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DESIGN & ACCESS STATEMENT

Flat 2, 108 Greencroft
Gardens, London, NW6 3PH

October 2023

1. Introduction

- 1.1. This Design & Access Statement has been prepared by Drawing and Planning on behalf of the applicant in support of a Full Planning application at Flat 2 108 Greencroft Gardens, London, NW6 3PH (See Fig. 1 - Site Location Map).
- 1.2. The proposal would see the enlargement of an existing single-storey rear extension through the removal of a chamfered or splayed corner.
- 1.3. This statement aims to clearly set out and consider all the relevant planning considerations for the proposed development. The statement will set out the national and local planning policies relevant to the application and assess how the proposed development accords with those policy requirements.
- 1.4. This statement should be read in conjunction with the following accompanying documents:
 - Completed application form;
 - Site location plan;
 - Architect's drawings;



Figure 1. Site Location Map

2. The Proposed Development

2.1. Site Context and Location

- 2.2. The Site hosts a four-storey semi-detached property on the northern side of Greencroft Gardens. The ground floor of no 108 Greencroft Gardens is divided from front to back into two flats, one of which is the application site, Flat number 2.
- 2.3. The dwelling is not a listed building; however it is designated as making a positive contribution to the character of the South Hampstead Conservation Area.

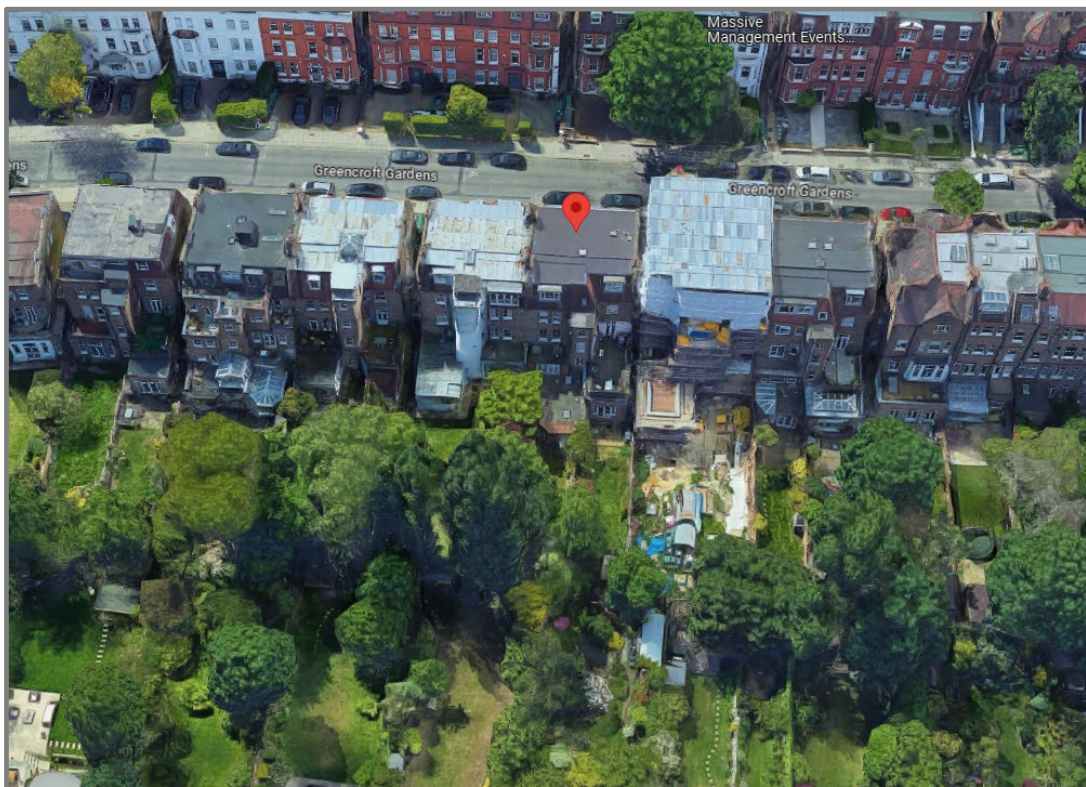


Figure 2. Aerial view of the rear of the site

2.4. Relevant Planning History

- 2.5. There are the following planning applications registered on the Council's online planning records, which are listed as follows:

2006/5344/P (Flat 2, 108 Greencroft Gardens) Erection of a single-storey rear extension to the ground floor flat. **Granted 06/02/2006.**

