

4D PLANNINGTM

Chartered Town Planners & Architectural Technicians

DESIGN AND ACCESS / PLANNING / HERITAGE STATEMENT

Alterations to front curtilage and boundary wall, and placement of refuse storage structure to front curtilage.

Property Address: 66 Priory Road, London, NW6 3RE.

May 2023

1.0 INTRODUCTION

1.1 This Design and Access / Planning / Heritage Statement is submitted on behalf of the applicant in respect of a planning application for alterations to the front curtilage and boundary wall, and placement of refuse storage structure to front curtilage. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The existing property is a three storey over basement detached property located to the east side of Priory Road. The property has an average size rear curtilage, relative to the area. The front curtilage comprises hard landscaping (cement / concrete) and several shrubs / trees. The existing front wall and piers are collapsing and are dangerous to footpath users. Additionally, the concrete tiling on the raised pathway area to the front door is breaking apart, and parts of it are scattered around. The sloping cement down to each side passageway is dangerous too, especially in the winter.

2.2 Properties to either side of No. 66 are of similar scale and form. Front curtilage treatments vary along the street.

2.3 The site is located within a predominantly residential character area. There is a wide variety of building scale, style, and architectural detailing in the immediate area.

2.4 The site is in flood zone 1 and at low risk of flooding. The property is located in the South Hampstead Conservation Area.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed works consist of the following:

- Removal of existing front boundary wall sections, which are in very poor condition, and replacement with new low boundary brick wall with dark painted railings on top. The proposed wall and railings are of Victorian style.
- Landscaping of front curtilage through a mixture of hard surface treatments and planting. Included as part of such works will be reinstating a Victorian style geometric tiled pathway (such works are encouraged by the Conservation Area Design Guide).
- Placement of refuse storage structure to front curtilage. This would provide for screening to bins whereby at present they are simply left in a somewhat ad-hoc arrangement to the front curtilage.

4.0 PLANNING HISTORY

4.1 Planning permission has been granted for various works to the property in recent years including as follows:

- 2016/6048/P - Installation of four rooflights to front, rear and side roofslopes and one window to side elevation at second floor level of residential flat.
- 2021/5344/P - Two storey side and rear infill extension, changes to and creation of new windows and doors, enlargement of garden terrace.
- 2021/4694/P - Replacement of existing French doors with new sliding doors, replacement of existing window with an entrance door to the rear following removal of existing door on the side elevation, replacement of two windows on the side elevation and new external decking and new steps to rear garden.

5.0 PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (2021)

5.1 Para. 127 of the NPPF seeks to ensure a high quality of design in new developments. Point c) in particular seeks to ensure developments that:

“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.”

The proposed development would be entirely compatible with the surrounding area where there are many types of similar works.

Camden Plan (2017)

5.2 As can be seen in Figure 1 below, the site is within a conservation area. No other adverse designations apply.



Figure 1 – Extract from Camden Policies Map. Approx. Site is Indicated by Red Star.

5.3 Policy D1 of the Local Plan deals with design and states:

“The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*

k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,

l. incorporates outdoor amenity space;

m. preserves strategic and local views;

n. for housing, provides a high standard of accommodation; and

o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

The proposed development are typical additions / alterations to a property. There are many examples nearby of similar front curtilage treatments. The works are befitting of the Conservation Area.

5.4 Policy D2 deals with heritage issues and states:

“In order to maintain the character of Camden’s conservation 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”.

It is not considered the proposed works would not have a material adverse impact on the character of the Conservation Area (see para. 5.7 – 5.9 below). Many neighbouring properties in the conservation area have had similar works carried out over the years.

Camden Planning Guidance. Housing. CPG 1 (2018)

5.5 Para. 6.25 of this Guidance refers to front gardens and states:

“The design of front gardens and forecourt parking areas make a large impact on the character and attractiveness of an area and in particular the streetscene.

The design of front gardens and other similar forecourt spaces should:

- *consider a balance between hard and soft landscaping. Where changes take place no more than 50% of the frontage area should become hard landscape. Where parking areas form part of the forecourt enough of the front boundary enclosure should be retained to retain the spatial definition of the forecourt to the street and provide screening;*
- *retain trees and vegetation which contribute to the character of the site and surrounding area;*
- *retain or re-introduce original surface materials and boundary features, especially in Conservation Areas such as walls, railings and hedges where they have been removed. If new materials are to be introduced they should be complementary to the setting; and*
- *prevent the excavation of lightwells as a means of providing access to basements where this does not form part of the historical means of access to these areas”.*

With regards the above guidance it is submitted:

- *The proposed development would be consistent with established character in the area.*
- *Proposed materials are high quality and appropriate to the area.*

South Hampstead Conservation Area

5.6 According to the South Hampstead Conservation Area Appraisal and Management Strategy (2011), the special character of the area is multi-faceted but in large part derived from its residential nature, largely homogenous scale/character, Victorian style properties, and landscaping. No. 66 is identified, along with many others, as being a building that positively contributes to the conservation area.

5.7 Loss of front boundary walls / inappropriate replacements, and loss of verdant front gardens are identified as problems for the Conservation Area.

5.8 *It is submitted that the proposed development will not result in the loss of a verdant front garden – the existing front curtilage is predominantly hard surfaced. The proposal will introduce much greenery and enhance the verdant character of the site. The proposed replacement wall is essential as the existing boundary wall is in very poor condition. The works as a whole would enhance the conservation area through increasing greenery and reinstating a traditional style front boundary treatment.*

6.0 CONCLUSION

6.1 The proposed development is considered to be in compliance with NPPF policies, as well as the Camden Local Plan and associated design / conservation guidance.

6.2 It is not considered there would be any adverse visual impacts or adverse impacts to the residential amenities of neighbouring properties. There is precedent in the area for similar type works.