

12 Lymington Road, NW6

Planning, Heritage, Design and Access Statement

Firstplan Ref: 23219/KM

Date: December 2023

Contents

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

Appendix 1 Photographs of the Site

Appendix 2 Council tax information

Section 1 Introduction

1.1 This planning statement has been prepared by Firstplan, on behalf of our client, Quintet Investments Ltd., in respect of proposals at 12 Lymington Road for:

“Demolition of existing ground floor rear extension and construction of new single storey rear extension, new door to side elevation; amalgamation of two existing ground floor studio flats to create a 1 bedroom flat, and extension to two other existing ground floor flats ”

1.2 The ground floor of 12 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 the 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

a) Description of the Application Site and Surroundings

- 2.1 The application site is located on the south side of Lymington Road 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) with a small basement. It is sub-divided into 13 units comprising a mix of studios and one bedroom units (Albeit unit 7 has been deemed to small to be occupied). This application relates to the ground floor units which are known as Nos. 1, 2, 3 and 4.
- 2.2 The building is set back behind a front garden with a boundary wall. The main entrance is to the front of the site but there is an additional entrance to Flat 4 along the side passageway.
- 2.3 There is a communal garden which also contains a washing machine.
- 2.3 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 There is no planning history for the site.

ii) The Surrounding Area

- 2.10 The following consents are considered to be relevant to the proposals:
- 2.11 1 Lymington Road - 2023/3119/P - A planning application is recommended for approval and awaiting the signing of a S106 for: "Demolition of existing ground floor rear extension and construction of new single storey rear extension with green roof, alterations to side fenestrations, reconfiguration and amalgamation of existing 4 x studio and 1 x 1 bedroom ground floor flats to provide 2 x studio flats and

1 x 2 bedroom flat, erection of timber bike stores with sedum roof and bin store within the front garden and associated works". This application has a stepped design and uses similar materials.

2.12 8A Lymington 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.

2.14 10 Lymington Road - 2015/0398/P - Erection of a part single storey, part two storey rear extension to flats 1 and 2, installation of rooflights in the main roof to flat 3 and works to front and rear lightwells (class C3) was granted in March 2015. This property forms a pair with the application site. . Extracts of the previous and proposed elevations are shown below: The property also received consent for a rear outbuilding (2019/6036/P)



No.10 Previous Elevation



No.10 As Approved (and built) Elevation

2.12 15 Lymington 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.

Section 3 Scheme Description

3.1 This proposed scheme allows for the extension and reconfiguration of the ground floor to amalgamate the two front flats and extend the two rear 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.

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	1 bed 1 person	43sqm	Communal garden
Flat No. 2	1 bed 1 person	38.1sqm	17.6 sqm private garden
Flat No. 3	1 bed 1 person	47.95sqm (42sqm + 5.75sqm mezzanine)	22.5 sqm private garden

Table 1: Schedule of Accommodation

3.3 A communal garden of 59 sqm will be retained.

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

3.5 The rear flats will have good floor to ceiling heights by making the most of the existing void below the floor. No excavation is proposed as shown on Section A-A.

3.5 Cycle parking is proposed for the ground floor units to the rear of the site.

Section 4 Planning Policy Context

- 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 (2023)**
- 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

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 four 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 1 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 The upper floors of the building used to have two rooms with a shared bathroom. However, one is not occupied as its too small and therefore all rooms have their own facilities, albeit the one for No.12 is on the floor below.

5.5 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.

- 5.6 In this case the existing units are sub-standard as they do not comply with the National Space Standards. The proposals bring them up to standards through amalgamation and extensions.
- 5.7 Having regard for the need to bring the properties up to the residential space standards, the unit mix should be considered appropriate in relation to Policy H7 and Policy 1 of the Neighbourhood Plan.

b) Quality of Residential Units

- 5.8 The proposed flats comply with the residential space standards.
- 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.
- 5.10 The proposals provide private amenity space for flats 2 and 3, which reduces the size of the communal garden to 59sqm. However, it significantly increases the privacy of the ground floor flats and the communal garden continues to provide a welcoming space.

c) Design and Visual Impact

- 5.11 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.
- 5.12 The proposed extension uses brick to complement the existing property and further details of the brick and other materials are provided on the Materials, Finishes and Specifications page (ref: ref:2314_PA_450).
- 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 8 and 12 Lymington Road and the units to the upper floors of No.10.
- 5.15 12 Lymington Road has a single storey rear extension as shown in Section 2. The proposed extension on this boundary will match this depth. 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 The extension to the boundary with No.8 also complies with the 45 degree rule. This part of the extension is deeper but it is noted that it is broadly comparable with the deeper part of the extension at No.10. The extension has been kept lower than No.10 and given this and compliance with the 45 degree rule, there is no harm to the amenity of No.8.
- 5.17 The green roof will improve views from the flats on the upper floors of 12 Lymington Road.

e) Transport

- 5.18 There is no cycle parking provided at the site at the moment. As part of the proposals three cycle parking spaces will be provided for the ground floor flats in accordance with the London Plan Standards.
- 5.18 It is proposed that the amalgamated flat will be car free. The proposals for the rear two flats simply seek to extend them and should therefore be able to retain their parking permits.

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. The new extension will be significantly more insulated than the existing structure. 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 brick.
- 5.20 Green roofs are incorporated into the scheme at first floor roof level and on top of the cycle store. 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

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 elevation a new door is proposed, having a minimal impact.

6.8 The proposed cycle store is a small scale garden structures which are appropriately designed for the garden setting and incorporates a sedum roof.

Section 7 Design and Access Statement

a) Use

7.1 The wider property is in use as a mix of residential flats (C3) and HMO rooms. The property will remain in its existing use, albeit the number of flats is being reduced by 1.

b) Scale and Amount

7.2 The application will add 8 sq.m. net additional floorspace, provided by an enlarged rear extension. The extension is approximately 1 and 1.5 metres deeper than existing. The roof matches the height of the extension at No.10, with a lower section proposed close to No.8.

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.

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 rear garden will be landscaped to provide private and communal amenity space.

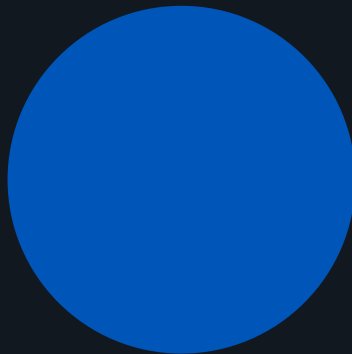
f) Access

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 access 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

- 8.1 The application seeks consent in respect of proposals at 12 Lymington Road for demolition of existing ground floor rear extension and construction of new single storey rear extension, new door to side elevation; amalgamation of two existing ground floor studio flats to create a 1 bedroom flat, and extension to two other existing ground floor flats
- 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.



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Appendix 1

12 Lymington Road Photographs

Photograph 1: Front Elevation



Photograph 2: Rear Elevation



Photograph 3: Rear of No.12



Photograph 4: Looking towards No.8



Photograph 5: Development to the rear of the site



Appendix 2

12 Lymington Road Council Tax Information

Property information for

**FLAT 1 AT 12, LYMINGTON ROAD,
LONDON, NW6 1HY**

Local Authority	Camden
Local authority reference number	5003256
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None

Property information for

**FLAT 2 AT 12, LYMINGTON ROAD,
LONDON, NW6 1HY**

Local Authority	Camden
Local authority reference number	5003254
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None

Property information for

FLAT 3 AT 12, LYMINGTON ROAD, LONDON, NW6 1HY

Local Authority [Camden](#)

**Local authority
reference number** 5003255

Council Tax band A

**Improvement
indicator** No

With effect from 19 November 2007

Mixed-use property No

Court code None

Property information for

FLAT 4 AT 12, LYMINGTON ROAD, LONDON, NW6 1HY

Local Authority [Camden](#)

**Local authority
reference number** 5182772

Council Tax band C

**Improvement
indicator** No

With effect from 18 May 2015

Mixed-use property No

Court code None

Property information for

**FLAT 5 AT 12, LYMINGTON ROAD,
LONDON, NW6 1HY**

Local Authority	Camden
Local authority reference number	5003250
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None

Property information for

**FLAT 6 AT 12, LYMINGTON ROAD,
LONDON, NW6 1HY**

Local Authority	Camden
Local authority reference number	5003251
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None

Property information for

**FLAT 8 AT 12, LYMINGTON ROAD,
LONDON, NW6 1HY**

Local Authority	Camden
Local authority reference number	5003252
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None

Property information for

**FLAT 9 AT 12, LYMINGTON ROAD,
LONDON, NW6 1HY**

Local Authority	Camden
Local authority reference number	5112446
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None

Property information for

**FLAT 10 AT 12, LYMINGTON ROAD,
LONDON, NW6 1HY**

Local Authority	Camden
Local authority reference number	5112448
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None

Property information for

**FLAT 11 AT 12, LYMINGTON ROAD,
LONDON, NW6 1HY**

Local Authority	Camden
Local authority reference number	5112449
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None

Property information for

FLAT 12 AT 12, LYMINGTON ROAD, LONDON, NW6 1HY

Local Authority	Camden
Local authority reference number	5112450
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None

Property information for

FLAT 13 AT 12, LYMINGTON ROAD, LONDON, NW6 1HY

Local Authority	Camden
Local authority reference number	5112451
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None

Property information for

FLAT 14 AT 12, LYMINGTON ROAD, LONDON, NW6 1HY

Local Authority	Camden
Local authority reference number	5112452
Council Tax band	A
Improvement indicator	No
With effect from	19 November 2007
Mixed-use property	No
Court code	None