2006/1965/P (Flat 2, 108 Greencroft Gardens) Erection of a full-width single-storey rear ground floor level extension with *partial*-width single-storey extension over at

rear first floor level to provide additional floorspace to existing ground floor level flat.
Refused 31/07/2006- there were two reasons recorded on the decision notice:

1. *The cumulative impact of the proposed extensions, given the existing and approved alterations and extensions to this building, would have an adverse impact on the character and appearance of this building and the Swiss Cottage Conservation Area. This would not be in accordance with policies B1, B3 and B7 of the London Borough of Camden adopted Replacement Unitary Development Plan (2006)*
2. *The proposed extensions, by virtue of their depth, height, bulk and location would have an overbearing impact on the neighbouring properties, particularly 106 Greencroft Gardens, resulting in loss of daylight and outlook. This would not be in accordance with policies S1, S2 and SD6 of the London Borough of Camden adopted Replacement Unitary Development Plan (2006)*

2021/4983/P (Flat 1, 108 Greencroft Gardens) Single-storey rear extension and enlargement of existing garden shed. **Granted 20/01/2022**

TP7865/18156 (108 Greencroft Gardens) To convert into two self-contained flats the ground floor of the premises known as No. 108, Greencroft Gardens, Hampstead.
Granted 16/03/1936.

9501423 (108 Greencroft Gardens) Certificate of lawfulness for existing use as five dwellings. **Granted 27/10/1995**

Application Site, Flat 2

2004/5086/P Erection of a single storey rear extension for a ground floor maisonette. **Granted 04/03/2005.**

3. The Proposed Development

3.1. The proposed development is for a modest single-storey rear extension, extending a further 1m, representing a net increase of approximately 2 sqm. The change is desired to make a more functional internal layout.

