

architecture : planning

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**Planning, Design & Access and Heritage Statement**

Insertion of a new window in the front elevation to facilitate the creation of a new study

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Flat 1, 13 Fawley Road, London, NW6 1SJ



## **1. Introduction**

- 1.1 UPP Architects & Town Planners have been instructed by the applicant to prepare a supporting statement in respect of a full planning application at the site known as Flat 1, 13 Fawley Road, London, NW6 1SJ. This planning statement should be read in conjunction with the accompanying architectural plans.
- 1.2 This application seeks planning permission for the insertion of a new window in the front elevation to facilitate the creation of a new study.
- 1.3 This document provides details of the proposed scheme and will demonstrate that the proposal is in accordance with planning policy and guidance at national, regional and local levels and addresses the concerns previously raised by both the Inspector and the Local Planning Authority.

## **2. The Site and Surroundings**

- 2.1 The application site relates to a three storey semi-detached property, with rooms in the roofspace, located on the north side of Fawley Road, which is predominantly residential in character. The building comprises of 4no. self-contained flats and the application relates to the first floor flat. The property benefits from off-street parking for 2no. cars.
- 2.2 It is noted that there is no consistency from a design perspective in terms of the properties on the north side of Fawley Road, with each property differing slightly in style. The application site benefits from a number of different extensions and alterations over recent years including maximising the functionality of the dual pitched roof. However, it is noted that the property is somewhat of an anomaly within the street scene as it is the only property not to benefit from fenestration immediately above the front entrance.
- 2.3 The application site itself is not listed and is not located within the setting of any listed buildings. The property is located in the West End Green Conservation Area. There are no other planning designations which are relevant to the appeal.
- 2.4 From a public transport point of view the site is located in a highly accessible location in close proximity to West Hampstead Station. It is from this location that direct routes into and out of Central London are provided courtesy of the Jubilee Line and Overground. There are also a large variety of bus services that provide local connections to key destinations. The site is well located for public transport and has a PTAL rating of 5. This 'very good' PTAL rating should be read alongside public transportation which is available 'on the ground', allowing future residents the

ability to use non-car modes of transport. It can be concluded that the application site is well connected to public means of transport'

### 3. Relevant Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">2006/3183/P</a>	Flat 2 13 Fawley Road London NW6 1SJ	Roof alterations with new opening and access to central valley roof terrace with glazed privacy screening as recently approved under planning application 2005/1327/P (granted 20 May 2005), with the added addition of a glass dormer and glazed sliding doors to valley roof area.	FINAL DECISION	17-07-2006	Granted
<a href="#">2005/1327/P</a>	Flat 2 13 Fawley Road London NW6 1SJ	Alterations to roof to form a new opening with new walkway to provide improved access to an existing roof terrace within the central roof valley, incorporating replacement of existing metal balustrading with 1.5m high glazed privacy screen on eastern side of the terrace, and enlargement of window on eastern side elevation, for existing loft level flat.	FINAL DECISION	13-04-2005	Granted
<a href="#">2005/1323/P</a>	Flat 2 13 Fawley Road London NW6 1SJ	Erection of a roof extension within central roof valley to form an additional floor for the loft level flat incorporating extension of an existing roof terrace with replacement of existing balustrading with 1.5m high glazed privacy screen, and enlargement of existing window on eastern side elevation.	FINAL DECISION	13-04-2005	Refused
<a href="#">2004/4502/P</a>	Flat 2 13 Fawley Road London NW6 1SJ	The erection of a roof extension to form an additional floor for the existing loft level flat incorporating the retention of an external terrace within the central roof valley.	FINAL DECISION	04-11-2004	Refused
<a href="#">TC9706092</a>	13 Fawley Road London NW6	Fell 2 X self-seeded Sycamores and treat roots	FINAL DECISION	19-02-1997	No objection to works to tree in C A
<a href="#">8804193</a>	13 Fawley Road NW6	The erection of a single storey conservatory extension at rear ground floor level the insertion of a dormer extension at front alterations to front and side elevations and the formation of a roof terrace at rear first floor level as shown on drawing nos. 'Existing' SW/22/100-102 SW/22/106 SW/22/107 and 'Proposed' SW/22/106B SW/22/107B SW/22/108A SW/22/109A and SW/22/110 as revised on 08.12.88 01.03.89 and 16.03.89.	FINAL DECISION	15-07-1988	Grant Full or Outline Perm. with Condit.

### 4. The Proposal

4.1 The application seeks full planning permission for the for the insertion of a new window in the front elevation to facilitate the creation of a new study.

4.2 The proposal seeks to introduce a new double-glazed timber framed window on the front elevation which is centred above the door. This will allow the existing second bedroom to be subdivided into a double bedroom and a study which will improve the quality of accommodation for the occupants. No other changes are proposed to the building.

## 5. Planning Policy

5.1 The Local Development Framework for the application is as follows:

- The National Planning Policy Framework (NPPF)
- London Plan (2021)
- Camden Local Plan (2017)

### National Planning Policy Framework (NPPF)

5.2 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

5.3 The National Planning Policy Framework (NPPF) was published on 19th December 2023. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

5.4 The NPPF states that “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 ... being clear about design expectations, and how these will be tested, is essential for achieving this”. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

5.5 Paragraph 123 states that “planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”.

### London Plan (2021)

5.6 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and is part of the statutory development plan for London. The relevant planning policies are:

5.7 Policy GG2 – Making the Best Use of Land – “*To create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:*

- A. *enable the development of brownfield land, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as utilising small sites*
- B. *prioritise sites which are well-connected by existing or planned public transport*
- C. *proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling*
- D. *applying a design-led approach to determine the optimum development capacity of sites*
- E. *understand what is valued about existing places and use this as a catalyst for growth, renewal, and place-making, strengthening London's distinct and varied character*
- F. *protect and enhance London's open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible*
- G. *plan for good local walking, cycling and public transport connections to support a strategic target of 80 per cent of all journeys using sustainable travel, enabling car-free lifestyles that allow an efficient."*

5.8 Policy HC1 discusses Heritage conservation and growth. Part C of this policy notes that "Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings."

#### Camden Local Plan (2017)

- 5.9 Policy D1 Design – *"The Council will seek to secure high quality design in development. The Council will require that development:*
- a. *respects local context and character;*
  - b. *preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
  - c. *is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
  - d. *is of sustainable and durable construction and adaptable to different activities and land uses;*
  - e. *comprises details and materials that are of high quality and complement the local character;*

- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

*The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

5.10 Policy D2 discusses heritage noting that developments within conservation areas will be required to conserve or enhance its character and appearance.

5.11 Policy D3 relates to shopfronts noting that a high standard is required for all new developments. It is acknowledged that paragraph 7.77 of the reasoned justifications states that *“Folding or opening shopfronts will not generally be acceptable, as they can create a void at ground level that can harm the appearance of a building and can also have a negative impact on local amenity, for example in terms of noise and disturbance.”*

## **6. Policy Considerations**

### Principle of Development

6.1 The principle of development is mainly established through the fact that the subject property is a residential dwelling and the use will not change or be intensified on site as the extent of residential floorspace will remain as existing. The proposal involves minor alterations to the front façade as well as an internal amendment to the layout.

6.2 Given that no changes are proposed to the extent of development or the use, it is anticipated that the principle of development is acceptable.

## Design

- 6.3 Careful consideration has been given to ensure the design of the new window appears as historically sensitive and contextually appropriate within this locality.
- 6.4 The proposed window has been designed to accurately reflect the size and style of the existing windows on the first-floor front elevation of the building. The proposed sash window will have a 1 over 1 window pane configuration and will be centred above the front entrance so that it appears proportionate within the context of property.
- 6.5 Given that the alterations to the fenestration are minor and would benefit the property as it would add visual interest to a large extent of the front façade it is not thought that the proposal would be controversial from a design perspective.

## Heritage

- 6.6 As noted in paragraph 2.3, the application site is situated within the West End Green Conservation Area. It is therefore essential that any new developments preserve or enhance the existing historic elements and the proposal is therefore seeking to ensure that the proposal is in keeping with the historic character of the area. The site is located in the centre of the conservation area.

