

Planning Statement

12 Vane Close, London, NW3 5UN

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Planning Statement

Project: 048 Vane Close

Reference: 048 13.01 Planning Statement

Date: 22.02.24

Contents

- 1.0 Application summary
- 2.0 Site context & Background
- 3.0 Conservation Area Guidance
- 4.0 Precedent
- 5.0 Proposal
- 6.0 Conclusion

Planning Statement

Project: 048 Vane Close

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1.0 Application summary

1.1 This statement has been prepared by Manea Kella in support of the planning application submitted for 12 Vane Close, London, NW3 5UN. This document is to be read in conjunction with the submitted planning drawings.

1.2 The proposed alterations involve:

- Replacement of the existing garage door with a new window and enclosure of the rear entrance portico at ground level,
- Enclosure of the front entrance portico along with enlargement of the front window opening and replacement with a new set of aluminium doors on the first floor,
- Enlargement and replacement of the existing rooflight.

2.0 Site context & Background

2.1 12 Vane Close is an end of terrace property arranged over four storeys situated just off the Hampstead High Street, within a predominantly residential area of Hampstead Village.

2.2 The property forms part of a modernist estate built in the 1970s, which consists of 21 homes – most of which wrap around and face onto a private communal garden. 12 Vane Close sits within a terrace of 9 dwellings, along the South-East edge of the estate.

2.3 The front of the property, with an enclosed patio, faces the communal garden which sits on a one storey podium. There is some border planting along the front edge and to the side. The rear of the property backs onto a private road.

2.4 The site lies within the jurisdiction of the London Borough of Camden and is held under a freehold ownership. The property sits within the Fitzjohns/Netherhall Conservation Area and is not listed.

2.5 To the South-West, the property borders with North Bridge House Senior School, and to the South-East – a local Sorting Office.

2.6 The building is currently used a single-family dwelling and will continue to be. The clients wish to have their house altered to suit their modern needs and achieve overall high-quality design.

Planning Statement

Project: 048 Vane Close

Reference: 048 13.01 Planning Statement

Date: 22.02.24

3.0 Conservation Area Guidance

- 3.1 The application area lies within the Fitzjohns/Netherhall Conservation Area.
- 3.2 The property is not listed and there are no other listed buildings within the estate, or near the site.
- 3.3 The Fitzjohns/Netherhall Conservation Area Character Appraisal and Management Plan released in December 2022 does not list 12 Vane Close within a group of buildings that make a positive or negative contribution to the area.
- 3.4 The appraisal generally supports alterations that preserve or enhance the buildings, landscapes, public realm, or other characteristics that contribute to the special architectural or historic interest of the area.
- 3.5 The conservation area appraisal generally does not support the removal of hedging along front boundaries, loss of rear gardens, along with garden trees, or the replacement of original paving material.

4.0 Precedent

- 4.1 There are several properties in the vicinity of 12 Vane Close and within the Conservation Area that have had similar, or greater, extent of works approved and successfully implemented:
- 4.2 **2021/1607/P- 1 & 2 Vane Close:** Granted permission for erection of single storey rear extension with bay window, roof light and green roof, enlarged window to south elevation at ground floor and installation of ASHP to side.
- 4.3 **2017/4327/P- 4 Vane Close:** Granted permission for creation of basement level including front and rear lightwells and relandscaping to front and rear gardens.

Planning Statement

Project: 048 Vane Close

Reference: 048 13.01 Planning Statement

Date: 22.02.24

5.0 Proposal

5.1 The proposed alterations involve:

- Replacement of the existing garage door with a new 3 panel window at ground level. The new window to match the design of the existing windows on the floors above. The brick used to fill the remaining opening to match the existing brickwork.
- Enclosure of the rear entrance portico at ground level.
- Enclosure of the front entrance portico on the first floor with a timber-clad structure with glass elements. Introduction of a set of steps to address the level difference.
- Enlargement of the front window opening on the first floor and replacement with a high-quality aluminium door set. Introduction of a set of steps to address the level difference. Floating concrete steps designed to complement the modernist architectural features of the property – as per the attached precedent image [Fig.1].
- Enlargement and replacement of the existing rooflight with a new openable rooflight.

5.2 The scale of the proposed alterations is modest, with limited impact on the streetscape considering the property sits at the end of the terrace, along the perimeter of the estate, and does not form part of the public thoroughfare.

5.3 Careful consideration has been given to the scheme to achieve a high-quality design that is respectful of the host building and the wider context. The sensitive approach to the scheme is expressed with the use of materials such as glass and timber that compliment the original modernist architectural features of the estate. Where appropriate, the new materials are specified to match the existing.

5.4 The scheme involves no change to the established residential use, or the internal arrangements. The access to the site remains as it is.

Planning Statement

Project: 048 Vane Close

Reference: 048 13.01 Planning Statement

Date: 22.02.24



Fig. 1 Mies van der Rohe, Farnsworth House

Planning Statement

Project: 048 Vane Close

Reference: 048 13.01 Planning Statement

Date: 22.02.24

6.0 Conclusion

- 6.1 It is anticipated that the proposed works are in line with the observable pattern of development within the greater area.
- 6.2 It is anticipated that the enclosure of the rear entrance portico, together with the replacement of the redundant garage door with a new window, will not only alleviate safety concerns raised by the client, but also improve safety along the terrace with the provision of an active frontage. The proposed changes will enhance the quality of living for the family by improving the daylighting conditions within the space that is currently used as a study.
- 6.3 The proposed alterations to the front of the property will create a generous entrance lobby and improve the connection between the key internal spaces within the home and the front garden, allowing a more regular use of the patio. The proposed changes will enhance the quality of living for the family by providing more natural light and improved views across the front patio, and the communal garden.
- 6.4 The proposal is subordinate to the main body of the house and will be similar in design and construction detailing. The proposed changes will enhance the quality of living for the family, as well as improve the functionality of the house, preserving the unique architectural language of the conservation area, whilst adding a contemporary layer of heritage.
- 6.5 The applicant has liaised with the freeholder of the common grounds – Armed Forces Education Trust, who are in support of the proposed alterations.