

1 Lymington Road, NW6

Planning, Heritage, Design and Access Statement

**Firstplan Ref:** 23/KM

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# Contents

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Section 1	Introduction .....	4
Section 2	Background Information .....	5
Section 3	Scheme Description .....	7
Section 4	Planning Policy Context .....	8
Section 5	Planning Considerations .....	12
Section 6	Heritage Statement.....	15
Section 7	Design and Access Statement .....	17
Section 8	Conclusions .....	19

## Appendices

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Appendix 1 Photographs of the Site

Appendix 2 Council tax information

# Section 1 Introduction

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1.1 This planning statement has been prepared by Firstplan, on behalf of our client, Quintet Investments Ltd., in respect of proposals at 1 Lymington Road for:

**“Demolition of existing ground floor rear extension and construction of new single storey rear extension, alterations to side fenestrations, reconfiguration and amalgamation of existing ground floor flats to provide 2 x studio flats and 1 x 2 bedroom flat and associated works”**

1.2 1 Lymington Road comprises a mix of studio and one bedroom flats which do not comply with space standards. This proposed scheme seeks to enhance the quality of accommodation, create flats which will comply with the standards and provide a better unit mix.

1.3 The proposed rear extension has been designed to respect the existing building and the wider conservation area by utilising materials which are prevalent in the area and respecting the rhythm of the building.

1.4 The proposals have also been designed to take into account neighbouring residential properties to ensure that their residential amenity is not adversely impacted on.

1.5 The scheme has been designed to be sustainable including green roofs and reuse of materials where feasible.

1.5 Section 2 sets out background information. Section 3 sets out a scheme description. Section 4 sets out the planning policy context. Section 5 sets out details of the planning considerations. Section 6 provides a heritage statement. Section 7 provides a Design and Access Statement and Section 8 sets out the conclusions.

## Section 2 Background Information

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### a) Description of the Application Site and Surroundings

- 2.1 The application site is located on the north side of Lymington Road, close to its junction with West End Lane within the West End Green Conservation Area. The site is occupied by a three storey semi-detached residential property (two full storeys with accommodation in the roof) which is sub-divided into 13 flats, comprising a mix of studios and one bedroom units. This application relates to the ground floor units which are known as Nos. 1, 2, 15, 16 and 17.
- 2.2 The building is set back behind a front garden with a boundary wall. There are two main entrances into the site, one at the front and one to the side passageway. There is a communal washing machine outbuilding to the rear at the end of the passageway.
- 2.3 There is an existing flat roofed extension to the rear, possibly dating from 1970s. Flat 17 has exclusive use of the garden but this is not well maintained. The garden steps up from the building's ground floor level, there are several trees in this garden and a high rendered wall to part of the northern boundary. Photographs of the site are attached at Appendix 1.

### Appendix 1

- 2.4 The surrounding area is residential in character on Lymington Road with commercial services located close by on West End Lane.

### b) Planning History

#### i) The Site

- 2.5 CTP/G5/1/6/9080 – Erection of a single-storey rear extension and the conversion of the ground floor into 3 self-contained flats, granted August 1970
- 2.6 2007/5710/P - The erection of a two storey rear extension to provide four additional bed sit units, refused March 2008.

- 2.7 2014/1688/P - Erection of front, side and rear dormer roof extensions to create a self-contained studio flat at third floor level was withdrawn in 2014.
- 2.8 2014/3945/P - Erection of upper mansard slope front and rear dormer roof extensions to provide 2 additional bedrooms to Flat 14 was refused in 2014.
- 2.9 2022/2241/P - Erection of a rear roof dormer window and one front rooflight was approved in 2022.

ii) The Surrounding Area

- 2.10 The following consents are considered to be relevant to the proposals:
- 2.11 8A Lyminster Road - 2022/4247/P - Erection of ground floor rear extension was granted in 2023. The approved scheme comprises a 5 metre deep full width extension with contemporary doors.
- 2.12 15 Lyminster Road - 2016/2597/P - Excavation of single storey basement with lightwells to front and rear and replacement of rear extension. Granted January 2018. The rear extension appears to be approx. 5 metres, it is full width and has a contemporary design.
- 2.13 Canterbury Mansions, Lyminster Road - 2012/6322/P - Creation of bicycle store at ground floor level over existing open basement lightwell includes installation of canopy over and gates to enclose store off Lyminster Road and associated alterations to refuse bay all in connection with existing residential units (Class C3) was allowed at appeal.

