



83 Belsize Park Gardens, London NW3 4NJ

Replacement of windows and glazed doors with matching double-glazed windows and doors, construction of single storey rear extension and associated alterations, partial rebuilding and alterations to roof of existing single storey element, installation of air source heat pump and associated acoustic enclosure within rear garden, and associated landscape works.
(Householder Development)

Design and Access / Heritage / Planning Statement

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Design and Access / Heritage / Planning Statement

83 Belsize Park Gardens, London

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1. Introduction

- 1.1. This combined Design & Access / Heritage / Planning Statement has been prepared on behalf of the Applicant Mr S Riley and is submitted in support of an application for full planning permission for development at 83 Belsize Gardens, London NW3 4NJ ("the Site"), described as:

'Replacement of windows and glazed doors with matching double-glazed windows and doors, construction of single storey rear extension and associated alterations, partial rebuilding and alterations to roof of existing single storey element, installation of air source heat pump and associated acoustic enclosure within rear garden, and associated landscape works. (Householder development).'

- 1.2. The proposals have been carefully designed by SMR Architects to update and improve the residential accommodation provided at the site for the occupants, and to improve the energy efficiency and energy supply of the dwelling.
- 1.3. The purpose of this statement is to describe the proposals and assess the proposed development in the context of planning policy, as well as other relevant and best practice guidance and any other material considerations. The statement explains how the proposed development is in accordance with and will deliver the objectives of such policies, and therefore represents appropriate and acceptable development for the area.
- 1.4. This statement should be read in conjunction with the following accompanying documents:
- Completed application form and Certificates;
 - Completed CIL questionnaire;
 - Site location plan, block plan, site plan and all other Architects' drawings and site photo sheets (prepared by SMR Architects);
 - Arboricultural Impact Assessment Report (prepared by Landmark Trees); and
 - Noise Impact Assessment (Prepared by Clement Acoustics) and acoustic enclosure proposals (Prepared by Emtec)
- 1.5. The proposed development comprises the following core elements:

Front Elevation

- Replacement of all windows and glazed doors with matching double-glazed windows and glazed doors (as recently approved under ref 2022/5623/P, and amended at ground floor rear by the present proposals)

Rear elevation

- Replacement of all windows and glazed doors with double-glazed windows and glazed doors (as recently approved under ref 2022/5623/P)
- Single storey rear extension
- Partial rebuilding and remodelling of existing single storey side element and adjustment to roof profile

Roof alterations

- As above, partial rebuilding and remodelling of existing single storey side element and adjustment to roof profile

Rear Garden

- Installation of Air Source Heat Pump and associated acoustic enclosure
- New area of permeable no-dig construction terrace

- 1.6. The recently approved (2022/5623/P) double-glazing proposals are included again in this application for completeness and to ensure that the Applicant can complete the improvements to the house under one single planning permission and avoid the pitfalls of trying to implement overlapping planning permissions.

2. The Site, surroundings, and planning history

The site/surroundings

- 2.1. The Site hosts a semi-detached single family dwelling, arranged over two primary floors plus roof level accommodation, located within a short row of semi-detached houses on the south side of Belsize Park Gardens. The Site is in the Belsize Conservation Area. The building is not statutorily or locally listed, however, it is identified in the Belsize Conservation Area Statement (“the CA Statement”) as a building that makes a positive contribution to the character and appearance of the Conservation Area.



Principle elevation of 83 Belsize Park Gardens

- 2.2. The building is not shown on the 1895 OS plan, but does appear by the 1915 edition, and was therefore built around the turn of the 20th century.



