



**London &
South East
Planning**

International House
36-38 Cornhill
London
EC3V 3NG
0208 914 7900

info@lseplanning.com

www.lseplanning.com

Appeal Statement of Case

Permission Refused for:

Creation of two off-street parking spaces and associated modifications to the front garden including installation of an entrance gate to the vehicular access.

Address:

Flat A, 259 Goldhurst Terrace, London, NW6 3EP

LPA Reference:

2024/1488/P

Appeal Dated:

July 2024

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1. Introduction

1.1 This Appeal Statement has been prepared in support of a planning appeal against the refusal by the London Borough of Camden for the creation of two off-street parking spaces and associated modifications to the front garden including installation of an entrance gate to the vehicular access (ref: 2024/1488/P) refused on 11th June 2024.

1.2 The application was refused permission for the following reasons:

1. *The proposed development, by virtue of the loss of the front boundary wall and soft landscaping and its replacement with a large area of incongruous hard landscaping, results in the loss of a traditional front garden landscape and boundary treatment thus harming the character and appearance of the host property, street scene and South Hampstead Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Local Borough of Camden Local Plan 2017.*
2. *The development, by reason of the promotion of car use and the creation of an unnecessary hazard on the public highway, would encourage the use of unsustainable modes of transport and harm local amenity, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development) and A1 (Managing the impact of development) of the Camden Local Plan 2017.*
3. *The proposed development, by reason of the loss of one on-street parking space would result in a shortfall of on-street parking, negatively impacting on the amenity of residents and is contrary to policy A1 of the Camden Local Plan 2017.*

2. Site & Surroundings

- 2.1. The appeal site is located within the London Borough of Camden Administrative area.
- 2.2. The appeal site is on the southern side of Goldhurst Terrace and contains a three-storey detached Victorian property comprised of two flats arranged across the ground and upper floors. The property is set back from the road with a front garden area comprised of a mix of grass and hard surface, with a low brick boundary wall and piers.
- 2.3. Neighbouring the site to the west is No.261 Goldhurst Terrace, a three-storey detached building of similar design to the subject property, comprised of three flats; and benefits from two off-street parking spaces serviced by a vehicular crossover. To the east of the appeal site is No.257 Goldhurst Terrace a three-storey semi-detached building, again of similar design to the subject property, and comprised of three flats. Both neighbouring properties benefit from off-street parking and vehicular access. Although there is no planning history for this at No.257, and No.261 was approved prior to the SHCAAMS being adopted.
- 2.4. The surrounding area consists of predominantly detached residential dwellings, with approximately 73 of them benefiting from off-street parking and vehicle crossovers.
- 2.5. The appeal site is located within South Hampstead Conservation Area but is not designated as a listed building; nor are any listed buildings within the vicinity on Goldhurst Terrace.



Figure 1: Appeal site as seen from Goldhurst Terrace (circa. 2015).



Figure 2: Aerial image of appeal site.



Figure 3: Aerial image of appeal site in the wider context.

3. Relevant Planning History

- 3.1.** A full search of planning history for the application site at 259 Goldhurst Terrace has been carried out in preparation of the appeal statement. Notwithstanding the application subject to this appeal, the following applications are considered relevant to the appeal.

2022/5628/P Amalgamation of the top two flats to create 1no. flat across the upper floors and 1no. flat on the ground floor; associated internal and external alterations including the creation of a new rear terraced area and the replacement of all windows with new windows to match existing. Granted 12/06/2023.

2023/2682/P Variation of Condition 2 (Approved Plans) of planning permission ref: 2022/5628/P (dated 22/06/2023) (Proposal: Amalgamation of the top two flats to create 1no. flat across the upper floors and 1no. flat on the ground floor; associated internal and external alterations including the creation of a new rear terraced area and the replacement of all windows with new windows to match the existing.) namely for creation of a first floor terrace. Pending determination (at the time of writing).

2023/4867/P Creation of a terrace at rear first floor level and installation of railings, new rear terraced area and the replacement of all windows with new windows to match the existing. Granted 25/03/2024.