## Section 3 Scheme Description

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3.1 This proposed scheme allows for the extension and reconfiguration of the ground floor to accommodate 3no. self-contained flats. The proposed accommodation will be of a high standard. Access to Flat No. 1, along with the upper floors will be provided through the main entrance on Lymington Road and access to Flat Nos. 2 and 3 will be by the side passageway, as is the existing situation for the current rear flats.

3.2 Table 1 sets out the location, occupancy, and size of each of the proposed flats.

Flat No	Occupation	Size	Amenity Space
Flat No. 1	2 bed 4 person	37.6sqm	Communal garden
Flat No. 2	1 bed 1 person	37sqm	Communal garden
Flat No. 3	1 bed 1 person	70sqm	64sqm private garden

**Table 1: Schedule of Accommodation**

3.3 It is proposed to build a replacement rear extension which will be constructed of brick to complement the existing house with a sedum roof.

3.4 Individual cycle parking is proposed for the three new units, the studio cycle parking will be within the front gardens and the 2 bedroom unit

## Section 4 Planning Policy Context

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- 4.1 The statutory development plan relevant to the application site consists of the Camden Local Plan (2017), The Fortune Green and West Hampstead Neighbourhood Plan (2015) and the London Plan (2021). The NPPF (2021) and the Camden Planning Guidance are also material considerations.
- 4.2 The site is located within a Conservation Area.
- a) **National Planning Policy (2021)**
- 4.3 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied. It states at Paragraph 7 (*Achieving Sustainable Development*) that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.4 The overarching objectives of achieving sustainable development are identified at Paragraph 8 and include (inter alia):
- Supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and
  - Making effective use of land.
- 4.5 Local planning authorities are required by Paragraph 38 (*Decision Making*) to approach decision making in a positive and creative way and to approve applications for sustainable development where possible. Paragraph 47 (*Determining Applications*) requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.6 In regards to housing, Paragraph 69 notes that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.



- 4.7 Chapter 11 provides guidance on making effective use of land in meeting the need for homes, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.8 Chapter 16 of the NPPF relates to ‘conserving and enhancing the historic environment’. In determining applications affecting heritage assets, paragraph 194 notes assessment of the significance of any heritage assets affected, including any contribution made by their setting should be proportionate to the asset’s importance.
- 4.9 Paragraph 206 relates to conservation areas and sets out that local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance. It states that proposals that preserve those elements of the setting and that make a positive contribution to the asset should be treated favourably.

**b) London Plan (2021)**

4.10 The relevant planning policies are listed as follows:

- Policy GG1 ‘Building Strong and Inclusive Communities’;
- Policy GG2 ‘Making the Best Use of Land’;
- Policy GG3 ‘Creating A Healthy City’;
- Policy GG4 ‘Delivering the Homes Londoners Need’;
- Policy D1 ‘London’s Form, Character and Capacity for Growth’;
- Policy D3 ‘Optimising Site Capacity Through the Design-Led Approach’;
- Policy D4 ‘Delivering Good Design’;
- Policy D5 ‘Inclusive Design’;
- Policy D6 ‘Housing, Quality and Standards’;
- Policy D7 ‘Accessible Housing’;
- Policy D8 ‘Public Realm’;
- Policy D11 ‘Safety, security and resilience to emergency’;
- Policy D14 ‘Noise’;
- Policy H1 ‘Increasing Housing Supply’;
- Policy H10 ‘Housing Size Mix’;
- Policy G6 ‘Biodiversity and Access to Nature’;
- Policy SI 1 ‘Improving Air Quality’;
- Policy SI 2 ‘Minimising Greenhouse Gas Emissions’;
- Policy SI 13 ‘Sustainable drainage’;