1915 OS edition shows the building at the Site in its present form

- 2.3. The semi-detached villa style house is built in red brick construction with clay tiled roofing, giving it a solid and imposing appearance. The principal street elevation to Belsize Park Gardens includes broad triple sash window at ground floor, and heavy decorative eaves detailing. A single storey side element to the north of the house appears to be original from OS map regression, but has been altered over time. The front gable is notably undersized compared to the neighbouring building, one of a series of variations between the two adjoining properties.
- 2.4. A low brick wall with painted timber rail above encloses a well-planted front garden area.
- 2.5. A broad driveway provides parking for two vehicles, with a secure bicycle store and area for refuse / recycling bin storage against the brick boundary wall.
- 2.6. To the rear, the plan is stepped in to follow the site boundary, resulting in a L-shape plan. A single storey rear bay with flat roof provides a terrace above, with the elevation then stepping back in two stages. The rearmost elevation is characterised by large window openings. The shallow plan element of the rear elevation has been altered over time, with glazed doors added in place of what was likely a window, and an adjacent window bricked-up.



Rear elevation (southern end) where the stepped building lines can clearly be seen

- 2.7. The single storey side element has a large modern rooflight in the rear roofslope, and modern rear entry door. Markings on the side elevation of the main part of the house adjacent indicate an earlier taller roof existed.
- 2.8. A modest rear garden of paving and gravel with planting beds leads on to a further communal garden area.
- 2.9. To the north of the Site is tall blank brick elevation.



Rear elevation (northern end) where side elevation indicates previous roof form (to right of rooflight)

- 2.10. The CA Statement locates the Site within ‘*Sub Area Three: The Eton Avenue Area*’ which is noted as being characterised by houses of two storeys with an attic level, varied in style and elevational treatment, with consistency of materials generally with red brick and clay tile being a recurrent theme. Buildings are also noted as having front gardens with boundary walls, a constant building line, and only small gaps between buildings. The property at the Site displays these characteristics.

Planning history

- 2.11. Below we have examined the Council’s online planning register to investigate the planning history of the site and surrounding area.
- 2.12. There are a series of historic applications for works to trees in terms of management at the Site over recent decades.

- 2.13. Planning permission was granted on the 4th April 2023 at the Site (ref 2022/5623/P) for development described as: '*Replacement of windows and glazed doors with matching double-glazed windows and doors*'.
- 2.14. Within the immediate area of the Site within the same Conservation Area, there are numerous examples of additions and alterations carried out which have similarities to the present proposals, particularly in terms of small scale glazed extensions to the rear of dwellings at ground floor level.

3. Planning policy context

- 3.1. A summary of the legislation and policy relevant to the consideration of the application is provided in this section.

Statutory Provisions

- 3.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when making any determination under the Planning Acts, that determination should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.3. Section 72 of the Planning and Conservation Act 1990 requires that the local planning authority, in exercising their planning functions within conservation areas, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2021)

- 3.4. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is an important material consideration in decision-making.
- 3.5. Section 12 (Achieving well-designed places) shows that the Government attaches great importance to the design of the built environment, stating that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.
- 3.6. Section 16 (Conserving and enhancing the historic environment) sets out how heritage assets should be conserved in a manner appropriate to their significance.
- 3.7. The approach set out in Section 16 is that applicants should describe the significance of any heritage assets engaged, local planning authorities should identify and assess the particular significance of any heritage asset that may be affected, a series of particular considerations should be taken account of, and that great weight should be given to the asset's conservation.

- 3.8. Paragraph 206 of the NPPF states that Local Planning Authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. It continues to set out that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.9. Annex 2 of the NPPF defines significance 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.

The London Plan (2021)

- 3.10. The London Plan is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.
- 3.11. The Mayor's policies include securing high-quality housing, conserving heritage assets in a manner appropriate to their significance, improving energy efficiency of existing housing stock, and promoting renewable energy.

Camden Local Plan (2017)

- 3.12. Policy A1 of the Local Plan (Managing the impact of development) sets out that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors to be considered include (inter alia): visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; and impacts of the construction phase.
- 3.13. Policy D1 of the Local Plan (Design) states that the Council will seek to secure high-quality development and will require that development (inter alia): respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with policy D2 Heritage; comprises details and materials that are of high quality and complement the local character, and preserves strategic and local views.

