

**Design and Access / Planning Statement / Heritage Statement**

**Proposed Roof Extension**

**At: 123 White Hart Lane, London, SW13 0JW**

**On behalf of: Anna and James Halstead**

**September 2024**

## Contents

1.0	Introduction	2
2.0	The Site and Surrounding Area	2
3.0	Planning History	5
4.0	Pre-Application Submission	7
5.0	Proposed Development	9
6.0	Planning Policy	11
7.0	Heritage Assessment	14
8.0	Planning Assessment	17
9.0	Conclusions	18

## **1.0 Introduction**

- 1.1 This planning statement has been prepared on behalf Anna and James Halstead to accompany a planning application for a roof extension at 123 White Hart Lane, London, SW13 0JW ("the Site").
- 1.2 This statement describes the site and the surrounding area. It then goes on to set out the planning policies relevant to the proposed development. The proposed works are described in detail and followed by a planning assessment.
- 1.3 It is concluded that planning permission should be granted for the proposed works.

## **2.0 The Site and Surrounding Area**

- 2.1 The site comprises a semi-detached dwelling located on White Hart Lane, SW13.
- 2.2 The site is not Listed but does lie in the White Hart Lane Conservation Area. The property is designated as a Building of Townscape Merit ("BTM"). The site lies in Flood Zone 2.
- 2.3 The Conservation Area Statement identifies that:

*"White Hart Lane conservation area is a small cul de sac development of charming two storey terraced Victorian houses along Eleanor Grove and including a more imposing frontage of three storey commercial buildings to White Hart Lane, forming a gateway to this conservation area. Terraced cottages of painted brick or render enclose Eleanor Grove, either set behind small front gardens and boundaries or opening directly onto the street"*



*Figure 1: Aerial view of the Site (Google Earth) Site boundary show in red (approx.)*



*Figure 2: Front Elevation of Site*






Figure 3: Google Earth Aerial Photograph of the Site and Surrounding Area  
Site indicated in red. Properties that have had roof extensions indicated with 



Figure 4: White Hart Lane Conservation Area Extract from Conservation Area Statement

### 3.0 Planning History

- 3.1 The following section sets out the planning history for the Site and some of the properties in proximity to the Site.

#### The Site

- 3.2 There have been two planning applications at the Site, as set out below:

Ref	Description	Decision
19/2209/FUL	Demolition of existing rear extension and construction of a single storey infill extension.	Granted Permission 18/09/2019
19/2209/NMA	Non material amendment to planning approval 19/2209/FUL to allow for: 1. Glazing changed to oak sliding doors 2. Side extension roof light now flat roof light style with GRP upstands and also reduced in size. 3. Lead cap to above glazed sliding door removed 4. Round window now painted timber colour to match existing. 5. Corner of parapet to side extension sits onto party wall. Roof height and eaves behind remains the same. 7. Rear extension roof light now shorter bringing it away from boundary 8. Rear Extension flat roof light pitch adjusted in line with manufacturers guidance 9. Rear extension reduced in depth to match neighbouring	Granted Permission 24/07/2020

#### Surrounding Area

- 3.3 Planning permission was granted in 2004 for Proposed Loft Extension with Rear Mansard and Front Rooflights. 125 White Hart Lane (LPA ref 4/0924/HOT). This is shown at figure 5. The officer's report which considered this application states:

*"The property is a three-storey terrace dwelling located upon the east side of White Hart Lane. The subject site is located within the White Hart Lane Conservation Area (CA 53) and is a Building of Townscape Merit (15/09/83)."*

- 3.4 It goes on to state that:

*"Limited views of the mansard would be available from public areas, namely from Rosslyn Avenue and Eleanor Grove. Views from White Hart Lane are not possible from the north and would be limited from the south due to the large existing chimneystack.*

*Due to its limited visibility from public areas, it is my opinion that the proposed mansard would not harm the character and appearance of the Conservation Area. Although full width the mansard incorporates window openings smaller than those upon the floor below. At a height of 1.60m high and parapet walls extending 25m above this, with materials matching the existing, it is my opinion that the proposed extension would not detract from the character or setting of the BTM.*



*The proposed mansard would not in my opinion exacerbate the current level of overlooking of neighbouring properties currently available within the immediate area."*



*Figure 5: Roof Extension at 125 White Hart Lane*

- 3.5 Therefore, when the Council approved the application at 125 White Hart Lane it was both a BTM and within a Conservation Area.
- 3.6 Planning permission was granted at 4 Eleanor Grove for Proposed loft conversion including new rear dormer roof extension (LPA Ref: 14/5123/HOT). This property is clearly visible from the Application Site.
- 3.7 Planning permission was granted for Hip to gable with mansard roof extensions with 2 dormer windows to rear at 35 Eleanor Grove in 2020 (LPA Ref: 20/1277/HOT).
- 3.8 The officer's report notes:

*"The roof alterations also incorporates two small dormer windows to the rear. Given they would be sited well within the roof space and would not dominate the rear roof slope, they are considered acceptable. The sash windows would match existing and would be formed in white painted timber. As such, the dormer would not detrimentally impact the visual amenity of the host dwelling nor the character and appearance of the surrounding Conservation Area."*

3.9 There are other examples of roof extensions shown within the photographic assessment attached at **Appendix 1**.

#### 4.0 Pre-Application Submission

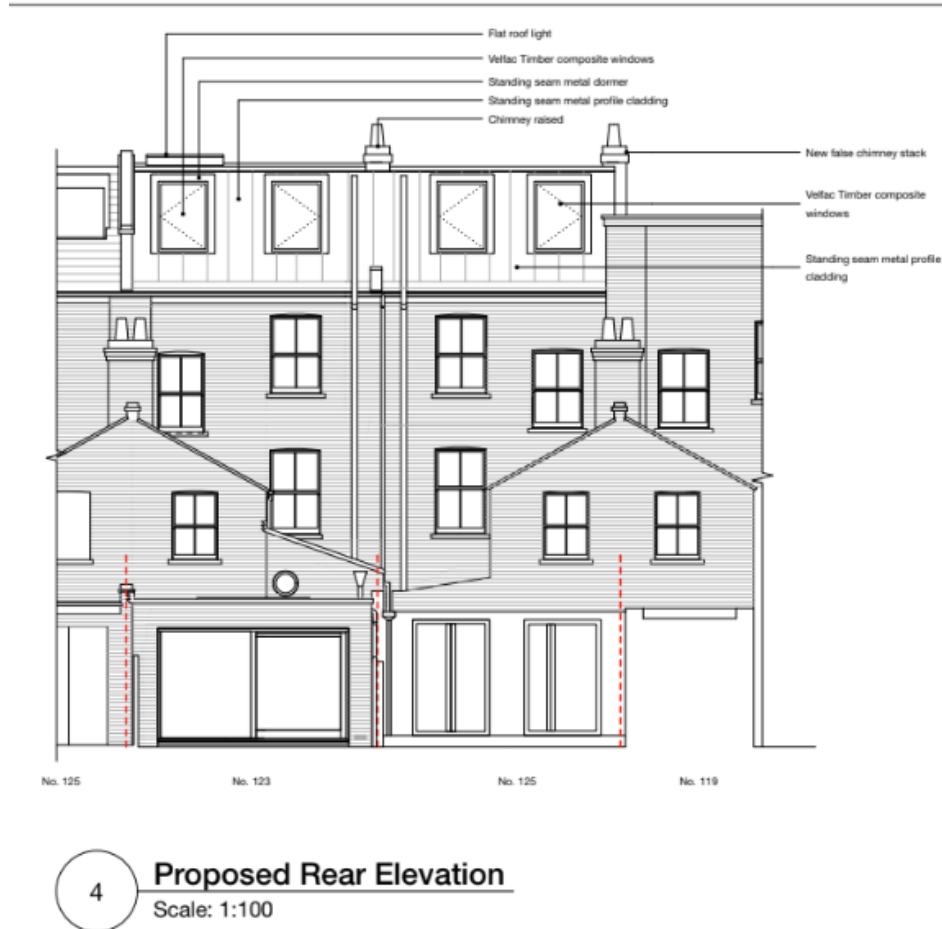
4.1 The Applicant requested pre application advice in September 2023 for loft extensions to both 121 and 123 White Hart Lane.



2
**Proposed Front Elevation**  
 Scale: 1:100

*Figure 5: Pre-Application Submission*





*Figure 6: Pre-Application Submission*

#### 4.2 The Council's response is summarised below:

- The proposal is in conflict with the SPD on House Extensions and External Alterations in that the roof extension would be partially to the front which is discouraged where these are not a character of the street
- It proposes to raise the ridge line by roughly 800mm which the SPD notes will normally be unacceptable.
- The proposal would result in the loss of the entire existing roof form and the SPD discourages roof extensions dominating the original roof
- The principle of the extensions is objected to. In addition to the conflict with the SPD highlighted above, these would erode the shallow roofscape and disrupt the harmony of the larger group. The proposed rear extension would be visible from Eleanor Grove, as an overly bulky addition which drastically alters the form of the host dwelling and the terrace group.
- The extension would be inappropriate, replacing a characteristic flat roof with a bulky, highly visible element which further disrupts the harmony of the group.