4. Planning Policy Context

- 4.1.** This section of the statement provides a summary of the planning policy context in which the proposed development should be considered in accordance with the relevant planning legislation and national policy guidance.
- 4.2.** Planning decisions in England and Wales should be taken in accordance with the development plan unless material considerations indicate otherwise. This statutory requirement is set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.3.** The statutory development plan for London Borough of Camden consists of:
- Camden Local Plan (2017);
 - The London Plan (2021);
 - North London Waste Plan (2022);
 - Euston Area Plan (2015); and
 - Fitzrovia Area Action Plan (2014).
- 4.4.** While not forming part of the statutory development plan, the following documents remain important material considerations for the determination of planning applications in Camden:
- National Planning Policy Framework [NPPF] (2023);
 - Camden Planning Guidance (CPG) Design (2021);
 - CPG Home Improvements (2021);
 - CPG Transport (2021); and
 - South Hampstead Conservation Area Appraisal and Management Strategy (2011).
- 4.5.** The most relevant extracts of these documents are analysed in more detail below.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2023)

- 4.6.** On 27th March 2012, the government adopted the National Planning Policy Framework (NPPF). The document provides a consolidated framework of planning policy which replaces most of the previous national Planning Policy Statements and Planning Policy Guidance Notes. This has most recently been superseded by four revisions, the first on 24th July 2018, the second on 19th February 2019, revised again in July 2021 and most recently 20th December 2023.
- 4.7.** The NPPF outlines the presumption in favour of sustainable development. It further states that permission should be granted for development where a plan is absent, silent, indeterminate or where relevant policies are out of date.
- 4.8.** The framework indicates that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes a material consideration in determining applications.
- 4.9.** Paragraph 135 of the NPPF (2023) outlines that planning policies and decisions should aim to ensure that developments function well and add to the overall quality of an area not just for the short-term, but over the lifetime of the development.

- 4.10.** Paragraph 137 states that design quality should be considered throughout the evolution and assessment of individual proposals, whilst Paragraph 139 recognises that permission should be refused for development of poor design which fails to improve the character and quality of an area and the way it functions.
- 4.11.** Paragraph 205 of the Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 208 then states 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.

DEVELOPMENT PLAN POLICIES

Camden Local Plan (CLP) (2017)

- 4.12.** The Camden Local Plan is the key strategic document in Camden's Development Plan. The plan sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions.
- 4.13.** CLP policy D1 (Design) states that the Council will seek to secure developments of high-quality design, that respects local context and character, whilst also preserving or enhancing the historic environment or heritage assets in accordance with CLP policy D2 (Heritage). This policy also requires development to be comprised of details and materials that are of high quality and complement local character and integrate with surrounding streets and open spaces.
- 4.14.** CLP policy D2 (Heritage) seeks to ensure that developments preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation area. In order to maintain the character of Camden's conservation areas, the Council will (amongst other things) require developments to conserve and enhance the character and appearance of the area, and 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.
- 4.15.** CLP policy A1 (Managing the Impact of Development) states that the Council will seek to protect the quality of life of occupiers and neighbours and will grant permission for development unless it would cause unacceptable harm to amenity.
- 4.16.** CLP policy A3 (Biodiversity) states the Council will seek the protection of features with nature conservation value, such as gardens, wherever possible. Whilst also seeking to secure improvements to green corridors, particularly where a development is adjacent to an existing corridor. As well as expecting developments to incorporate additional trees and vegetation wherever possible.
- 4.17.** CLP policy T1 (Prioritising walking, cycling and public transport) states that the Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.
- 4.18.** CLP policy T2 (Parking and Car-free development) states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. As such, the Council will resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking. The supporting text for this policy, which in itself is not policy, but assists in its interpretation, states that "parking can cause damage to the environment. Trees, hedgerows, boundary walls and fences are often the traditional form of enclosure on

Camden's streets, particularly in conservation areas, contributing greatly to their character, as recognised in Camden's Conservation Area Appraisals and Management Strategies. This form can be broken if garden features are replaced by areas of paving or hard standing. Development of boundary treatments and gardens to provide on-site private parking often requires the loss of much needed public on-street parking bays to create vehicle crossovers. Areas of paving can also increase the volume and speed of water run-off. This adds to the pressure upon the drainage system and increases the risk of flooding from surface water. Developments seeking to replace garden areas and/or boundary treatments for the purposes of providing on-site parking will therefore be resisted.