3.14. Policy D2 of the Local Plan (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Policy D2 sets out that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site;*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

3.15. Concerning development in conservation areas, policy D2 sets out that to maintain the character of these areas, the Council will take account of conservation area statements, appraisals, and management strategies when assessing applications within conservation areas. The Council will:

- a. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- b. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- c. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- d. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Supplementary Planning Guidance

3.16. A range of supplementary guidance is published by the London Borough of Camden, providing useful information on how the Council considers higher-level policy objectives should operate in practice.

- 3.17. The Design CPG (2021) states that the Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area. The Home Improvements CPG (2021) is also directly relevant. In the subsequent chapter of this statement, the relevant part of the CPGs is set out in relation to each of the development proposals. The guidance also states that materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.
- 3.18. Other CPGs are relevant to the proposals, these include Biodiversity CPG (2018), Energy efficiency and adaptation CPG (2021), Trees CPG (2019), and Amenity CPG (2021).
- 3.19. The Belsize Conservation Statement is published as supplementary guidance and is of relevance to the application.

4. Identification and assessment of heritage assets

- 4.1. As noted above, the site lies within the Belsize Conservation Area (a designated heritage asset). The property is not a listed building. The nearest listed buildings are the Washington Public House (125m to the SE) and two K2 telephone boxes located on Primrose Gardens (100m to the NE). The proposed development is small scale householder development mainly to the enclosed rear of the property and is not considered to have the potential to impact on the setting of the listed buildings noted above.
- 4.2. The designated heritage asset engaged by the proposal is therefore the Belsize Conservation Area. The key considerations that need to be taken into account include:
- The character and appearance of the Belsize Conservation Area;
 - The contribution of the existing building on the site to the character and appearance of the Conservation Area; and
 - The impact of proposals on the contribution the building makes to the character and appearance of the Conservation Area

The Belsize Conservation Area

- 4.3. The Belsize Conservation Area was originally designated in February 1973. There have been numerous subsequent extensions to the designation. 83 Belsize Park Gardens Falls within the original 1973 designated area.
- 4.4. The CA Statement locates the Site within '*Sub Area Three: The Eton Avenue Area*' which is noted as being characterised by houses of two storeys with an attic level, varied in style and elevational treatment, with consistency of materials generally with red brick and clay tile being a recurrent theme. Buildings are also noted as having front gardens with boundary walls, a constant building line, and only small gaps between buildings.
- 4.5. The CA Appraisal identifies 83 Belsize Park Gardens as a building that makes a positive contribution to the character and appearance of the conservation area, but makes no specific comment on it, nor upon the other three dwellings that form the short group.

- 4.6. An Article 4(1) direction is in place in relation to the Belsize Conservation Area restricting certain permitted development rights, and applies to the Site.
- 4.7. As noted in the Belsize Conservation Area Design Guide, the Article 4(1) Direction applies only to the *fronts* of houses, and the *sides of houses which face the street*, and includes single family dwelling houses and houses converted to flats. It seeks to prevent harmful works taking place and to ensure that Belsize Conservation Area keeps its historic character and appearance and remains an attractive and desirable place to live into the future.

5. Assessment of proposed development

Introduction

- 5.1. The proposed development is assessed in detail in this section against the relevant planning policy and guidance, together with any other material considerations.
- 5.2. The Assessment is structured around the key planning policy considerations, and due to the nature of the proposals focuses upon matters of design and associated heritage impact.

Principle of development

- 5.3. The proposals are works of minor extension, alteration and improvement to an existing single dwelling house to improve the living conditions for the occupants, whilst delivering environmental and heritage enhancements.
- 5.4. Such proposals are in principle a form of sustainable development that finds support at the heart of the NPPF and Local Plan policies.
- 5.5. The retention and improvement of existing housing stock to meet the current and future housing needs of the Borough also finds support in principle in Policy H3 *Protecting existing homes* of the Local Plan.
- 5.6. The proposed development is therefore considered to be acceptable in principle in terms of land use and housing objectives.

