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## Planning Statement

Project: Leigh House, 73 South End Road, London NW3 2RJ  
Subject: Planning Statement  
Date: March 2024  
Client: Upspace Construction Services

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## A. SUMMARY AND CONCLUSIONS

1. This Planning Statement has been prepared by DLBP Ltd on behalf of Upspace Construction Services (“the applicant”) to support a full planning application and associated listed building consent application to Camden Council (“the Council”) for *“minor works to the existing lower ground floor flat, an extension to the rear of the property and single storey outbuilding”* (“the proposed development”) at Leigh House, 73 South End Road, London NW3 2RJ (“the site”).
2. The design of the scheme has been carefully prepared having regard to the character and appearance of the Hampstead Conservation Area and grade II listed building such that no harm would result. The overall scale of the extension and outbuilding has been designed to be modest in terms of the changes to the building.
3. The scheme has been designed to ensure all other planning considerations have been suitably addressing, including ensuring that the amenities of the adjacent residential occupiers will be safeguarded, the quality of the new extension and outbuilding will be high and built to the highest energy and sustainability standards.
4. The proposed development will be wholly in accordance with the development plan and national planning policy, and there are no material planning considerations that would indicate that planning permission and listed building consent should not be granted.

## B. THE SITE AND PROPOSAL

### The site

#### Site description

5. The building on the site comprises four self-contained apartments, and the site to be developed is the existing apartment located on the ground and lower floor. This apartment has sole use / access to the garden at the rear.
6. The site is located in a residential area which is made up of a mixture of houses and flats. The style and character of the area is largely made up of two or three storey Regency properties with generous front gardens and landscaping. There are also several infill and backland developments in the area including at 11, 12a, 12b and 14a Keats Grove, 19, 23a and 35 Downshire Hill and 71 and 99 South End Road. To the north of the site across South End Road is Hampstead Heath.

#### Planning designations

7. The building on the site is Grade II listed as a pair with the adjoining semi-detached property at No. 71. The site is also located within the Hampstead Conservation Area.
8. Heritage assets located in close proximity to the site also include 77 and 79 South End Road and 12 Keats Grove which are grade II listed.
9. The rear garden is landscaped and contains several trees, although these are not covered by Tree Preservation Orders (TPOs). There is however a tree covered by a TPO which is located at the front of the site.
10. The site has a Transport for London (TfL) Public Transport Accessibility Level (PTAL) score of 3 with areas of Level 4 in close proximity.

### Planning history

11. Permission was granted in 1958 for the conversion of the property into four units, including the creation of a maisonette on the lower ground floor and first floor – this is the subject site.
12. The Council will be aware that in 2018 a pre-application (ref. 2018/5246/PRE) was submitted in connection with the subdivision of the site into a separate planning unit and the erection of a two storey mews style dwelling house.

### The proposal

13. The applicant proposes:
  - very minor works to the existing lower ground floor flat, including relocation of bathroom and removal of part of the existing rear elevation to accommodate the proposed extension;

- a single storey extension to the rear of the property at the lower ground floor; and
  - a single storey outbuilding.
14. Please refer to the accompanying drawings and Design and Access Statement prepared by Cooke Fawcett for further details on the proposal.

### **The application**

15. Along with a full set of existing and proposed plans and elevations and this Planning Statement, the application consists of the following documents in support of it:
- Application and Community Infrastructure Levy Forms;
  - Arboricultural Assessment;
  - Design and Access Statement;
  - Heritage Statement; and
  - Structural Statement.

## C. PRE-APPLICATION ADVICE

16. Pre-application advice was received from London Borough of Camden on 2 January 2024 from Colette Hatton (Conservation Officer). The scheme put forward at the pre-application stage initially included a basement extension in addition to the extension, minor internal works and outbuilding.
17. The basement was subsequently removed from the scheme via an addendum and the following comments were provided by the Council on 2 January 2024:
  - the reinstatement of the doorway between the kitchen and sitting room is welcome;
  - the acceptability of lowering the floor will depend on the presence of historic flooring and the impact on any historic joinery. If the historic fabric is not harmed the principal is acceptable, as long as the hierarchy of the building is maintained;
  - the extension roughly aligns with the neighbouring extension and is subservient to the host building in terms of its external appearance and the internal spaces. The materiality should match the host building as much as possible, however some modern glazing could be acceptable;
  - the proposed garden building is vastly different from the garden / dwelling proposed in the 2018 pre-app scheme due to its position, height, size and design. As a result, the current building is broadly supported. A green roof should be incorporated into the design. Any intervention in the garden should be minimal and all trees should remain.
18. The accompanying Design and Access Statement sets out a detailed assessment of the evolution of the design of the scheme and how it has responded to and addressed the comments made by the Council at the pre-application stage.