SUPPLEMENTARY PLANNING DOCUMENTS/GUIDANCE

South Hampstead Conservation Area Appraisal and Management Strategy (SHCAAMS) (2011).

- 4.19.** The South Hampstead Conservation Area Appraisal and Management Strategy was prepared by the Council to define the special interest of this Conservation Area to ensure its key attributes are understood, can be protected and measures put in place to ensure its appropriate enhancement.
- 4.20.** The appraisal states that the loss of front garden spaces can significantly detract from the appearance of the area and further harm is caused by the paving over of green spaces, loss of boundary walls and hedges, the erection of inappropriate walls, railings and gates and the visual intrusion of the cars themselves parked within the former garden. A significant number of gardens and boundary walls have been removed in the area, making the retention of those surviving, and the reinstatement of those lost, a high priority. In addition, the brick boundary walls, gate posts and ironwork along the frontages are an important facet of the character of the entire conservation area. An Article 4 Direction is in place in the conservation area requiring planning permission for all works (except repairs and like for like replacement) to front boundary treatment. The Council will resist the loss of original boundary treatments and the iron and wooden elements and planted greenery associated with them.

5. The Appellant's Case

Context

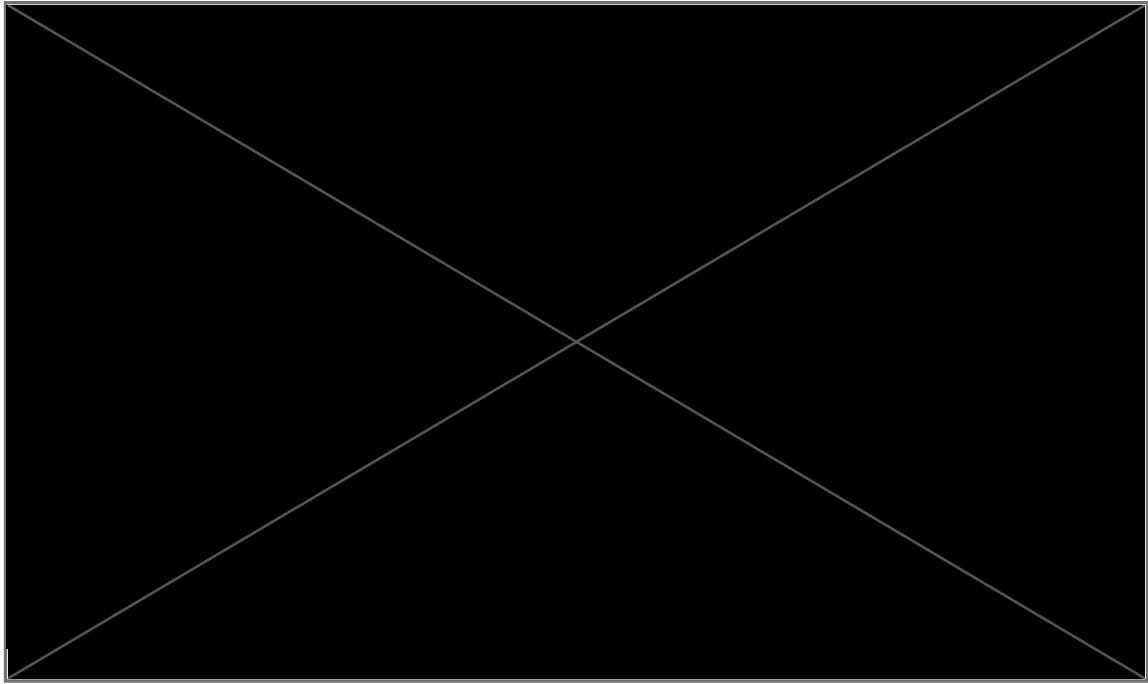
- 5.1. This appeal statement supports an appeal against Camden Council's refusal for the creation of two off-street parking spaces and associated modifications to the front garden including installation of an entrance gate to the vehicular access (ref: 2024/1488/P) refused on 11th June 2024.
- 5.2. The material considerations arising from the reason for refusal relate to the effect of the development on the character and appearance of the site and surrounding area, the impact on the living conditions of neighbouring properties and transport.