Design

- 5.7. Policy D1 of the Local Plan (Design) states that the Council will seek to secure high-quality development and will require that development (inter alia): respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with policy D2 Heritage; comprises details and materials that are of high quality and complement the local character, and preserves strategic and local views.
- 5.8. These considerations have all been taken into account in the formulation of the proposals and are represented in the final proposals submitted for permission that:

- respect local context and character, by following the established pattern of other alterations and extensions found in the Conservation Area and by remaining subservient to the host building through scale, location, and form;
- preserves and enhances the Conservation Area, by enhancing the contribution made by the building; and
- employs details and materials of discernibly high quality, appropriate to local character.

5.9. Further detailed *guidance* on the application of Policy D1 in relation to householder development is provided in the recently adopted *Home Improvements CPG* (Jan 2021), which provides a directly relevant framework for assessment of the proposals. Each element of the proposals is assessed against the relevant part of the CPG below.

Replacement of glazed windows / doors with double glazing

5.10. This element of the proposed development follows the exact form recently approved at the Site under ref 2022/5623/P. As noted in that approval the proposals would preserve the character of the host building and the contribution it makes to the Conservation Area, and thus comply with relevant Local Plan and CPG policies. Given the recent approval it is not discussed further here.

Single-storey rear extension at lower ground floor level

5.11. A modest ground floor rear extension of 12.5sqm area is proposed to the secondary (set back) rear elevation, to form a new kitchen / dining space. The extension projects 1.9m from the rear elevation and would fall well within the physical parameters of an extension or conservatory that could be built using permitted development rights. As the proposal is not a fully glazed conservatory planning permission is required.

5.12. Section 2.1 *Ground Extensions* of the Home Improvements CPG (2021) sets out how in considering extensions to properties, preliminary consideration should be given to:

- *The existing rear elevation and any previous extensions to it;*
- *The rear elevation's visibility and prominence in relation to gardens, streetscene and wider area;*

- *The pattern of development of neighbouring buildings to include historic extensions and new types of development;*
- *Other rear extensions present at the neighbouring building which obtained permission...*

5.13. The property at the Site has a stepped rear elevation that has not been extended in the past, and is highly enclosed visually in relation to gardens, streetscene and the wider area. Neighbouring buildings to the south have a varied form with each building of varying design to the rear, with various minor projections providing a dynamic and heterogenous overall rear elevation to the two pairs of semi-detached dwellings. The neighbouring dwellings have also been subject to minor rear extensions and alterations over the years.

5.14. Section 2.1.1 of the Home Improvements CPG (2021) sets out guidance relating to rear extensions, noting that some important rear elevations are identified in Conservation Area Appraisals, and provides the following general principles:

- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden;*

5.15. We consider the proposed location, form, footprint, scale, proportions, dimensions, and materials / details would ensure the extension remains subservient to the host building. It is located upon a secondary, 'inner' rear elevation, and is purposefully reduced in height from the primary rear bay cornice line. It is also restricted in width to ensure that it appears as a minor addition to the elevation, stopping well short of the side elevation to the south.

5.16. The proposed extension design makes clear reference to and respects the fenestration and form of the host building, with appropriately sized and formed

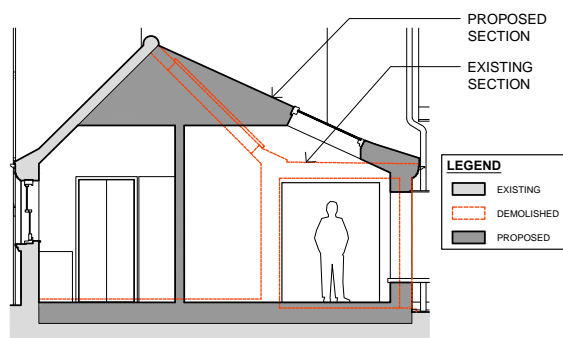
openings echoing the tall French doors and bay existing in the rearmost part of the building, and employing a clean and simple appearance that will not visually compete with the adjacent bay. The primary construction material of the proposed extension is brick to match the host building, as noted on the drawings.