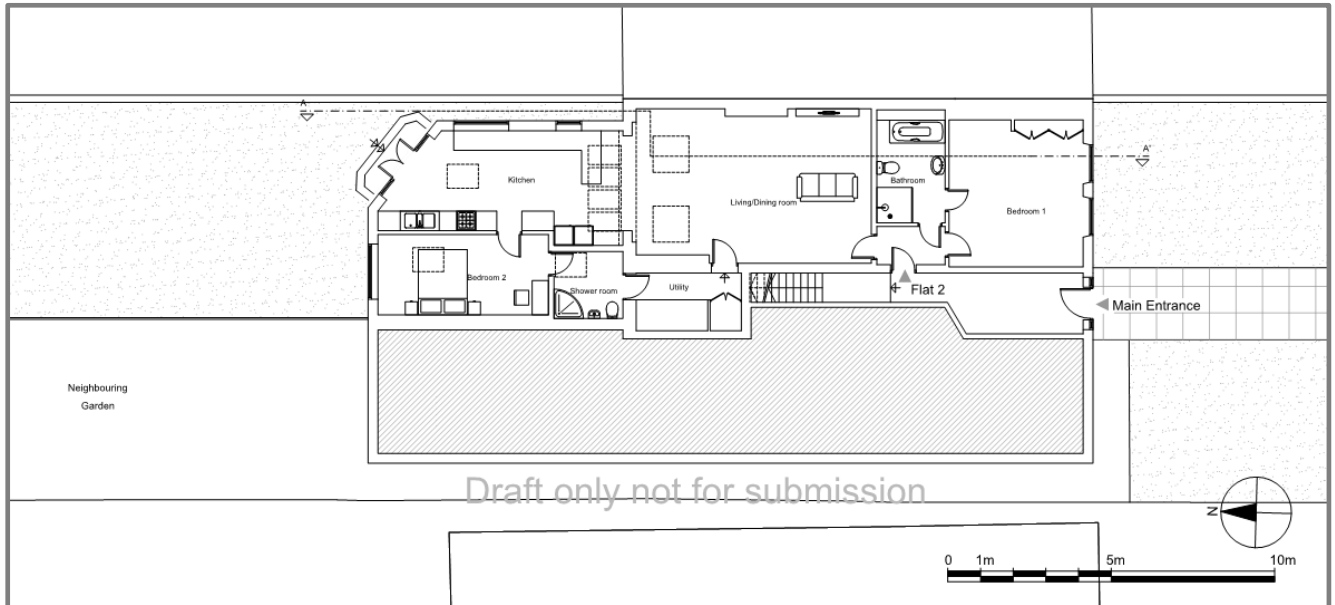


Figure 3. Existing ground floor plan

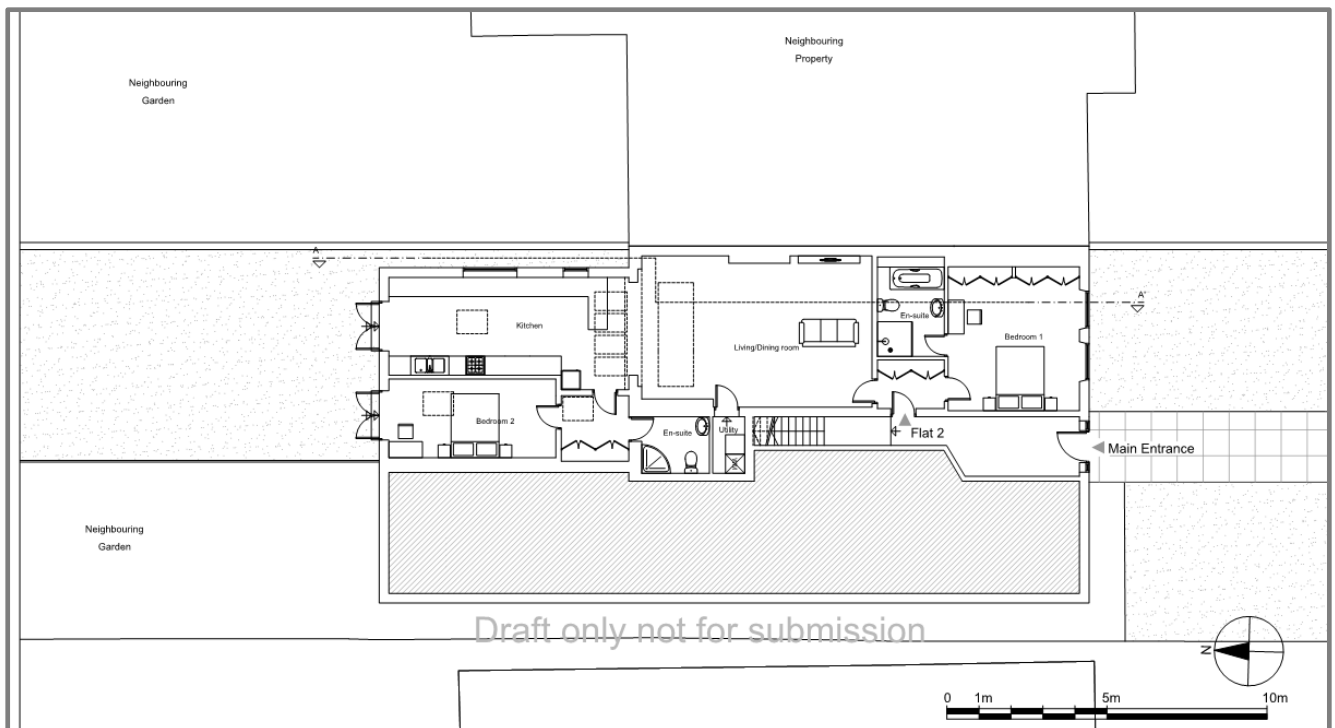


Figure 4. Proposed ground floor plan

4. Planning Policy Context

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

4.2. Primary Legislation

4.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states 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.

4.4. Section 72 of the Planning (Listed Buildings and Conservation Areas) 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.

4.5. National Planning Policy Framework 2020 (NPPF)

4.6. 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. Section 16 (Conserving and enhancing the historic environment) sets out how heritage assets should be conserved in a manner appropriate to their significance.

4.7. The approach set out in Section 16 is based on the applicant providing a description of the significance of any heritage assets (para 189). Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected (para 190). Local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (para 192). Local planning authorities should give great weight to the asset's conservation (para 193).

4.8. Paragraph 200 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 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.

- 4.9. Paragraph 201 states that not all elements of a Conservation Area will necessarily contribute to its significance. It goes on to state the:

‘Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole’.

- 4.10. 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.

5. Local Planning Policy Context

- 5.1. The Statutory Development Plan for the site comprises the London Plan (2021) and the Camden Local Plan (2017). The Development Plan documents and policies relevant to the application are as follows:

Camden Local Plan (2017)

- A1 Managing the Impact of Development
- D1 Design
- D2 Heritage

Supplementary Guidance - Camden Planning Guidance (CPG)

- Amenity - January 2021
- Design - January 2021
- Home improvements - January 2021
- Transport - January 2021
- Trees CPG – March 2019
- Biodiversity CPG – March 2018

South Hampstead Conservation Area character appraisal and management strategy - 2011

6. Case for the development

7. Design and Heritage

- 7.1. Policy D1 of the Local Plan (Design) states that the Council will seek to secure high-quality development and will require that development 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.