## D. PLANNING POLICY FRAMEWORK

### **The Development Plan**

19. The development plan as it applies to the site, comprises:

- the London Plan (2021);
- the Camden Local Plan (2017); and
- the Hampstead Neighbourhood Plan (2018).

### **Other material considerations**

20. Other documents that are material considerations include the revised National Planning Policy Framework (December 2023).
21. The Council, at the time of writing this statement, is currently consulting on the draft new Local Plan. The draft Plan includes policies and therefore can be afforded some weight at this time. The relevant draft policies have been reviewed and remain consistent with the current policies and therefore have not been addressed specifically in the assessment below.

## E. PLANNING ASSESSMENT

### Key considerations

22. The following are key considerations for the proposal:

- Design and heritage;
- residential amenity;
- impact on trees; and
- other matters – minor lowering of part the ground floor

### Design and heritage

23. Section 12 of the revised Framework relates to design and states the Government attaches great importance to the design of the built environment stating that good design is a key aspect of sustainable development. Paragraph 139 states that great weight should be given to outstanding or innovative designs that promote high levels of sustainability, or help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of the sites surroundings.
24. The London Plan sets out a number of design specific policies. In particular, D1 which sets out that development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy D3 indicates that new developments should be of a high quality with architecture that pays attention to detail.
25. Policy HC1 of the London Plan is entitled ‘Heritage Conservation and Growth’ and sets out that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate, and that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.
26. Policy HC1 of the London Plan relates to heritage and growth and sets out development proposals that affect heritage assets, and their settings, should conserve their significance. Development should be sympathetic to the assets’ significance and appreciation within their surroundings. Paragraph 7.1.6 of the London Plan explains that:

*“Historically, London has demonstrated an ability to regenerate itself, which has added to the city’s distinctiveness and diversity of inter-connected places. Today urban renewal in London offers opportunities for the creative re-use of heritage assets and the historic environment as well as the enhancement, repair and beneficial re-use of heritage assets that are on the At Risk Register. In some areas, this might be achieved by reflecting existing or original street patterns and blocks, or revealing and displaying archaeological remains; in others, it will be expressed by retaining and reusing buildings, spaces and features that play an important role in the local character of an area. Policy D1 London’s Form, Character and Capacity for Growth further addresses the issue of understanding character and context.”*

27. Policy D2 of the Camden Local Plan states that the Council will preserve, and where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings. This is reflected in Policy DH2 of the Hampstead Neighbourhood Plan, which states that planning applications within a conservation area should have regard to the guidelines in the relevant Conservation Area Appraisal and Management Strategy.
28. The applicant has engaged Cooke Fawcett Architects to prepare the scheme, and this has been informed with detailed input from a heritage consultant. The scheme proposes works to the existing maisonette apartment to improve its overall layout and legibility, along with an extension and outbuilding.
29. The parameters that have guided the proposed scheme are:
  - to improve existing apartment but limit, insofar as is possible, the extent of the internal changes to it;
  - to ensure that the ground floor extension is of a modest size that respects the overall scale and setting of the listed building; and
  - to ensure that the outbuilding is of a reasonable size that is large enough to function as useable ancillary space to the main dwelling, but not to be overly dominant.
30. As discussed in the accompanying Design and Access Statement, the scheme is a holistic development that will greatly enhance the offering and result in a much-improved home suitable for a family and appropriate to the location of the house.
31. Both elements of the proposal, the extension and the outbuilding, form an architectural ensemble to enhance the setting of the garden. The two elements can be read as a pair, and are aligned in terms of materiality and detailing.
32. The sense of a manor house sitting in extensive grounds is maintained through restraint in the scale of the extension, and by restricting the garden room to the corner of the garden. This sense is further enhanced by offering new ways to view and enjoy the garden.
33. The development remains subservient and sympathetic to the listed building.
34. The accompanying Heritage Statement prepared by Place Services concludes that:

*“The proposals have been assessed to have no impact on the significance of the heritage assets. With regard to the heritage policies contained in the NPPF, this development is considered acceptable. Particularly with regard to paragraph 212 which states ‘Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.’”*
35. On this basis, it is clear that the proposed scheme has been designed having regard to the preserving and maintaining the character and appearance of the conservation area and the setting and integrity of the listed building. It is the applicant's view, informed by the expert heritage advice, that *no harm* will result from the proposed development



with respect to designated heritage asset of the conservation area, and accordingly paragraph 212 of the revised Framework is not engaged.

36. The proposal is therefore compliant with the Framework, Policies D1, D3 and HC1 of the London Plan, Policy D2 of the Camden Local Plan and Policy DH2 of the Hampstead Neighbourhood Plan.

### **Residential amenity**

37. Policy D6 of London Plan outlines housing quality and standards to be met for housing development. These include the provision of adequately sized rooms, provision of dual aspect dwellings, sufficient daylight and sunlight and accessible storage.
38. At a local level, Policy A1 of the Camden Local Plan seeks to protect the quality of life of occupiers and neighbours. Factors considered under this policy include visual privacy, outlook, sunlight and daylight and overshadowing.
39. The proposed outbuilding and extension are located at the ground level and only comprise one storey each and as such will not result in any additional overlooking of adjoining properties. Similarly, due to the low scale of the proposed structures there will be no unreasonable sunlight or daylight impacts as a result of the proposal.
40. As illustrated on the proposed plans, both the extension and the outbuilding are appropriately sized, providing additional space and an improved internal layout for future residents.
41. The proposed development will not result in and adverse impact on the amenities of the adjoining and adjacent residential properties, in accordance with Policy D6 of the London Plan and Policy A1 of the Camden Local Plan.

### **Trees**

42. London Plan Policy G7 states that development proposals should ensure that, wherever possible, existing trees of value are retained.
43. Under Local Plan Policy A3 the Council resists the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. Trees and vegetation are also required to be satisfactorily protected during the demolition and construction phase of development.
44. This application is accompanied by an Arboricultural Implications Report prepared by SJA Trees which concludes that:

*“no category ‘A’ or ‘B’ trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the property, are to be removed. The proposed removal of eight small individual trees within a rear secluded garden will represent no alteration to the main arboricultural features of the property, only a minor alteration to the overall arboricultural character of the property and will not have an adverse impact on the arboricultural character and appearance of the local landscape or the conservation area”.*

45. The proposal is therefore compliance with London Plan Policy G7 and Local Plan Policy A3.

### **Other matters – minor lowering of part of ground floor**

46. The application proposes the lowering of the floor level in the kitchen and living room of the existing at lower ground floor by approximately 0.4m. This is to improve the internal ceiling height which is just 2.26m and so less than modern space standards. Note, this will only relate to approximately less than half of the lower, with the rest not being altered.
47. In consultation with the Council's officers, it has been confirmed that these very minor works would not be classified as a new basement. To confirm that there would be no impact with respect to these very modest works, the applicant instructed AMP to advise on this matter and undertake an initial assessment and screening exercise based on the Camden Pro Forma BIA guidance, in order to identify any aspects which may require further investigation.
48. AMP has prepared a Structural Statement, which was based on intrusive investigation via a small trial pit, and based on this and their assessment have concluded that:

*Based on the proposed works and standard construction techniques used to achieve them at a relatively shallow level change; it is anticipated that the impact on the surrounding built environment will be minor compared to a full basement excavation.*

*The proposals would of course be developed post planning with a full set of structural designs and calculations.*

49. Based on this evidence, it is the applicant's position that no further investigative assessment is required at this stage with any further information regarding the minor works proposed to be provided at the post-planning stage via planning conditions and through the normal construction requirements.