- 5.17. In summary, the proposed extension is considered to accord with Policy D1 and the further guidance in CPG, and will result in a high quality extension appropriate to the host building and context.

Partial rebuilding and remodelling of existing single storey side element and adjustment to roof profile

- 5.18. The proposal includes partial rebuilding and minor remodelling of the existing single storey side element of the building, and adjustment to the roof profile. Currently there is a flat-roofed rear section of this part of the building that contains a storage area and WC that is only accessible from the garden. These parts of the house are not insulated or heated and therefore are of limited use and cause difficulties with water pipe freezing in winter months. The proposal is to demolish this flat roof section and the adjoining roof area, and rebuild it on the same footprint but with the floor level raised c.100mm to provide a family sitting area directly (and level) accessed from the new kitchen / dining room.

- 5.19. A new pitched roof to the rear is proposed to span between the existing ridge height and the rear eaves height, omitting the flat roof section to provide good quality usable internal space (see section diagram below). As noted above and shown in the images provided, the markings on the adjacent side elevation indicate the exiting single storey roof is not original and an early taller roof was once present.



- 5.20. The new roof will continue and connect the existing NW corners to soften the elevation, providing a small covered external area on the corner where the roof overhangs – a useful outdoor space for storing a BBQ or bicycle or suchlike. A smaller rooflight to that existing is proposed within the new roof.
- 5.21. A new oriel window is proposed in the rebuilt rear extension to provide a framed outlook from the family sitting room, set within a red brick rear elevation to match the existing.
- 5.22. Guidance set out in the Home Improvements CPG (2021) regarding roof alterations and extensions covers more significant interventions to form dormers or additional living space and is not directly applicable to this small scale modification. However, it is clear from the description and analysis above that the proposals to this part of the building are entirely compatible with the architectural character of the building, relate to an area of the building that has been the subject of change in the past, will be carried out in matching primary materials to the existing, and will provide high quality functional internal space and thus meet the general objectives and requirements of Local Plan policy D1.
- 5.23. In summary upon design matters, as set out above the proposals have been designed to a high standard to respect the host building and respond to the existing and established character of the immediate area, and are considered to comply with the objectives of Policy D1 of the Local Plan, together with the detailed guidance contained in the recently adopted *Home Improvements* CPG.

Heritage

- 5.24. Policy D2 of the Local Plan (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 5.25. Concerning development in conservation areas, policy D2 sets out that to maintain the character of these areas, the Council will take account of conservation area statements, appraisals, and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

5.26. The proposed development has been formulated to ensure that the extensions and alterations proposed respond positively to the contribution that the building makes to the Conservation Area.

5.27. There is no substantial demolition proposed, and no removal of significant trees or loss of garden space that would impact upon the Conservation Area adversely.

5.28. Accordingly, we consider that the proposals would not cause harm to the Conservation Area, and thereby meet the statutory, NPPF Section 16 requirements, and those of the Local Plan in relation to heritage.

Neighbouring amenity

5.29. Policy A1 of the Local Plan (Managing the impact of development) sets out that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors to be considered include (inter alia): visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; and impacts of the construction phase. Further detailed guidance is provided in the *Amenity* CPG and also in the *Home Improvements* CPG.

5.30. In terms of the proposed rear extension and remodelling, these elements are minor in scale and replace existing areas of rear elevation with window

openings and due to their location and boundary treatment will have no impact upon the amenity of neighbouring occupiers.

- 5.31. The proposals include the introduction of an Air Source Heat Pump (ASHP) to the rear garden to provide a renewable energy source for the dwelling. The ASHP is to be housed within an acoustic enclosure to ensure it does not impact upon the amenity of the occupants or neighbours. A Noise Assessment is provided in relation to these items as part of the submission and demonstrates how the equipment will meet the relevant criteria and ensure no unacceptable impact on the amenity of neighbouring occupiers.