- 7.2. The *Design* CPG (2021) states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area. The *Home Improvements* CPG (2021) is also relevant and requires alteration to properties to respect existing character and context.
- 7.3. The ground floor of number 108 Greencroft Gardens is divided into two flats, one of which is the application site, Flat number 2. As noted in the planning history section, a rear extension to Flat 1 was approved in January 2022 Reference: 2021/4983/P. A rear extension has been granted permission under reference 2018/5981/P to neighbouring no 106 at a similar projection into the garden.
- 7.4. The proposed enlargement would remain subordinate to the application building. Given its modest scale, single-storey height, siting at the rear and lack of public views, the existing character of the wider conservation area would be retained. The engorgement would not reduce garden space. The design is simple and makes use of materials sympathetic to and respectful of the context, brick to match the rear façade of the host building and full-height glazing.
- 7.5. The design, scale, location, and materials of the development would be in keeping with the character and appearance of the host property and wider conservation area. As such, the conservation area's character and appearance would remain preserved per policies D1 and D2 of the Camden Local Plan.

8. Amenity

- 8.1. Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours is protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook and privacy.
- 8.2. The proposed enlargement is not likely to have a significant detrimental impact on residential amenities. The chamfered or splayed corner was required as part of planning permission reference 2006/5344/P. The splayed corner was added as it was believed to minimise an impact on number 106. However, the corner serves no real purpose as it does nothing to intersect the 45 degree test when measured in elevation noted in the Building Research Establishment (BRE) Guidance. The extension already fails the 45 degree test and will continue to pass the test in elevation which is enough to establish that there would not be a substantial impact. Removing the splayed corner is not estimated to have any adverse impact on the neighbouring flat in terms of loss of light, outlook, or privacy.

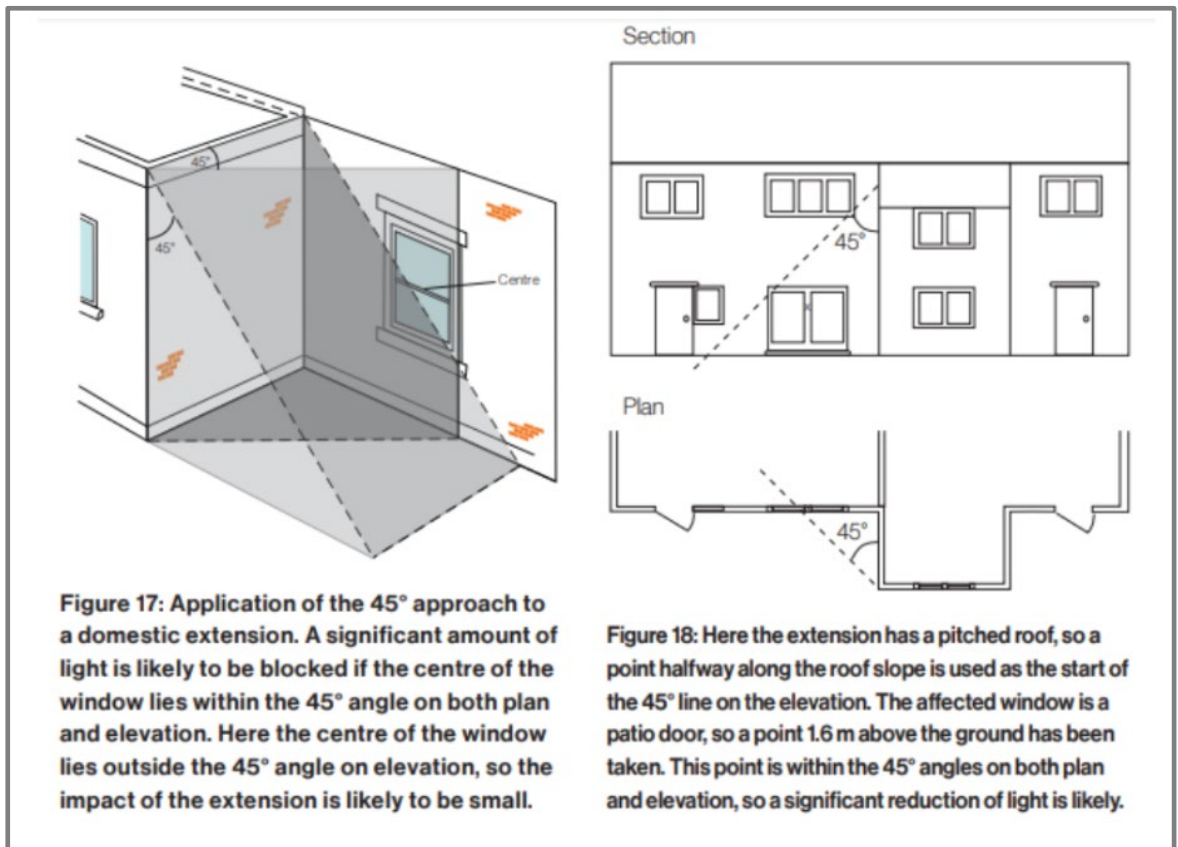


Figure 5. Extract from BRE guidance of 45 degree test, with written explanations beneath each one



Figure. 6 shows Flat 1 and 2 Greencroft Gardens and the pre-existing conservatory extension

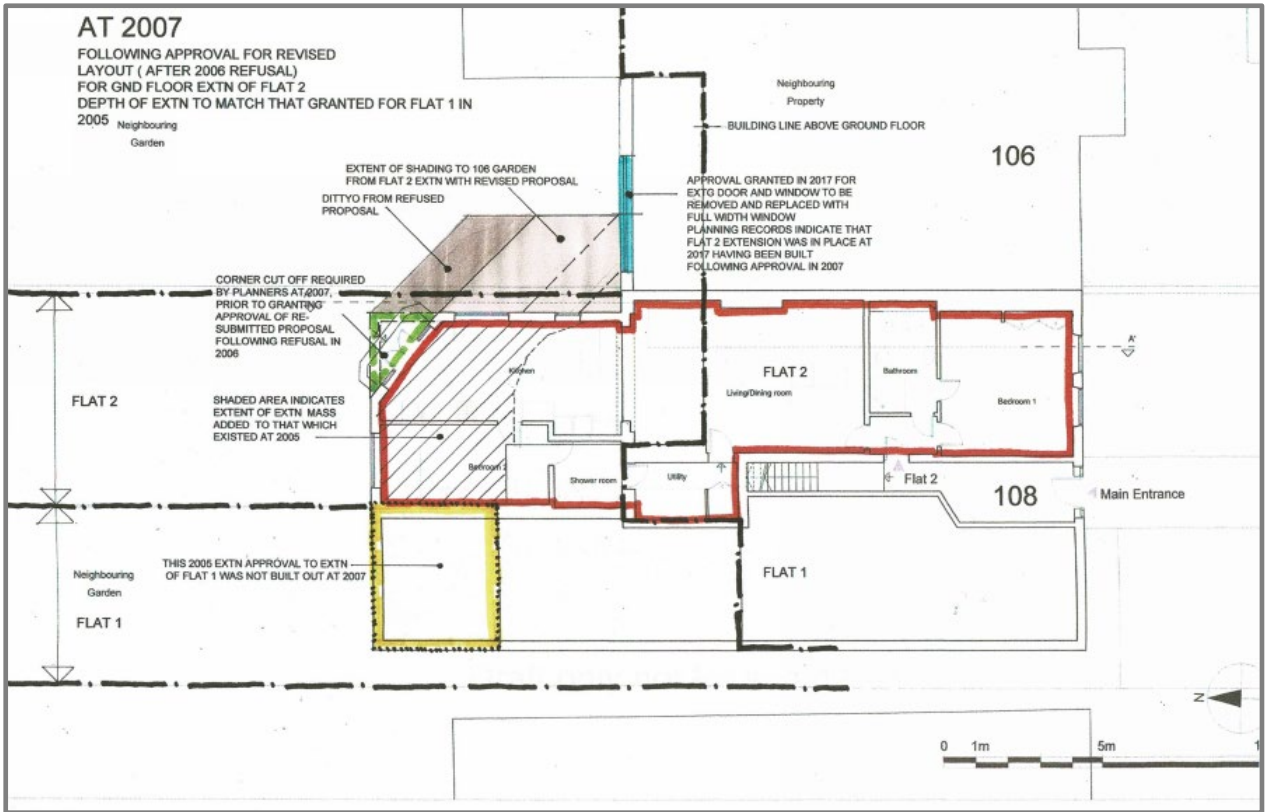


Figure 7. Plan showing the splayed corner and the relationship with the garden of Flat 106