- Policy T1 'Strategic approach to transport';
- Policy T4 'Assessing and mitigating transport impacts';
- Policy T5 'Cycling';
- Policy T6 'Car Parking';
- Policy 6.1 'Residential parking'; and
- Policy T7 'Deliveries, Servicing and Construction'.

c) **Local Plan**

4.11 The local policies which are considered relevant in this case are as follows:

- Policy G1 Delivery and location of growth
- Policy H1 Maximising housing supply
- Policy H3 Protecting existing homes
- Policy H6 Housing choice and mix
- Policy H7 Large and small homes
- Policy C5 Safety and security
- Policy C6 Access for all
- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change
- Policy CC3 Water and flooding
- Policy CC4 Air quality
- Policy CC5 Waste
- Policy T1 Prioritising walking, cycling and public transport
- Policy T2 Parking and car-free development
- Policy T3 Transport infrastructure
- Policy T4 Sustainable movement of goods and materials
- Policy DM1 Delivery and monitoring

4.12 The following Neighbourhood Plan policies are also considered to be of relevance:

- Fortune Green and West Hampstead Neighbourhood Plan Policy 1 Housing
- Fortune Green and West Hampstead Neighbourhood Plan Policy 2 Design and Character

4.13 Camden Planning Guidance documents of relevance include:

- Amenity (2021)
- Design (2021)
- Energy Efficiency and Adaptation (2021)
- Transport (2021)

# Section 5 Planning Considerations

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5.1 The key planning considerations in this case are considered to be:

- Principle of the Development
- Quality of Accommodation
- Design and Visual Impact
- Impact on Residential Amenities
- Transport and parking
- Sustainability

5.2 These issues are considered below in turn:

**a) Principle of the Development**

5.3 From the planning history it seems that the layout of the five existing flats does not have express consent. However, the properties are considered to be lawful given the Council tax records as detailed in Appendix 2. Whilst Flat 16 has a bathroom off the main hall, this is a private bathroom which is specifically rented with the flat. The property is considered to comprise a C3 flat on the basis that all rooms are private and there are no shared facilities.

**Appendix 2**

5.4 Policy H3 resists development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:

- create large homes in a part of the borough with a relatively low proportion of large dwellings;
- enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
- enable sub-standard units to be enlarged to meet residential space standards.

5.5 In this case the existing units are sub-standard as they do not comply with the National Space Standards. Furthermore, it is considered that by providing a two bedroom flat, the will help add to the mix of accommodation within the building. A similar approach was taken at 1 Sarre Road & Westbere Road

where the Council actively encouraged 8 undersized studios to be converted into 2 x 1 bed and 2 x 2 bed flats (2021/4356/P).

- 5.6 Having regard for the need to bring the properties up to the residential space standards, and to provide a mix of unit sizes, the unit mix should be considered appropriate in relation to Policy H7 and Policy 1 of the Neighbourhood Plan.

**b) Quality of Residential Units**

- 5.7 The proposed flats comply with the residential space standards.
- 5.8 Only the existing Flat 17 currently has access to the rear garden. The proposals seek to divide the garden to create a private amenity space for Flat 2 of 64 sqm and a communal garden for the rest of the units.
- 5.9 The existing flats on site are all single aspect, some onto the side passageway, without long views. Owing to the constraints of the existing building dual aspect is difficult to achieve. However, Flat 2 is dual aspect. Flat 1 is a single person unit which is single aspect but has a good outlook onto a green space in the front, its standard of outlook should therefore be considered acceptable. The rear flat 3 has good outlook onto the rear garden. All flats will have a good level of daylight and sunlight. The quality of accommodation should therefore be considered to provide a good standard of accommodation, which is far superior to the existing flats.

**c) Design and Visual Impact**

- 5.10 The proposed rear extension has been designed to respect the existing building and remain subservient to it. It is noted that several extensions which are five metres deep have been permitted along the street, such as at Nos. 8A and 15, as detailed in Section 2 of this report.
- 5.11 The proposed extension uses brick to complement the existing property and further details are provided within the Design and Access Statement.
- 5.12 To the front the existing boundary wall is retained and the front garden will be better landscaped. Two individual cycle stores are proposed to the side boundaries, which are set back from the frontage and with green roofs, to ensure that they are not dominant features.

5.13 Given the above the proposals are considered to be in accordance with Local Plan Policy D1 and Neighbourhood Plan Policy 2. Further discussion of the impact on the conservation area is provided at Section 6.

**d) Impact on Residential Amenities**

5.14 Local Plan Policy A1 seeks to ensure that the amenity of communities, occupiers and neighbours is protected. This includes visual privacy, outlook, sunlight, daylight and overshadowing, transport impacts, noise and vibration levels. The closest residential properties to the site are at 3 Lymington Road, Lymington Mansions and the flats on the upper floors of No.1.

5.15 3 Lymington Road has a single storey rear extension and a high boundary wall projecting slightly beyond this. The proposed extension will extend 58cm beyond this high section of wall. The 45 degree line from the nearest window shows that there will be no harm on the daylight and sunlight of this property.

5.16 Lymington Mansions is set behind a high boundary wall and well away from the proposed rear extension. The green roof will improve any long views from the mansion flats and from the flats on the upper floors of 1 Lymington Road.

**e) Transport**

5.17 There is no cycle parking provided at the site at the moment. As part of the proposals four cycle parking spaces will be provided for the new flats in accordance with the London Plan Standards.

5.18 It is proposed that the new units will be car free and this will be secured via a S106 agreement.

**f) Sustainability**

5.19 In order to ensure the sustainability of the scheme the layout works with existing internal walls where possible to minimise the amount of demolition. It is proposed that bricks of the existing extension will be reused where feasible so that the amount of construction waste is minimised, noting that a high quality red brick is proposed compared with the existing painted brick.

5.20 Green roofs are incorporated into the scheme at first floor roof level and on top of the cycle stores. This will enhance the biodiversity of the site as well as providing a green outlook to the existing flats at first floor looking onto this space.

## Section 6 Heritage Statement

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6.1 Adopted national and local planning policy requires that development proposals preserve or enhance the character of heritage assets. The designated heritage assets relevant to this proposal is the West End Green Conservation Area.

6.2 This heritage assessment was undertaken with regard to the heritage values as defined in Historic England's' Conservation Principles (2008), together with guidance within the NPPF and NPPG. In accordance with the NPPF (paragraph 189), the assessment is proportionate to the importance of the identified heritage asset and is sufficient for the decision maker to understand and assess the impact of the proposals, given their nature and extent. It takes the following format:

- Summary of Significance; and
- Assessment of Impact.

a) **Summary of Significance - West End Green Conservation Area**

6.3 The West End Green Conservation Area Appraisal and Management Strategy (2011) defines the special character of the area as follows:

**“West End Green is a London village running along the spine of the West End Lane. The Lane rises and links Kilburn to Hampstead. The village character has been absorbed but not erased by the expansion of central London from the south, and by Hampstead from the north and east during the late nineteenth and early twentieth century.**

**The growth from tiny village to metropolitan suburb has resulted in a very homogeneous piece of Victorian and Edwardian domestic architecture and planning. The character of the area is still defined by the village with the busy commercial ‘spine’ street, the Green, the street trees and private gardens, the monumental mansion blocks, the variety of substantial houses for professional families and terraced housing. The public buildings support the community and provide landmarks. These include the church, synagogue, library, primary school and fire station.”**

6.4 The Appraisal goes on to explain that the properties on Lymington Road and Fawley Road contain large semi-detached red brick houses with random-stone garden walls and brick piers. The houses are enhanced with variations on details including balconies in timber and stone and stucco and terracotta details. These streets are virtually intact.

6.5 On this basis the application property is considered to make a positive contribution to the Conservation Area, particularly from the front.

**b) Impact of the Proposed Works**

6.6 The main application works are proposed to the rear and side of the property. To the rear there is an existing extension which will be replaced, the new extension has been designed to complement the brick of the existing house and reflect the rhythm of the house.

6.7 To the side there is existing fenestration which the proposals work with, with one opening dropped to create a door, having a minimal impact.

6.8 The proposed cycle stores are small scales garden structures which are appropriately designed for their garden setting and incorporate sedum roofs.



# Section 7 Design and Access Statement

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**a) Use**

7.1 The wider property is in use as 13 residential flats (C3). The property will remain as C3 flats, albeit the number of flats is being reduced by 2.

**b) Scale and Amount**

7.2 The application will add 11.2 sq.m. net additional floorspace, provided by an enlarged rear extension. The extension is approximately 1.5 metres deeper than existing. The roof matches the height matches the existing extension height but the parapet projects slightly above this.

**c) Layout**

7.3 The proposals enhance the layout of the flats to achieve flats which are compliant with National Space Standards.

**d) Appearance**

7.4 The front of the property will not change in appearance, albeit some small cycle stores are proposed in the front gardens and a metal gate is proposed to the side access.

7.5 The rear will have a traditional design with brick to complement the existing building, timber windows and a sedum roof.

**e) Landscape**

7.5 The front and rear gardens will be landscaped to provide a better frontage, and private and communal amenity space.

**f) Access**

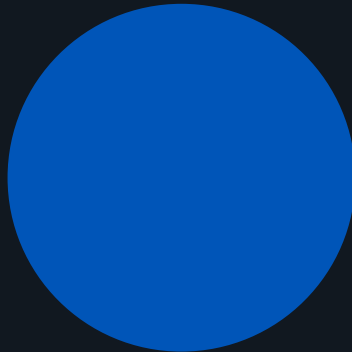
7.6 There are two existing entrances to the flats, at the front and side of the property. No change to the front access. The side accesses will be adjusted to provide private accesses to two of the ground floor flats.

7.7 The site is well-served by public transport and is within walking distance of West Hampstead Railway Station and Finchley Road and Frognal Station. There are bus stops close by on West End Lane.

## Section 8      Conclusions

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- 8.1      The application seeks consent in respect of proposals at 1 Lymington Road for demolition of existing ground floor rear extension and construction of new single storey rear extension, reconfiguration and amalgamation of existing ground floor flats to provide 2 x studio flats and 1 x 2 bedroom flat and associated works.
- 8.2      The proposals will provide an improved standard of accommodation compared with the existing ones and include a mix of flat sizes whilst making efficient use of the property.
- 8.3      The proposals have been designed to reference their surroundings including the use of high quality brick detailing. The character of the West End Green Conservation Area will be preserved.
- 8.4      The scheme has been designed to be sustainable including the new flats comprising car free development with ample cycle parking and green roofs.
- 8.5      The scheme has also been designed to ensure that there is no undue adverse impact on the amenity of surrounding residential occupiers.
- 8.6      Overall, it is considered that this scheme is consistent with the aims of all the relevant planning policies and guidance at national, regional and local levels. This application should therefore be considered acceptable by the Council and we respectfully request that planning consent is granted without delay.



**Firstplan Ltd**  
Broadwall House  
21 Broadwall  
London, SE1 9PL

T: 020 3096 7000  
[www.firstplan.co.uk](http://www.firstplan.co.uk)

# Appendix 1

## 1 Lymington Road Site Photographs

Photograph 1 Front Elevation



Photograph 2 Front Elevation with No.3





Photograph 3 Rear Elevation



Photograph 4 Existing Rear Extension



Photograph 5 Existing Rear Extension towards Lymington Mansions





## Appendix 2

Property information for

## FLAT 1 AT 1, LYMINGTON ROAD, LONDON, NW6 1HX

Local Authority	<a href="#">Camden</a>
Local authority reference number	512422
Council Tax band	B
Improvement indicator	No
With effect from	15 December 2008
Mixed-use property	No
Court code	None