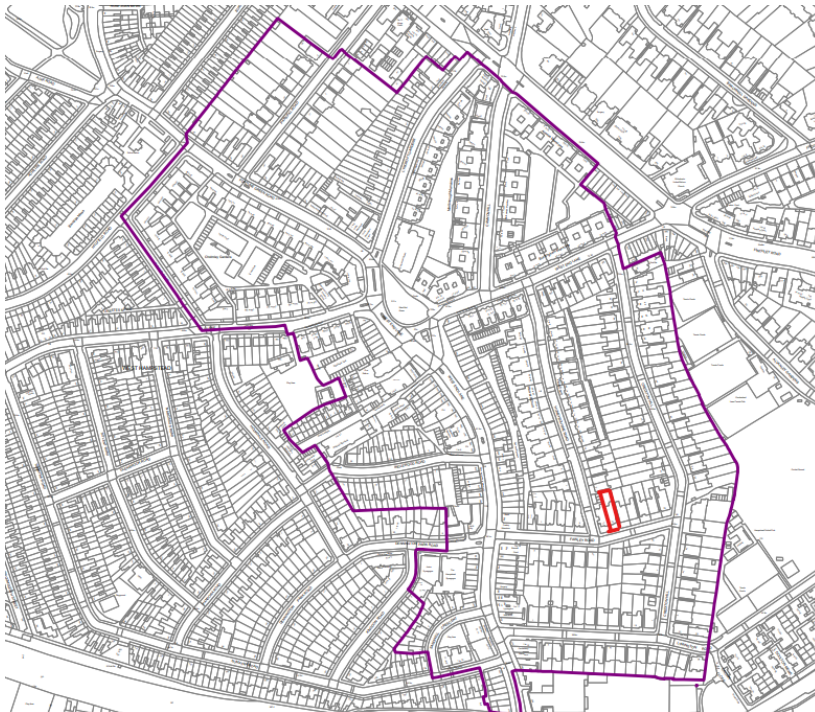


Figure 1 – West End Green Conservation Area with application site highlighted in red (taken from Camden website)



- 6.7 The application site forms part of a set of semi-detached villas fronting Fawley Road. The application site is characterised by a red and white painted brick façade. It is noted that the surrounding properties in the street differ slightly in their style and design and even the attached property, No 11, is not symmetrical with the application site as its frontage is not as wide and it benefits from a hipped rather than gable ended roof.
- 6.8 The application site is located within the West End Green Conservation Area. This conservation area was established in 1993 and expanded in 2011 with the current management strategy adopted in 2011. This designated heritage asset is located in the west of the borough and covers the area around West End Green and Lane, incorporating the area up to West Hampstead mainline station and the Hampstead Cricket Club Sports Ground. The wider conservation area centres around the Green which not only marks the widening of the road, but remains as one of the last remaining emblems of the historic rural past.
- 6.9 The application site is identified as being located in ‘the Houses - east.’ The character appraisal states that in this area, *“Lymington Road and Fawley Road contain large semi-detached red brick houses with random-stone garden walls and brick piers. The houses are enhanced with variations on details including balconies in timber and stone and stucco and terracotta details. These streets are virtually intact, with the West End Green and Parsifal Road Conservation Area Appraisal and Management Strategy 18 exception of rebuilding on 14-16 Lymington Road and the flats at the corner with Crediton Hill”*
- 6.10 The proposed fenestration on the front elevation has been added to provide functionality and natural light to the study but also placed in a sensitive location to ensure that it appears contextual and proportionate, as if it was part of the original dwelling. Given the scope of alterations proposed, it is not considered that the proposal would cause undue harm to the character and appearance of the conservation area and the new window would be considered a heritage benefit.

#### Residential Amenity

- 6.11 The existing unit relates to a 2 bedroom 4 person dwelling which provides over 119sqm of internal accommodation, which is significantly in excess of London Plan/DCLG minimum space standards. The proposal will subdivide the existing second bedroom to create a study which is 7.34sqm. The proposal will ensure that the occupancy level and size of the unit remains the same and is not considered to result in substandard accommodation. Furthermore, it would be of significant benefit to the applicants to have a separate study allowing them to work from home more easily.



## Neighbouring Amenity

- 6.12 As part of any planning application, it is important to ensure development proposals will not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure. Hours of use are not proposed to be changed as part of this proposal.
- 6.13 The application proposal has been carefully designed to safeguard existing neighbouring amenity. The alterations proposed are only at the front of the property at first floor level and as a result are unlikely to impact on the amenities of any adjoining occupiers. This is due to the fact that the nearest facing habitable room is across a public highway with a separation distance in excess of 21 metres.

## **7. Conclusion**

- 7.1 The alterations to the front facade have been carefully designed to ensure that the proposal is in keeping with the character and appearance of the property and wider locality. It has been identified that the application site is somewhat of an anomaly on the street as it is the only property without a window above its principal entrance. The proposed window is proportionate in terms of its style, siting and design to the existing fenestration at the first-floor level.
- 7.2 It has also been identified that the proposal would not have a detrimental impact on the amenities of any adjoining residential properties. In view of the above, it is therefore considered that this proposal would preserve and enhance the character and appearance of the West End Green Conservation Area and would be compliant with national, regional and local planning policy.