- The standing seam metal materiality would not be appropriate given the heritage significance of the site as a BTM in a Conservation Area and would draw further attention to the bulk and mass of the proposed extension.
- The design of the windows should reflect those of the existing windows at lower levels.

4.3 No amenity issues were raised.

## **5.0 Proposed Development**

- 5.1 The proposed development is for a roof extension to provide additional living accommodation. The scheme has evolved since the pre application submission.
- 5.2 At the rear, there are two dormer windows proposed which will be constructed with hung tiles and have white painted timber sash windows to match those on the rest on the building.
- 5.3 The proposed works are predominately confined to the rear of the property. It proposed to raise the ridge to match that of 125 White Hart Lane.
- 5.4 The CGIS which accompany the application show how the proposal will appear from the Conservation and from within the Site. This are reproduced below.



*Figure 7: View from Eleanor Grove (existing and proposed (CGI))*





*Figure 8: View from rear garden proposed.*

## **6.0 Planning Policy**

- 6.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid by Local Planning Authorities to the desirability of preserving or enhancing the character or appearance of that area.
- 6.2 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework (2023).

- 6.3 At the heart of the NPPF is the presumption in favour of sustainable development (para 11). It identifies development proposals, that accord with an up-to-date development plan, should be approved without delay.
- 6.4 Section 16 of the NPPF is concerned with conserving and enhancing the historic environment.
- 6.5 Paragraph 124 of the NPPF supports the opportunity to use the airspace above existing residential premises for new homes. Whilst this is not a new home, the space is being used to improve the living conditions of the property.
- 6.6 Paragraph 200 of the NPPF states:
- "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"*
- 6.7 Paragraph 203 of the NPPF goes on to state that:
- "In determining applications, local planning authorities should take account of:*  
*a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*  
*b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*  
*c) the desirability of new development making a positive contribution to local character and distinctiveness"*
- 6.8 The development plan relevant to the proposed development is:
- London Plan (2021)
  - Richmond Local Plan
- 6.9 Also relevant is the following Supplementary Planning Documents ("SPDs"):
- House Extensions and External Alterations (June 2015)
- The Richmond Local Plan
- 6.10 The Richmond Local Plan was adopted in July 2018. Key policies relevant to the proposals are set out below.
- 6.11 Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.
- 6.12 Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

- 6.13 Policy LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used.
- 6.14 The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.
- 6.15 All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.
- 6.16 Policy LP4 identifies that the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit.
- 6.17 Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.
- 6.18 Policy LP21 of the Local Plan states that all developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

Building of Townscape Merit Supplementary Planning Document

- 6.19 The Council's BTM SPD was adopted in May 2015.
- 6.20 Paragraph 4.1 states that:

*"The removal of original or characteristic features, or the introduction of unsympathetic windows, doors or materials can not only destroy the visual quality of one building but erode the entire character and interest of an area. Many Buildings of Townscape Merit play a crucial role in the character of local areas. The sympathetic maintenance and adaptation of these buildings can preserve and indeed increase the attractiveness of an area."*

House Extensions and External Alterations SPD ("HEEASPD")

- 6.21 The Council's House Extensions and External Alterations SPD was adopted in 2015.
- 6.22 Under the heading "Impact on Residential Amenity" the SPD identifies:

*"Extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted. This could be due to the height, footprint or proximity of the proposals to the surrounding area."*

- 6.23 The statement goes on to encourage:



*"The retention of the original form of the host property and any alterations should enhance the quality of the building. The original appearance should always be the reference point when considering any changes. In terms of extensions, they should not dominate the existing house and should harmonise with the original appearance."*

## 7.0 Heritage Assessment

- 7.1 This section assesses the effect of the proposed alterations on the heritage significance of the building.

### Statement of Significance

- 7.2 Understanding the significance of the historic asset helps shape the proposals from the outset. The following is a brief description of the asset which includes additional detail about those areas most affected by the proposals.
- Historical value: the historic asset may illustrate a particular past way of life or be associated with a specific person or event; there may be physical evidence for these connections which it could be important to retain.
  - Aesthetic value: the design, construction and craftsmanship of an historic asset. This can also include setting and views to and from the historic asset, which may have changed through time.
- 7.3 The designated assets are the White Hart Lane Conservation Area and the property as a BTM
- 7.4 The Conservation Area Statement identifies that:
- "White Hart Lane conservation area is a small cul de sac development of charming two storey terraced Victorian houses along Eleanor Grove and including a more imposing frontage of three storey commercial buildings to White Hart Lane, forming a gateway to this conservation area. Terraced cottages of painted brick or render enclose Eleanor Grove, either set behind small front gardens and boundaries or opening directly onto the street"*
- 7.5 The Conservation Area Statement goes on to state that:
- "The larger and well preserved buildings to White Hart Lane are of stock brick with render, set behind well planted front gardens and brick walls to the street. They have canted bay windows, distinctive tripartite windows to the first floor and moulded parapet details, with shallow slate roofs and prominent chimneys behind."*
- 7.6 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications for development affecting conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. We also note that Section 72 requires attention to be directed to the effect on the conservation area as a whole rather than on particular parts of it (South Oxfordshire DC v SSE & J Donaldson [1991] CO/1440/89)

