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Via Planning Portal only

4th October 2024

Dear Sir/Madam,

RE: FULL PLANNING APPLICATION – THE TOWN AND COUNTRY PLANNING ACT 1990

THE PROPOSAL IS TO INSTALL A FRONT GATE, REPLACE FRONT HANDRAIL, RECONFIGURE THE ENTRANCE STEPS, INSTALL EXTERNAL LIGHTING AND REPLACE THE FRONT DOOR.

ORNAN COURT, 2 ORNAN ROAD, LONDON, NW3 4PT

Please accept this planning covering letter as a planning design and access statement and accompaniment to this planning application for the installation of a front access gate, replacing the front handrail, reconfiguring the existing front steps and replacing the front door at Ornan Court, 2 Ornan Road, London, NW3 4PT ('the site').

This letter provides a brief description of the site and the proposed development. Please also find enclosed for your consideration existing and proposed plans.

The Site:

The application site comprises part of the frontage of a 6 storey mansion block (including rooms in the roof), located on the west side of Ornan Road, to the south of the junction with Haverstock Hill. The building is of Queen Anne Revival style, constructed of red brick, with timber sash windows, a decorative entrance portico and a plain clay tiled roof. The building has been extended and altered, particularly to the rear and at roof level. The building has a raised front and side garden beyond retaining walls and is currently a Sui Generis Hostel. The building has pedestrian access off Ornan Road and Haverstock Hill.

The wider area is characterised by residential buildings, between 2 and 6 storeys in height, set behind modest front gardens enclosed by brick/stucco boundary treatments.

The Proposal:

The proposal is to install a pedestrian entrance gate within the front boundary treatment, install external lighting to the front, replace the existing handrail, reconfigure the front entrance steps and replace the front door.

For full details of the proposed development please view the supporting plans.

Planning History:

On the 30th of January 2024, planning permission was granted (reference 2024/0084/P) for the demolition of existing single storey rear extension and detached outbuilding, erection of replacement single storey rear extension, infilling of the pedestrian access off Haverstock Hill, the re-landscaping of the front and side gardens and alterations to existing waste and bicycle store.

On the 3rd of May 2018, planning permission was granted (reference 2016/5652/P) for the excavation of a basement to create 2 x 2 bed roomed self-contained flats (Class C3) with associated front lightwells and cycle stores and reconfigured existing cycle and refuse storage areas to front garden.

On the 18th of August 2015, an appeal was dismissed (reference APP/X5210/W/15/3007531) for the excavation at lower ground floor level with associated front and rear lightwells to create 2 x 3 bed self-contained flats.

On the 6th of August 2008, planning permission (reference 2007/2881/P) was granted for the erection of a single storey boiler room in the western corner (to the rear) of the existing hostel (Sui Generis Use).

On the 5th of February 2008, planning permission was granted (reference 2008/2886/P) for a single storey ground floor rear extension to the rear of the existing hostel (Sui Generis), erection of a bike and bin store accessed from the Ornan Court elevation.

On the 17th of January 2008, planning permission was granted (2007/1099/P) for the erection of a lower ground floor level accommodation with associated front and rear lightwells to create 7 additional bedrooms with communal facilities and installation of a disabled access ramp to the front.

On the 7th of December 2007, an appeal (reference APP/X5210/A/2050863) was dismissed against the decision to refuse planning permission (2007/0099/P) for the erection of an additional mansard storey at roof level to provide 5 additional hostel rooms (Sui Generis Use).

On the 19th of October 2007, planning permission (2007/2878/P) was granted for the erection of a mansard roof extension with rooflights at front, side and rear, encompassing existing roof level water tank and lift motor room to provide 2 additional non-self-contained bedsits to the existing hostel (Sui Generis).

On the 4th of May 2007, planning permission was refused (reference 2007/0098/P) for the erection of two storey side and rear extension at ground and first floor level on the northwest side of the existing building to provide 4 additional hostel rooms (Sui Generis Use).

On the 5th of February 2007, planning permission was granted (reference 2006/5414/P) for the replacement of all existing windows and doors on the front, side and rear elevations of the existing hostel (Sui Generis Use) with new timber-framed, double glazed windows and doors.

Planning Legislation and Policy:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have a special regard to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. Section 16 (conserving and enhancing the historic environment) is relevant to the determination of this application.

Local Planning Policy

For the purposes of this application, the adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), Camden Local Plan (2017) and the made neighbourhood plans and adopted Supplementary Planning Guidance/Documents.

London Plan

D3: Optimising site capacity through the design-led approach

D4: Delivering good design

D12: Fire safety

HC1: Heritage conservation and growth

Camden Local Plan

A1: Managing the Impact of Development

A3: Biodiversity

D1: Design

D2: Heritage

H3: Protecting Existing Homes

Supplementary Planning Guidance Documents

Design (2021)

Fitzjohns/ Netherhall Conservation Area Character Appraisal and Management Plan (2022)

Planning Assessment:

Design and heritage

Case law dictates that decision makers are required to give *great weight* to any harm to the significance of a heritage asset and how this should be applied is set out in section 16 of the NPPF.

Section 72 of Listed Buildings and Conservation Areas Act 1990 places a statutory duty on decision makers to have special regard to the desirability of preserving and enhancing the character and appearance of conservation areas.

London Plan Policy HC1 and Local Plan Policies D1 and D2 reflect the statutory duty insofar as they set out that the Council will seek to ensure that new development achieves high quality design that preserves and where appropriate enhances Camden's rich and diverse heritage assets. The policies continue to set out that the Council will not permit harm to heritage assets unless the public benefits of the proposal convincingly outweigh the harm.

The conservation area appraisal highlights the importance that trees and vegetation make to the green and leafy character of the area. In townscape terms, the appraisal sets out that the area is characterised by large detached and semi-detached buildings, with space in between, set back behind front gardens enclosed by boundary treatments. The application building is identified as making a positive contribution to the character of the conservation area.

The proposed powder coated metal front entrance gate maintains visual permeability and is in keeping with the existing metal railings to the front. The proposed front staircase re-configuration, replacement handrail would not be readily visible from public vantage points owing to intervening boundary treatments. The proposed lighting units are modest and discrete and serve to assist with access to the main building in hours of darkness. They would not harm the appearance of the building or the character of the area.

The proposed front door is of contextually appropriate material and design that is in keeping with the character of the host building and that found in the wider the conservation area.

The proposal enhances the appearance of the host building and preserves the contribution the building and site makes to the character of the conservation area. As such, the proposal accords with London Plan Policy HC1, Local Plan Policies D1 and D2 and section 72 of the Listed Building and Conservation Areas Act.

Neighbour amenity

Local Plan Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of neighbouring residents.

The proposal does not increase the scale of the host building or introduce any new openings that would harm neighbour privacy. The proposal would not have any adverse neighbour amenity impacts with respect to loss of light, privacy, outlook or overbearing impacts. The proposal would not harm neighbour amenity in line with Local Plan Policy A1.

Summary & Conclusion:

For the reasons set out in this letter it is considered that the proposed development is sympathetic to the character and appearance of the host building and that of the wider conservation and would not harm neighbour amenity. The proposal is in accordance with the adopted development plan and there are no over-riding material planning considerations which suggest the development should not be determined anything but positively in accordance with the adopted development plan.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning