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Our reference: 0636

Heritage and Planning Statement

Site address:

Garden Flat
32 South Hill Park
London
NW3 2SJ

Applicant:

Concept Planning is acting on behalf of the owner of the site Michael Rothstein and House of EM architects

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1.0 Introduction:

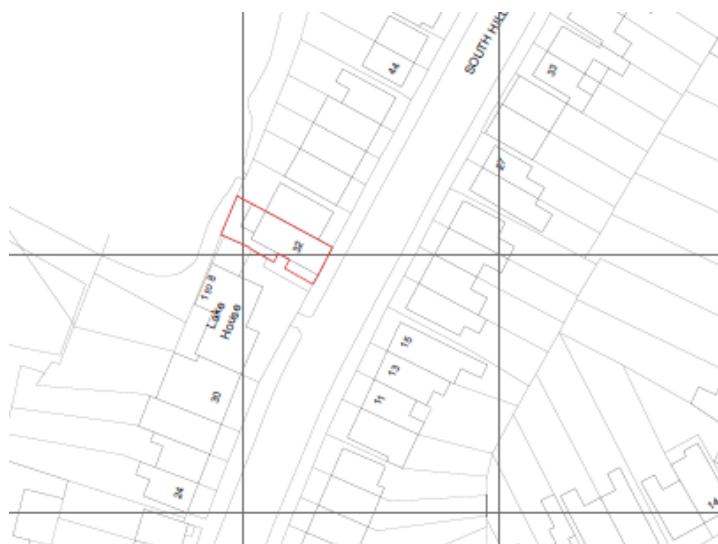
- 1.1 The Heritage and Planning Statement has been prepared to accompany a Full planning application seeking planning approval for the erection of a single storey side extension.
- 1.2 The planning application is supported by specialist reports outlining accordance with relevant policies.

2.0 The site and surroundings:

- 2.1 The site is formed of a lower ground floor flat within a four storey residential flatted block located on the west side of South Hill Park. The building is accessed via stairs off the southern elevation with flanking bay windows.
- 2.2 The site is located in the South Hill Park conservation area and the rear garden is classified as Local Open space. Initial reviews identify the site as subject to high surface water flooding (full details are supplied in section 10 of the statement) but a review the detailed EA map confirms the site is low risk of surface water flooding.



Figure 1 – Location plan and constraints



3.0 Proposal:

- 3.1 Erection of a single storey side extension

4.0 Site planning history:

- 4.1 Reference – 19/1/S/TPD.417
Description – Conversion of 32 South Hill Park into two self-contained flats and four self-contained flatlets
Decision – Granted 20/06/1961
- 4.2 Reference – TCX0306314
Description – Rear Garden 1 x salix – cutting back of some of the laterals in order to lower canopy and reduce overall growth to its original height.
Decision – Granted 11/06/2003

Relevant other sites

- 4.3 Address – 24 South Hill Park
Reference – 2018/5568/P
Description – Single storey rear extension at lower ground floor level
Decision – Granted 14/01/2019



5.0 Planning Policy context:

- 5.1
 - 1. National Planning Policy Framework (NPPF) (2023)
 - 2. London Plan (adopted 2021)
 - 3. Camden Local Plan (adopted 2017)
 - 4. Camden Planning guidance (CPG), Design (2021) and amenity (2021)
 - 5. South Hill Park Conservation Area Statement
- 5.2 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.
- 5.3 The NPPF states 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 ... being clear about design expectations, and how these will be tested, is essential for achieving this”. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.
- 5.4 Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise.

6.0 Heritage Value and impacts Character and Design:

- 6.1 Para 200 sets out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 6.2 Para 202 sets out that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use



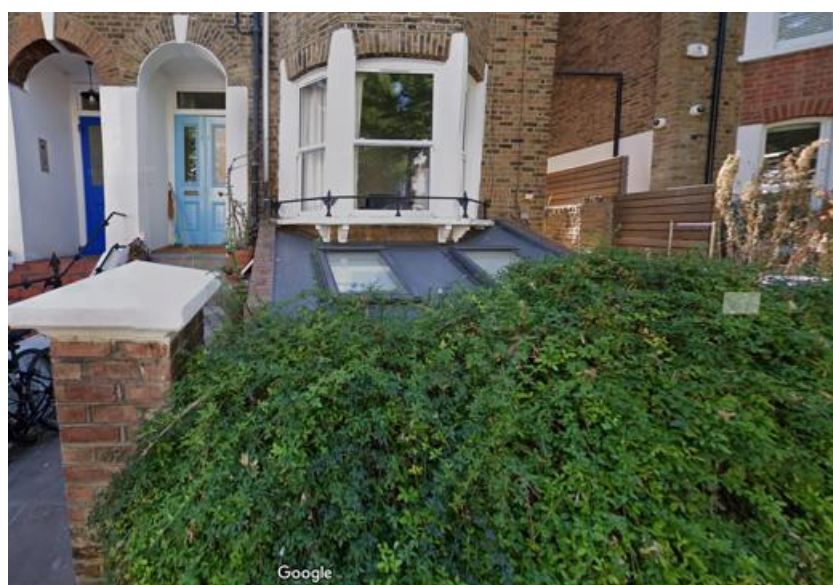
- 6.3 For the purposes of this statement, preservation equates to an absence of harm. Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.
- 6.4 Policy D2 (Heritage) of the Camden Local Plan (2017) states “the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. 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”.
- 6.5 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.
- 6.6 The adopted South Hill Park Conservation Area Statement is a material consideration and identifies the site as making a positive contribution to the Conservation area (Sub Area 1 South Hill Park and south Hill Park gardens) as part of group 32-76 (even). The CA statement states,
- “the early suburban semi-detached form of development is a principle feature that contributes to the character and appearance of the area. This form provides glimpses of the rear garden areas through gaps between villas and wider vistas at road junctions. These townscape gaps provide an important source of visual amenity for the public and provide interesting spatial contrasts within the conservation area”.
- 6.7 The CA Statement provides further assessment stating...“elsewhere in the conservation area, such as south Hill Park gardens, there are groups of rear gardens enclosed by the rear elevations of buildings backing onto them. Although these areas



are not readily apparent from public views, they form tranquil green spaces within the conservation Area and are essential part of its special character and appearance”.

- 6.8 The flank elevation of No 32 South Hill Park is visible from the street but the lower ground floor level is by its nature partially obscured and only visible below general line of sight. The location of the proposed side extension beneath the bay windows to the north-western corner further draws less visual prominence. The siting of the side extension coupled with the modest 8m² footprint makes a very limited impact on localised views. The extension is considered to accord with Sub-parts SHP18-SHP21 (inclusive) of the conservation area statement.

Figure 2 – Existing zinc extension No 17 South Park Hill



Impact on host dwelling

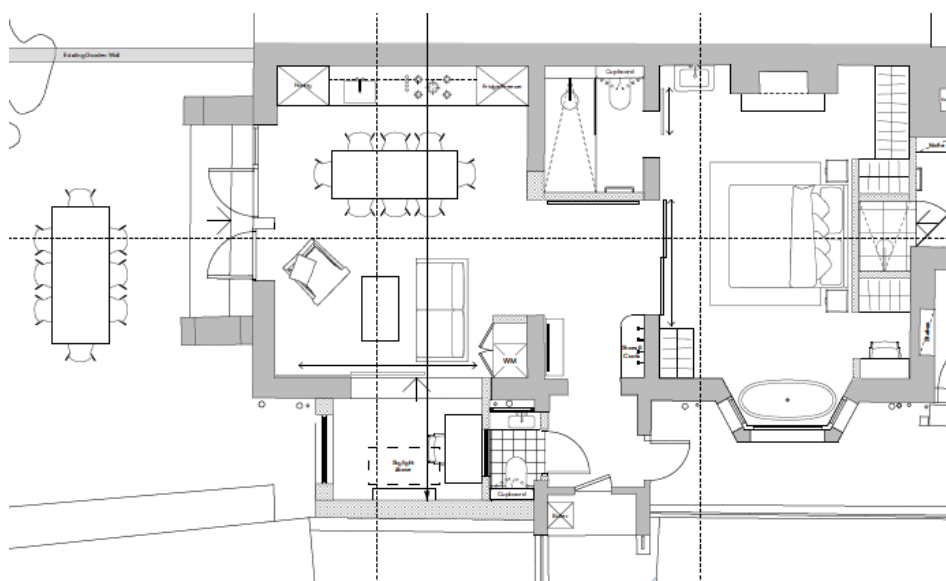
- 6.9 Policy D2 (Design) of the Camden Local Plan (2017) expects the following criteria to be achieved
- a. respects local context and character;
 - b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
 - c. is sustainable in design and construction, 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;

