



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Retention of existing glass balustrade at: 60a,
Dennington Park Road, London, NW6 1BD**

Design and Access Statement

**Written and prepared by Planning By Design
on Behalf of Mr. Paul Yates**

Application

Planning By Design (**The agent**) has been instructed to act on behalf of Mr. Paul Yates (**the applicant**) to submit a planning application to London Borough of Camden (the Planning Authority) for: the Retention of existing glass balustrade at: 60a, Dennington Park Road, London, NW6 1BD (the site). In support of this application, the following Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with National and Local planning policies.

Site Location

The site location to which this planning application relates is 60a, Dennington Park Road, London, NW6 1BD. The site location is made up of no. 2 self-contained residential flats, having been previously subject to a conversion application that sought the development of the site into two separate residential units with planning approval ref: 2011/2932/P providing planning consent for this. As part of this planning approval, the upper flat has benefited from a roof terrace, which was scaled down from its original design, further to the original planning assessment at the site. The site location is not located within a conservation area nor is it associated with any significant planning constraints.



Figure 1: Site location plan (not to scale, see drawings)

The Proposed Development

The proposed development requested via the provision of this full planning application is for the retention of a Glass Balustrade which has been erected to the rear of the property on an existing terrace area. At the time of install, the applicant was not aware that the scope of works would require planning approval, thus the retrospective nature of this application. In terms of the scale of development, the balustrade is 1 metre high, located to the rear of the property. Views from this area replicate existing views which the flat above is able to benefit from.



Figure 2: Proposed Elevations (not to scale, see planning drawings and designs)

Access

Access to and from the property will not change as a result of the installation of this balustrade.

Heritage Impact

The site location does not reside within a conservation area nor is it associated with any listed status. The development therefore results in no detrimental impact to any heritage assets.

Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework;
- National Planning Practice Guidance;

- London Plan (Adopted 2021);
- Camden Local Plan 2017 and Draft Camden Local Plan 2024

National Planning Policy Framework (NPPF)

Achieving sustainable development, paragraph 7 of the NPPF, highlights the importance of “fostering well-designed, beautiful and safe places” as a social objective for achieving sustainable design.

Analysis: *The proposal will contribute positively to the three development objectives outlined in the National Planning Policy Framework through the provision of significant social benefits while resulting in no detrimental environmental impacts.*

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support 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 by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: *The proposal will promote all three primary objectives of the NPPF, Firstly, the proposal will facilitate significant social benefits to the applicant through the provision of an added safety measure to the existing roof terrace which is an already established at the property.*

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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

Analysis: *As highlighted through the supplied planning drawings and designs, the proposal will not result in any significant change to the areas existing landscape character..*

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

Camden Local Plan 2017 and Draft Camden Local Plan 2024

Local Plan Policy D1 (Design) requires that all development is of the highest standard of design and expects consideration to be specifically given to:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use; • inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value

In terms of materials, Local Plan Policy D1 (Design) states that 'Alterations and extensions should be carried out in materials that match the original or neighbouring buildings.' This is

supported by CPG Home Improvements (1. Materials), which states in Paragraph 1.1 that 'The texture, colour, pattern and finish of materials (detailing) should relate well to the existing character and appearance of both the existing home and the wider area, particularly in conservation areas.'

CPG Home improvements also advises that glass balustrades are more appropriate for modern buildings. They are also noted in the guidance as having the potential to generate sun reflection, are difficult to maintain and clean, and do not support plant growth

***Analysis:** The proposal is compliant with Policy IS3 as it will be a high-quality development respectful of the areas existing landscape character. As the site location resides outside of the conservation area, the proposal is not believed to have any significant impact on this landscape designation which promotes the use of the chosen material. The proposal is necessary for safety provisions and to preserve this areas existing residential amenity which should ensure that the proposal is deemed as acceptable in principle. Should the council have any issues with proposed material or scale, Planning By Design as the acting agent are open to design discussions. : The proposed development is of a modest scale and design respectful of this areas existing landscape character. The proposal will result in no visual intrusion to the areas existing form and will actually promote privacy for any neighbouring dwellings by mitigating against any possible overlooking of the established roof terrace.*

Conclusion

In considering this application, it is hoped that the Planning Authority recognise that the development has been designed and scaled appropriately, in line with the existing property and areas surrounding streetscape. Over the past number of years, the surrounding area has been subject to a variety of applications to secure planning consent for larger proposals, which can be seen to have enjoyed a high rate of return, in the form of planning approval. This provides this proposal with a strong precedent for development which and promotes the justification that this proposal at the site is as acceptable in principle. The use of the existing terrace area is historically established at the site and its use will not change as a result of this proposal. The primary purpose of the proposal is for the facilitation of necessary safety and security measures but also to maintain the residential amenity of the surrounding area by mitigating against any potential overlooking which may be caused.

Should the Planning Authority have any queries or concerns relating to any element of this proposal, Planning By Design welcome the opportunity to correspond to any issues prior to the release of any formal decision. We kindly request for the council to view upon this application favorably and issue a timely decision in line with the National Planning Policy Framework.