Design, Character, and Appearance

- 5.3. The Council's reason for refusal of planning permission is worded as follows:

The proposed development, by virtue of the loss of the front boundary wall and soft landscaping and its replacement with a large area of incongruous hard landscaping, results in the loss of a traditional front garden landscape and boundary treatment thus harming the character and appearance of the host property, street scene and South Hampstead Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Local Borough of Camden Local Plan 2017.

- 5.4. The Council state in their delegated report that the proposal would result in the loss of a "large section" of the appeal site's boundary wall and privet hedge, which is considered to be crucial to the formal relationship between the house and street; and its loss would harm the character of the conservation area. This is strongly disputed. The appeal scheme would not result in the loss of a large section of the boundary treatment and would ensure the retention of the strong formal relationship between the subject property and the street scene.
- 5.5. The SHCAAMS states that as a significant number of gardens and boundary walls have been removed in the area, the retention of those surviving, and the reinstatement of those lost, are a high priority. In addition, the brick boundary walls, gate posts and ironwork along the frontages are an important facet of the character of the entire conservation area. The SHCAAMS places a great emphasis caused by the loss of front boundary treatments. There are many examples to the east of the appeal site, such as at [REDACTED] where the formation of a vehicular crossover has resulted in the complete removal of their front boundary treatments and completely alleviated the formal relationship between the houses and the street scene. It is the appellant's view that it is these examples that the SHCAAMS takes issue with, and it is agreed that these precedents have resulted in an incoherent street scene, to the detriment of the conservation area.



- 5.6.** However, the appeal scheme has been sensitively designed to ensure that a clearly defined boundary between private and public realm remains. The appeal scheme would not result in a large section of the boundary wall, railings, and hedge to be lost, contrary to the claims of the Council. The boundary treatment would be continuous throughout the property's frontage, with only a small section of the low rising wall and hedging to be altered (measuring 2.7 metres out of the 13.3 metre frontage) and replaced with metal railings synonymous with the surrounding area and in line with the intent of the SHCAAMS. The existing pedestrian gate would also be reduced in width by 0.8 metres, meaning that only 3.5 metres of the entire 13.3 metre frontage would be altered to facilitate the vehicular access. The boundary treatment would not be lost, and the appeal scheme should not be compared to the properties on either side of the appeal site which have already caused harm to the conservation area. As such, whilst a small section of the boundary wall and hedge would be replaced with metal railings to facilitate the vehicular access, a clearly defined separation between the private and public realm would remain, and the retention of most of the frontage's hedging would reinforce this green relationship and form of enclosure on the street. Overall, it is considered that the proposed alterations to the appeal site's boundary treatment would at the very least preserve the appearance of the subject property and the character of the wider conservation area.
- 5.7.** The Council also states that the front garden would become largely paved to create the parking spaces, which would result in the front garden being almost entirely hardstanding. Which would conflict with the green and open character of the conservation area. However, in comparison to the existing approximately 61 square metres of green space in the front garden, 34 square metres would remain, resulting in a total loss of 27 square metres. In addition, the appeal scheme includes the planting of an additional tree and a variety of soft landscape features on the retained grassed area. The introduction of a vast amount of urban greening, despite the introduction of hardstanding, would significantly enhance the appearance of the appeal site and the green character of the conservation area. This would be directly in accordance with the criterion of CLP policies A3, D1, and D2 and the intent of the SHCAAMS.
- 5.8.** Therefore, the Council's conclusion that the front garden itself would be "largely paved" or "almost entirely hardstanding" is strongly contested, and it is considered that the appeal scheme would retain and introduce an adequate amount of soft landscaping to ensure the overall green perception of the site is both preserved and enhanced.