Landscape and trees

- 5.32. The proposals include only very minor change to the landscape at the rear of the property.
- 5.33. Within the rear garden, a new permeable surface terrace implementing no-dig construction methods is proposed, accessed from the new dining extension sliding doors. A further terrace leading from the existing reception room will connect to the rear boundary gate.
- 5.34. These terrace areas have been the subject of careful consideration in conjunction with the arboricultural consultant, and have been formulated to ensure that the existing trees on site are not unacceptably impacted.
- 5.35. An Arboricultural Report is submitted with the application and sets out how the proposals have been informed by arboricultural assessment and input, and provides recommendations by way of method statement to ensure that the proposals are acceptable.
- 5.36. The proposals will therefore as set out above have no adverse impact on the landscape qualities of the site or the trees found upon / adjacent to it, meeting the relevant requirements of the London Plan Policy G7 (Trees and woodlands) and Local Plan Policy A3 (Biodiversity), and the further guidance set out in the *Trees* CPG.

Sustainability

- 5.37. Policy CC1 (Climate Change Mitigation) of the Local Plan part (d) sets out how the Council will support and encourage sensitive energy efficiency improvements to existing buildings. Further detailed guidance for a project of the householder scale is provided in the *Home Improvements* CPG.
- 5.38. The proposals include a range of measures aimed at achieving energy efficiency and low carbon supply of energy.
- 5.39. The table from Appendix 1 of the *Home Improvements* CPG is reproduced below and completed to set out the measures proposed:

MEASURE	CONSIDERED?	INCLUDED? SPECIFICATION
Loft insulation	Yes	Yes. Roof insulation to meet current Building Regulations standards will be installed in areas of new work. Existing flat roof room suffers due to poor insulation currently.
Pipes / boiler tank insulation	Yes	Yes. Not yet specified, but heating system and plant to be replaced with efficient modern equipment as part of refurbishment.
Draught proofing	Yes	Yes. Existing windows to be replaced and doors to be refurbished / replaced.
LED Lighting	Yes	Yes. New lighting in areas of change will be installed to current Building Regulations standards.
Cavity Wall insulation	No	Not possible due to no cavity in existing dwelling. Extension will be built to current standards.
Room in roof insulation	Yes	Yes. Insulation to be added between rafters.
Internal wall insulation	Yes	No. Internal design features such as cornices prevent.

Floor insulation	Yes	Yes. Underfloor heating to be installed with new insulation below in areas of change.
Solar PV (electric)	No	No suitable position upon building
Upgrading windows / new windows (single to double glazing)	Yes	Yes. Existing windows are to be replaced with double glazed.
Ground source heat pump	Yes	No. Not considered suitable due to extensive tree cover in garden and adjacent.
Air source heat pump	Yes	Yes. ASHP to rear garden included in proposals.
External wall insulation	No	No. Not suitable for mainly brick faced building in conservation area.

5.40. As can be seen in the table above, the majority of the measures are to be included in the development, with only 5 of the 13 not included, all for valid and practical reasons with many related to the Conservation Area designation of the site. The measures set out above represent a significant and positive commitment to reducing carbon emissions and should be supported as they will directly deliver the objectives of Local Plan policy CC1.

6. Conclusion

- 6.1. Planning permission is sought for new thermal glazing, minor rear extension and remodelling, an Air Source Heat Pump, and minor landscaping to an existing dwelling house.
- 6.2. The proposals are modest in scale, but will significantly enhance the living conditions available within the dwelling, making a high quality family home for the owners and contributing to the improvement of the housing stock of the Borough for future occupiers in years to come.
- 6.3. As set out in this document and the accompanying submission documents, the proposals have all been carefully considered and formulated to respond positively to the character of immediate townscape and the Conservation Area, whilst having no unacceptable impact on the amenity of neighbouring occupiers.
- 6.4. A number of measures are included in the proposals to improve significantly the thermal efficiency of the dwelling, and also to supply energy from a renewable energy source.
- 6.5. As set out through this statement, the proposals are considered to comply with the Development Plan policies, together with those contained in the NPPF and the detailed guidance set out in Camden's various CPG's, and therefore we consider planning permission should be granted to allow the development to proceed.