### Assessment of historic assets

- 7.7 The interest of this part of the CA, in terms of the front and streetscape, is described in CA Statement quoted above. At the rear the area is characterised by the rear elevations of the houses, which are plainer than the fronts, and have been much altered in many cases. At roof level a variety of roof extensions are visible on many of the roofs. Some of these are less successful in terms of appearance than others. That at 125 White Hart Lane, adjoining the BTM, is the most successful in terms of complementing the character and appearance of the CA having a slate Mansard type roof with two modest dormer windows, clad in lead, with timber framed windows.
- 7.8 The front elevation of the BTM is three storey of facing brickwork with stucco detailing. The ground floor has a bay window with slate, hipped roof. The door is in a porch surround with shallow relief columns, a keystone feature in the lintel and projecting simply moulded cornice with a shallow pitched roof over which was likely lead covered originally but is now covered with a black bituminous type material. The first floor has three windows together in a stucco surround with arches and keystones. The central window is wider than the two to its sides. The second floor has two windows of equal width with stucco surrounds and keystones. The rear of the BTM is substantially altered with a recent extension to the rear and side of the original outrigger. The design is simple with materials matching the original.



*Figure 9: Existing view from White Hart Lane. Note that whilst the roof at 125 has been changed this is not readily perceptible from street level*



*Figure 10: Existing view from rear of 123 White Hart Lane (the BTM). This view shows some of the many roof extensions in the area. The roof extension at 125 WHL adjoining the BTM has a traditional appearance that fits in with the character and appearance.*

#### Assessment of Impact

7.9 In consideration of the impact of the proposals, the following apply:

1. Minimal loss of historic fabric is achieved by retaining existing historic fabric.
2. The historic design principles such as layout and proportion will not be affected by the work.
3. No historic detail will be lost.
4. Overall, the impact is deemed to be neutral in terms of the historic environment.

7.10 Our approach has given due consideration for the historic nature of the asset and the afforded statutory protection offered to the historic environment.

#### Overall Summary of the Assessment of Impact on the Historic Asset

7.11 The impact of the proposed works is assessed as less than substantial. They will have no significant effect on the character of the building or the Conservation Area.



## 8.0 Planning Assessment

8.1 The key planning issues with the proposed development are:

- Impact on character and appearance of the area
- Neighbour Amenity
- Flood Risk
- Fire

### Impact on Character and Appearance of the Area

- 8.2 As identified in the Local Plan, development should either preserve or enhance the character of the Conservation Area. Likewise, the Council requires that the character and setting of BTMs should be preserved or enhanced.
- 8.3 Since the pre application, changes have been to the design of the roof extension to address the concerns of the Council. The materials have been revised and the proportion of the windows revised.
- 8.4 The roof extension at 125 White Hart Lane forms part of the character of the Conservation Area. The officer when considering that application had no objection to it.
- 8.5 There is little uniformity within the rear elevation of the terrace which the application site lies within.
- 8.6 The Heritage Assessment demonstrates that the impact of the proposed works is assessed as less than substantial. They will have no significant effect on the character of the building or the Conservation Area.

### Neighbour Amenity

- 8.7 There will be no harm to the amenity of neighbouring properties created by the construction of the proposed extension. This was confirmed in the pre application response from the Council.
- 8.8 The proposed development is therefore in accordance with Policy 21 of the Local Plan.

### Flood Risk

- 8.9 The householder FRA concludes that there will be no increase in impermeable area such as could increase the flood risk on site or elsewhere because the part of the site where the works are proposed is already paved hard surface or has existing buildings on it.

### Fire

- 8.10 The Reasonable Exemption Statement identifies that there will be no change required to the fire safety measures as a result of the proposed development.

## **9.0 Conclusions**

- 9.1 Planning permission is sought for a roof extension at 123 White Hart Lane, London, SW13 0JW.
- 9.2 The planning statement has demonstrated that there is little uniformity within the rear elevation of the terrace which the application site lies within.
- 9.3 The Heritage Assessment demonstrates that the impact of the proposed works is assessed as less than substantial. They will have no significant effect on the character of the building or the Conservation Area.
- 9.4 It is requested that planning permission be granted for the proposed development.

Chestnut Planning  
September 2024