- 5.9.** Notwithstanding this assessment, if considered necessary by the Inspector, a condition could be attached to the permission to provide further and full details of the proposed soft-landscaping features. In order to ensure that the Council are satisfied that urban greening on the site has been maximised.
- 5.10.** The Council ascertain that considerable importance and weight have been attached to the alleged harm and special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, rendering the proposal contrary to CLP policies D1 and D2 and the intent of the SHCAAMP. However, it is the appellant's view that the proposal would respect local character and preserve the historic environment in which it is located.
- 5.11.** The SHCAAMS sets out that one of the most prominent features of the area is vegetation and green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area's character. The fairly rigid street plan is enlivened by elaborate architectural details, variety in roof scapes, recessions and projection in elevations, attractive boundary walls and lush green front gardens. It also sets out the trees in front gardens provide a very important landscape and streetscape function and are considered to enhance the area's appearance. It is considered that the design of the appeal scheme, by virtue of the boundary treatment and introduction of an additional tree and urban greening, would be synonymous with the positive elements of the conservation area as set out by the SHCAAMS; and should be viewed favourably when comparing the appeal scheme to the relevant policies and material considerations.
- 5.12.** Whilst it is recognised that the SHCAAMS specifically cites the loss of verdant front gardens for parking and the loss of boundary walls with inappropriate railings to have resulted in problems for the conservation area. For the reasons outlined in this statement, in this case the proposal would enhance the appearance of the front garden and the alterations to the boundary treatment would preserve the site's contribution to the street scene. Therefore, whilst the appeal scheme would not be directly in accordance with its requirements, it would comply with the intent of the SHCAAMS and would enhance the appearance of the appeal site and wider area.
- 5.13.** Overall, the appeal scheme is considered to avoid material and unacceptable harm to the character and appearance of the subject property and wider conservation area. It is the appellant's view that the design of the appeal scheme would enhance the appearance of the appeal site and wider conservation area, by virtue of the retained boundary treatment and additional soft landscaping features. As such, the appeal scheme complies with the requirements of policies D1 and D2 of the Camden Local Plan (2017), and the intent of the SHCAAMS, and the appellant respectfully requests that the appeal is allowed.

Impact on the living conditions of neighbouring properties

- 5.14.** The Council's reason for refusal of planning permission is worded as follows:

The proposed development, by reason of the loss of one on-street parking space would result in a shortfall of on-street parking, negatively impacting on the amenity of residents and is contrary to policy A1 of the Camden Local Plan 2017.

- 5.15.** The Council states that as Goldhurst Terrace is over capacity in parking terms (with 261 permits issued for the 238 spaces available on the street), the loss of any on-street parking spaces will negatively impact the amenity of local residents. Therefore, the Council considers that due to the loss of one on-street parking space to facilitate the appeal scheme would create a shortfall of on-street parking. This is strongly disputed. Whilst the proposal would result in the loss of an on-street parking space, it would result in the creation of two off-street parking spaces, which would result in two vehicles no longer being dependant on the on-street capacity; particularly as both flats at the appeal site are eligible for parking permits. Despite there still

being a high level of on-street parking stress in the local area, the net gain of one additional parking space should be considered a public benefit of the proposal and would reduce the demand for on-street parking in the local area. As such, it is considered that the appeal scheme would result in a positive impact on the local network and would comply with the intent of CLP policy A1.

- 5.16.** Overall, the appeal scheme is considered to avoid material and unacceptable harm to the living conditions of neighbouring properties. Whilst one on-street space would be lost, two off-street spaces would be provided which would reduce the level of on-street parking stress in the immediate area. As such, the appeal scheme complies with the requirements of policy A1 of the Camden Local Plan (2017), and the appellant respectfully requests that the appeal is allowed.

Transport

- 5.17.** The Council's reason for refusal of planning permission is worded as follows:

The development, by reason of the promotion of car use and the creation of an unnecessary hazard on the public highway, would encourage the use of unsustainable modes of transport and harm local amenity, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development) and A1 (Managing the impact of development) of the Camden Local Plan 2017.

- 5.18.** The Council considered the appeal scheme would be contrary to the requirements of CLP policies T1 and T2 as it is not a car-free development and would reduce the provision of on-street parking. For the reasons set out above, it is the appellant's view that the proposal would have a beneficial impact on the local parking provision. However, whilst it is accepted that the proposal would be contrary to policies T1 and T2 as it would not be car-free. The intent of these policies is to, amongst other things, promote sustainable modes of transport. Despite this policy conflict, the appeal scheme would promote sustainable modes of transport through the provision of two EV charging points. Therefore, contrary to the Council's claim, the appeal scheme would encourage the use and provide for sustainable transport and should be considered to be in accordance with the intent of the aforementioned policies.