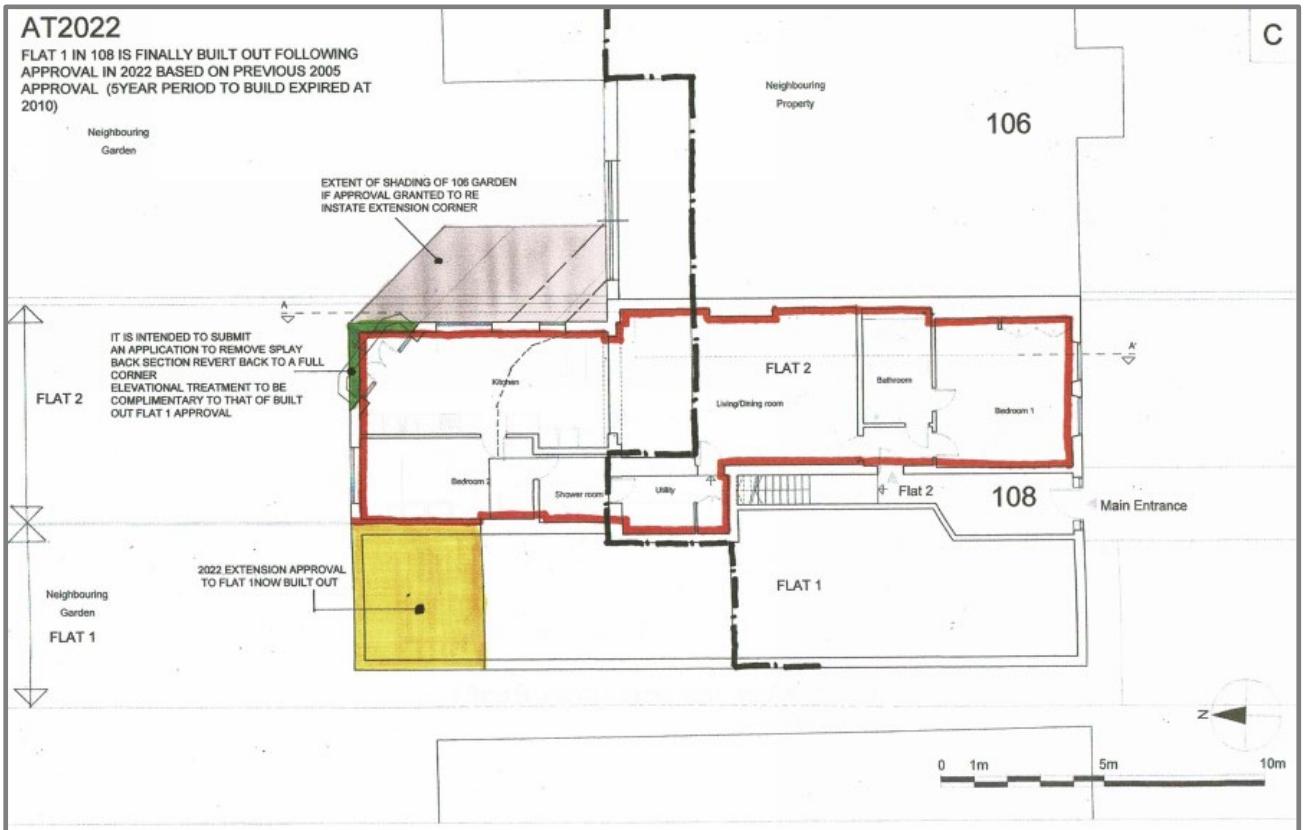


Figure 8. Plan showing the proposed extension and relationship with Flat 106

9. Conclusion

- 9.1. The NPPF sets out a presumption in favour of sustainable development. Paragraph 11 states that proposals which accord with the development plan should be approved without delay and that where plans are absent, out of date, silent or indeterminate, applications should be approved unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.
- 9.2. We consider that the proposed minor enlargement of the existing extension would preserve the appearance of the building and protect neighbouring residential amenities. The splayed corner was originally added to the design of the extension approved in 2007 but does not limit any impact on light to the neighbouring window. We seek the support of the Local Planning Authority for this planning application.
- 9.3. For the above reasons, when taken as a whole, the proposal is considered to represent sustainable development as defined within the NPPF and should be granted planning permission.