- 6.10 The external materials of the extension would be formed of slate tiles and a small section of flat lead with frameless aluminium double glazed fixed panels with brick upstand to form the extension base. The materials proposed for the extension are designed to complement the host building.

Figure 3 – Proposed ground floor plan



- 6.11 The proposed side extension would accord with the adopted Camden Home improvements CPG (January 2021) respecting and preserving the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;



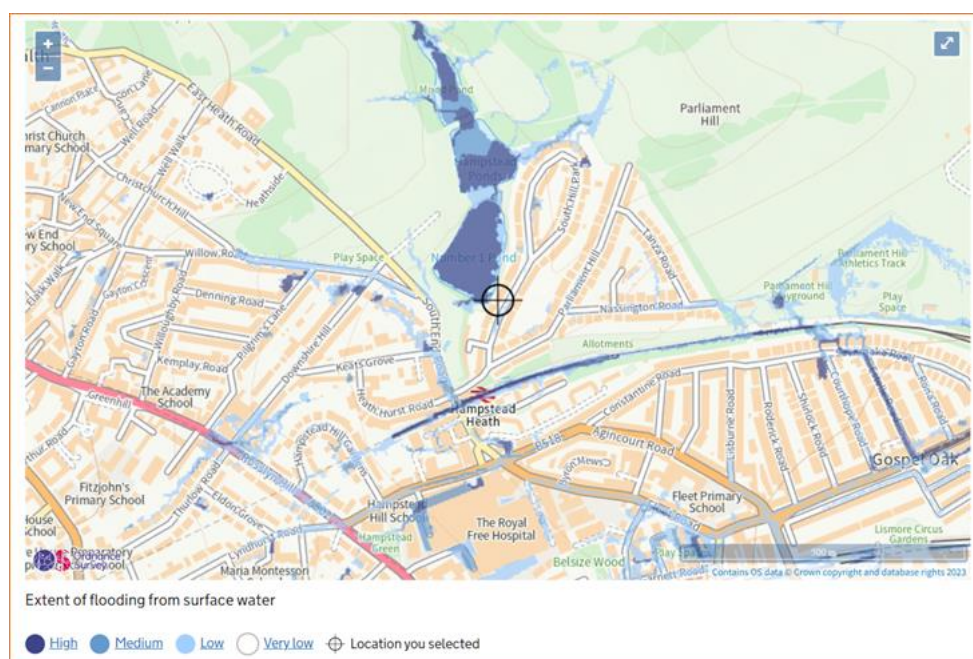
7.0 Neighbouring amenity impact:

- 7.1 The development proposals have been assessed against the Councils relevant Home improvements CPG (January 2021) and are not considered to be detrimental to neighbouring amenity.

8.0 Drainage and Flood Risk:

- 8.1 The impact of the modest 8m² extension on the host property and wider location would be negligible. Initial assessment identified the site as at high risk from Survey water flooding (see map below).

Figure 4 – EA Publicly available Flood map



- 8.2 However the EA Risk of Flooding from Surface Water Map suggests that the site lies within an area of “Very Low” risk of flooding from surface water” and according to the London Borough of Camden SFRA (2014) the site is not located within an area with increased susceptibility to groundwater flooding.



9.0 Conclusion:

- 9.1 The Heritage and Planning Statement provides a robust assessment of the proposed development and justifies against adopted planning policy. The content of the statement demonstrates the proposed single storey side extension accords with the relevant statutory duties and development plan read as a whole.
- 9.2 Section 70(2) of the Planning Act 1990 and section 38(6) of the Planning and compulsory Purchase Act 2004 states that where an application accords with the relevant development plan and material considerations are in favour, applications should be determined positively. As such based on the above principles, we would therefore kindly request that the council seek to support this proposal and issue a grant of consent of this application without delay.