- 5.19.** In addition, the Council also states that the introduction of additional hardstanding could increase the speed and volume of water run-off, to the detriment of the conservation area. However, the appeal scheme would introduce a soakaway and channel drainage system which would ensure that any surface water within the appeal site's boundary would not run-off into the public realm or onto the highway. Therefore, it is considered unreasonable for the Council to suggest that harm would be caused to the conservation area in this regard, as the appeal scheme has been specifically designed to avoid surface water run-off.

- 5.20.** The Council also state that the provision of the crossover would represent an unnecessary hazard on the public highway and the retention of the existing trees would inhibit driver's visibility when existing the parking spaces. This is strongly disputed. Visibility splays should be measured from the edge of the crossover itself and as the tree is located within the appeal site's red line boundary, two metres away from the edge of the crossover, its retention would not in any way impact the visibility of drivers when existing the site. As such, the appeal scheme would not represent a hazard to the public highway, and would ensure that the safety of vehicles, pedestrians, and cyclists is preserved, in accordance with CLP policies T1, T2, and A1.

- 5.21.** Overall, the appeal scheme is considered to avoid material and unacceptable harm to the local highway network. Whilst it is accepted that the appeal scheme would not be car-free, it would promote sustainable modes of transport through the installation of two EV charging points, would prevent an increase in the speed and volume of water run-off through the soakaway and channel drainage, and would provide satisfactory visibility for vehicles exiting the site. As such, the appeal scheme complies with the requirements of policies T1, T2, and A1 of the Camden Local Plan (2017), and the appellant respectfully requests that the appeal is allowed.

Precedent

- 5.22.** It is noted that there are a number of vehicle crossovers and front garden parking in the vicinity of the site. However, the Council and appellant agree that most of these examples are not suitable precedents and have caused historic harm to the appearance of the conservation area.
- 5.23.** The Council highlights that the refusal of application: [REDACTED] for the removal of front boundary wall and creation of front driveway and crossover on the pavement, which was dismissed at appeal, is relevant to the appeal scheme. However, it is the appellant's view that this application should not be compared to the appeal scheme due to the significantly different design. Firstly, in the case at [REDACTED], the application did not propose to retain the front boundary treatment, unlike the appeal scheme, and would have resulted in the loss of most of the existing wall, with no alternative boundary treatment proposed. Secondly, the application did not propose the retention of any of the soft-landscape area within the front garden, apart from the retention of three trees. As such, it is considered unreasonable for the Council to compare the appeal scheme to the application at [REDACTED], as the appeal scheme would retain the front boundary wall and would provide additional soft landscaping throughout the front garden. Whilst the Inspector agreed with the Council's assessment at [REDACTED] the appeal scheme is materially different to that example and the same conclusions should not be drawn regarding the appeal scheme.
- 5.24.** The Council also draws reference to two further applications, one at [REDACTED] [REDACTED] for the widening of the driveway by a total of 1.5m, the erection of new gates and brick piers and the laying down of additional hardstanding. With the other at [REDACTED]. However, these precedents are again not considered comparable to the appeal scheme. In the case at [REDACTED], whilst the application did propose to retain the front boundary treatment, the design and scale of the boundary treatment would have been inconsistent with the existing boundary treatments within the area and would have dominated the street scene. In addition, the application at [REDACTED] did not include any soft landscaping within the front garden, to the detriment of the appearance of the area. Furthermore, in the case at [REDACTED] whilst the application proposed the retention of most of the site's soft landscaping, it also proposed to partial removal of the front boundary wall, with no replacement railings to be installed; and it is agreed that the loss of the boundary treatment would have resulted to unacceptable harm to the appearance of the conservation area. Again, as this application would have resulted in the removal of the front boundary treatment, this renders the precedent incomparable to the appeal scheme, which would retain a clearly defined boundary treatment separating the private and public realm.
- 5.25.** The most recent identified application which was approved in the vicinity of the site was at [REDACTED]. However, this application was approved prior to the adoption of the current Camden Local Plan and the SHCAAMS and was therefore approved within a different planning context and has limited relevance to the appeal scheme.

