been sensitively designed to preserve the appearance of the existing building and opportunities have been taken to provide enhancements. The resultant height of the building is also in keeping with the adjacent villas on this side of Newton Road and the small rearward extension does not impede an established building line.
- 5.15 In view of the above, no harm is caused to the host property, the Conservation Area or to the setting of the neighbouring listed building. There is no heritage harm and the proposals will allow the property to meet changing needs. These changing needs include energy efficiency improvements and improving the standard of living accommodation, which are discussed below. The proposed development complies with London Plan policy D3 and City Plan policies 38, 39 and 40.

2. Amenity considerations

- 5.16 City Plan policy 7 states that the Council will expect development to be neighbourly by protecting amenity, by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.
- 5.17 The proposed replacement roof marginally increases the eaves and ridge height in comparison with the existing roof, which will not result in any material loss of daylight or sunlight at neighbouring properties or adversely impact outlook. Windows in the roof are placed in the same position as existing so there will not be no increased overlooking. The rearward extension only adds an additional depth of 1.5 metres which does not result in any harmful impacts on the neighbouring properties. The first floor extension is also set in from the boundary with no.36 which avoids any harmful impact on this nearest property. The fenestration in the proposed first floor rear extension will also match the existing rear fenestration, so again there is no increased overlooking or privacy concerns.
- 5.18 In view of the above, living conditions at neighbouring and adjacent properties will be preserved in accordance with City Plan policy 7.

3. Quality of accommodation

- 5.19 City Plan policy 12 requires residential extensions to provide a high-quality living environment that ensures the health and well-being of its occupants.
- 5.20 The proposed raising of the roof and small rearward projection at first and second floor levels will significantly improve the standard of accommodation. At second floor level, the rooms will have a policy compliant head height which replace the existing oppressive attic accommodation which has a very limited floor to ceiling height and is very cramped. The additional 1.5 metre rear projection will also create more functional rear rooms at first and second floor level.
- 5.21 The proposed works will therefore improve the standard of accommodation within the property. The proposal in this respect complies with City Plan policy 12.

4. Energy efficiency

- 5.22 City Plan policy 38 (D) requires developments to enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change by incorporating principles of sustainable design. City Plan policy 12 confirms that this is applicable to residential extensions. As set out in the Council's Environment SPD, refurbishment projects like this provide an excellent opportunity to improve the energy efficiency of existing buildings and reduce emissions, which is key to achieving carbon neutrality by 2040. The SPD also acknowledges that that a large proportion of the building stock in Westminster has a heritage designation, so finding sensitive and effective ways to improve energy efficiency of historic buildings is of vital importance.
- 5.23 It is the owner's intention to use high levels of insulation (wall and floor) as she has done on other parts of the house to make it as energy efficient as possible. The proposals will replace the existing poor quality uninsulated roof with a passive standard roof, and the proposed roof and new rear first floor wall will incorporate high quality, robust materials and high efficiency glazing, as set out in the submitted sustainable design statement. The thermal mass of the building will be enhanced.
- 5.24 In accordance with City Plan policies 12 and 38 and the Council's Environment SPD, the proposed development will improve the energy efficiency of the building by sensitively extending and upgrading it. The proposals will make a positive contribution towards addressing climate change, which is a key planning issue.

5. Drainage

- 5.25 City Plan policy 35(J) requires new development to incorporate Sustainable Drainage System (SuDS) to alleviate and manage surface water flood risk. Development should aim to achieve greenfield run-off rates.
- 5.26 Whilst the requirements of policy 35(j) are recognised, the proposals include a replacement roof and minor first floor extension which sit within the footprint of the existing building. As such, there will be no change to water run-off rates or drainage. Therefore, in our view, it would be disproportionate for the Council to seek SuDS measures for works of this scale and nature.

6.0 Conclusions

- 6.1 This statement demonstrates that the proposals are in accordance with the relevant policies contained within the development plan.
- 6.2 The proposals will preserve the character and appearance of the host property, the Westbourne Conservation Area and the setting of the neighbouring listed building. There is no heritage harm. The proposals will improve the standard of accommodation within the property and have been designed to preserve the living conditions of neighbouring residents. The replacement roof will also significantly improve the energy efficiency of the building which will provide a valuable contribution towards addressing the effects of climate change.
- 6.3 The Council is therefore respectfully requested to grant planning permission for the proposed development.

Appendix

Site planning history records

Reference/address	Description	Status	Decision date
17/03908/FULL	Variation of Condition 1 of planning permission dated 2 April 2014 (RN 14/00011/FULL) for the two storey rear extension at basement and ground level and excavation to create external staircase within garden to rear. NAMELY, to form lightwell to rear at basement level with stairs up to garden level and amend fenestration and add rooflight to rear at ground floor level extension.	Permitted	07/07/2017
17/03834/FULL	Erection of a single storey side extension of existing bike store to the west (side) elevation at lower ground floor level	Permitted	28/06/2017
16/09578/NMA	Amendments to planning permission dated 2 April 2014 (RN: 14/00011) for two storey rear extension at basement and ground level and excavation to create external staircase within garden to rear. NAMELY, to amend the cornice of original and new rear extensions, deeper lightwell in front of both rear extensions, amend fenestration to new rear extension with full length windows at basement level, and deeper timber windows to the curved end of the original rear extension.	Refused	22/11/2016
14/00011/FULL	Two storey rear extension at basement and ground level and excavation to create external staircase within garden to rear. Namely to improve natural light and appearance.	Permitted	02/04/2014
13/04812/CLOPUD	Erection of single storey extension (conservatory) to dwellinghouse.	Permitted	10/07/2013
04/08896/FULL	Erection of rear extension at basement and ground floor level, together with minor external alterations.	Permitted	05/01/2005
04/05632/FULL	Installation of two dormer windows in the side and rear roof slope	Permitted	21/09/2004
04/05531/FUL	New basement window at front with new lightwell	Permitted	20/09/2004