Property information for

## FLAT 2 AT 1, LYMINGTON ROAD, LONDON, NW6 1HX

Local Authority	<a href="#">Camden</a>
Local authority reference number	5112432
Council Tax band	B
Improvement indicator	No
With effect from	15 December 2008
Mixed-use property	No
Court code	None

Property information for

## FLAT 3 AT 1, LYMINGTON ROAD, LONDON, NW6 1HX

Local Authority	<a href="#">Camden</a>
Local authority reference number	5112433
Council Tax band	B
Improvement indicator	No
With effect from	15 December 2008
Mixed-use property	No
Court code	None

Property information for

## FLAT 5 AT 1, LYMINGTON ROAD, LONDON, NW6 1HX

Local Authority	<a href="#">Camden</a>
Local authority reference number	5169494
Council Tax band	B
Improvement indicator	No
With effect from	23 December 2013
Mixed-use property	No
Court code	None

Property information for

## FLAT 6 AT 1, LYMINGTON ROAD, LONDON, NW6 1HX

Local Authority	<a href="#">Camden</a>
Local authority reference number	5112436
Council Tax band	A
Improvement indicator	No
With effect from	15 December 2008
Mixed-use property	No
Court code	None

Property information for

## FLAT 7 AT 1, LYMINGTON ROAD, LONDON, NW6 1HX

Local Authority	<a href="#">Camden</a>
Local authority reference number	5112437
Council Tax band	A
Improvement indicator	No
With effect from	15 December 2008
Mixed-use property	No
Court code	None

Property information for

## FLAT 9 AT 1, LYMINGTON ROAD, LONDON, NW6 1HX

Local Authority	<a href="#">Camden</a>
Local authority reference number	5170545
Council Tax band	B
Improvement indicator	No
With effect from	1 September 2013
Mixed-use property	No
Court code	None

Property information for

## FLAT 11 AT 1, LYMINGTON ROAD, LONDON, NW6 1HX

Local Authority	<a href="#">Camden</a>
Local authority reference number	5170546
Council Tax band	B
Improvement indicator	No
With effect from	1 September 2013
Mixed-use property	No
Court code	None

Property information for

## FLAT 13 AT 1, LYMINGTON ROAD, LONDON, NW6 1HX

Local Authority	<a href="#">Camden</a>
Local authority reference number	5168593
Council Tax band	A
Improvement indicator	No
With effect from	31 December 2012
Mixed-use property	No
Court code	None

Property information for

**FLAT 14 AT 1, LYMINGTON ROAD,  
LONDON, NW6 1HX**

<b>Local Authority</b>	<a href="#">Camden</a>
<b>Local authority reference number</b>	5168594
<b>Council Tax band</b>	A
<b>Improvement indicator</b>	No
<b>With effect from</b>	31 December 2012
<b>Mixed-use property</b>	No
<b>Court code</b>	None

Property information for

**FLAT 15 AT 1, LYMINGTON ROAD,  
LONDON, NW6 1HX**

<b>Local Authority</b>	<a href="#">Camden</a>
<b>Local authority reference number</b>	5112428
<b>Council Tax band</b>	A
<b>Improvement indicator</b>	No
<b>With effect from</b>	15 December 2008
<b>Mixed-use property</b>	No
<b>Court code</b>	None

Property information for

**FLAT 16 AT 1, LYMINGTON ROAD,  
LONDON, NW6 1HX**

<b>Local Authority</b>	<a href="#">Camden</a>
<b>Local authority reference number</b>	5112429
<b>Council Tax band</b>	A
<b>Improvement indicator</b>	No
<b>With effect from</b>	15 December 2008
<b>Mixed-use property</b>	No
<b>Court code</b>	None

Property information for

**FLAT 17 AT 1, LYMINGTON ROAD,  
LONDON, NW6 1HX**

<b>Local Authority</b>	<a href="#">Camden</a>
<b>Local authority reference number</b>	5112430
<b>Council Tax band</b>	C
<b>Improvement indicator</b>	No
<b>With effect from</b>	15 December 2008
<b>Mixed-use property</b>	No
<b>Court code</b>	None