Further Considerations

- 5.26.** It is essential to note that the National Planning Policy Framework (NPPF) promotes sustainable development, which includes the effective use of land by reusing land that has been previously developed. The proposed development aligns with this principle, as it seeks to make optimal use of the existing property whilst safeguarding the appearance of the appeal site and wider area, the living conditions of neighbouring properties and avoiding harm to the local road network.

5.27. The National Design Guide emphasises the importance of developments that are well-designed and contribute positively to their surroundings. The proposed development adheres to these guidelines as the design respects and enhances the subject property and the character of the wider area.

In Summary

5.28. Whilst the Council state that considerable importance and weight have been attached to the alleged harm and special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area. The delegated report fails to weigh the public benefits of the proposal against the alleged harm the Council believe to be caused by the appeal scheme. Therefore, the Council have failed to carry out their duty as set out by Paragraph 208 of the Framework. Notwithstanding the appellant's overall position that the appeal scheme would enhance the appearance of the site and conservation area, it would be unreasonable for the Council to suggest that the appeal scheme would result in more than less than substantial harm to the conservation area. That being said, if the Inspector agrees that the appeal scheme would result in less than substantial harm to the conservation area, it is considered that this harm would be outweighed by the public benefits.

5.29. The appeal scheme would provide a number of public benefits, namely the provision of additional urban greening within the site which would promote biodiversity, the provision of two EV charging points, and the net gain of one additional parking space in the local area. Regarding the provision of additional urban greening on the site, significant weight should be attached to this benefit. It would accord with the intent of the SHCAAMS which highlights how green front gardens are a positive contributor to the street scene and would increase biodiversity and ecology on the site by providing additional habitats. The provision of two EV charging points would also help reduce vehicle emissions and contribute towards air quality on the borough, promoting sustainable modes of transport and should be afforded significant weight as a public benefit. Lastly, the proposal would result in a net gain of one parking space in the local area, which would reduce the demand on on-street parking in the area, and given the existing level of local parking stress, should be considered a significant public benefit.

5.30. As such, if the Inspector agrees that the appeal scheme would result in less than substantial harm to the conservation area, it is the appellant's view that significant weight should be attached to the public benefits of the appeal scheme, which would outweigh any identified less than substantial harm to the designated heritage asset.

5.31. The appeal scheme should therefore be deemed acceptable as it would enhance the character and quality of the host property, avoids harm to the appearance of the wider conservation area and avoids material and unacceptable harm to the living conditions of neighbouring properties and the local road network.

5.32. Therefore, the appellant asserts that the proposed development aligns with the requirements of policies D1, D2, A1, A3, T1, and T2 of the Camden Local Plan (2017), and the intent of the SHCAAMD. As well as the intent of the objectives contained within parts 12 and 16 of the NPPF which seeks to promote good and high-quality design and safeguarding the amenity of the existing context, and the conservation of the historic environment and identified heritage assets.

5.33. As such, the appellant respectfully urges the Inspector to consider these policy alignments favourably and grant permission for the appeal.

6. Conclusion

- 6.1.** This appeal is made under Section 78 of the Town and Country Planning Act 1990 (as amended). It sets out the appellant's Case against the refusal of application ref: 2024/1488/P by the London Borough of Camden.
- 6.2.** The Council's reasons for refusal relate to the impact of the design and appearance of the appeal scheme on the subject property and wider conservation area, as well as the living conditions of neighbouring properties in terms of car parking, and the impact on the local road network. However, the appeal scheme should be deemed acceptable as it would enhance the character and quality of the host property, avoids harm to the appearance of the wider conservation area and avoids material and unacceptable harm to the living conditions of neighbouring properties and the local road network.
- 6.3.** For the above reasons, the proposed development is considered to be in accordance with the requirements of policies D1, D2, A1, A3, T1, and T2 of the Camden Local Plan (2017), and the intent of the SHCAAMD. As well as the intent of the objectives contained within the NPPF.
- 6.4.** The Inspector is therefore respectfully requested to allow the appeal and grant planning permission.