



109 Canfield Gardens London NW6 3DY
Planning Statement

Incorporating:

Heritage Assessment

26th March 2025

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1. INTRODUCTION

- 1.1. This combined Planning and Heritage Statement has been prepared on behalf of the applicant and is submitted in support of an application for full planning permission for the development at 109 Canfield Gardens ("the Site") described as:

'The demolition of the existing rear conservatory and extension at ground floor and its replacement. The amalgamation of two flats on the first floor. The removal and replacement of the existing roof. The creation of a rear terrace at first-floor level. The creation of a roof terrace. Changes to the elevations, including the replacement of windows, conversion of rear windows to inward-opening doors at the first floor. Installation of Juliette balconies at the rear of the second floor, creation of an additional door at first floor to serve the existing terrace. Repair of brickwork and pointing to the front of the building. Associated landscape improvements'

- 1.2. As part of the proposed development, the applicant intends to make improvements to the front elevation, including reinstating historic windows, repointing, and improving landscaping, as well as replacing the roof to sit more comfortably with its neighbour. It is felt that this will enhance the heritage assets and the street scene more generally.
- 1.3. This Statement assesses the proposed development in the context of planning policy, relevant best practice guidance, and any other material considerations. It explains how the proposed development aligns with such policies and represents an appropriate and acceptable development for the area.
- 1.4. This Statement should be read in conjunction with other planning documents submitted as part of this application, including:
- Form and certificates
 - Appropriate fee
 - CIL questionnaire
 - Architectural drawings (existing and proposed)
 - Accessibility Statement (included within the DAS)
 - Design and Access Statement (DAS)

- Heritage Statement and Conservation Area Appraisal (included within this Statement)
- Daylight and Sunlight Assessment
- Sustainability Statement (included within DAS)
- Planning Statement (this Statement)
- Fire Statement and Fire Safety Strategy (included in DAS)

2. THE SITE AND SURROUNDING CONTEXT

- 2.1. The Site is on the southern side of Canfield Gardens, reasonably close to the junction with Priory Road. It consists of a single large semi-detached building with a large garden to the rear and a smaller front garden with a parking driveway. The building is currently subdivided into four flats.
- 2.2. The building was constructed as a single house in the late 1800s. It is brick-built with a pitched roof (albeit with a large flat roof in the middle) and a large gable above the central bay. To the rear, at ground floor level, there are two non-descript extensions, one of which is a conservatory, serving the ground-floor flat.
- 2.3. The building is not statutorily listed. It is situated within the South Hampstead Conservation Area, where the South Hampstead Conservation Area Statement identifies it as a positive contributor. There are no listed buildings close to the Site. The surrounding context is residential and domestic in character and scale.

Site area

- 2.1. The site area of the planning application is 345 sqm.

Designations

- 2.2. The Site is located within or includes:
 - Article 4 Direction (basement/heritage & conservation matters).
 - South Hampstead Conservation Area
 - Public Transport Accessibility Level (PTAL) of 6a

3. Planning History

- 3.1. The relevant planning history for the site, taken from the London Borough of Camden's online planning register.

The Site

- 3.2. There is no recent planning history for the Site, excluding applications for works on trees (which we have excluded).

Surrounding area

- 3.3. Below, we have included details of the details to the neighbouring houses.

Reference No.	Address	Description of Development	Status
2021/4585/P	111 Canfield Gardens London NW6 3DY	Formation of car lift system on paved forecourt to give access to 2 basement car parking spaces. Amended soft garden landscaping to part of frontage, relocated bins and provision of planter, alterations to the existing boundary wall/piers with new mild-steel gates and railings. Works to the ground floor elevation to re-instate the historic elevation of the house.	Granted Subject to a Section 106 Legal Agreement
2019/4089/P	111 Canfield Gardens London NW6 3DY	Excavation of the front garden area for a car lift system and alterations to hard landscape.	Refused
2013/4394/P	111 Canfield Gardens London NW6 3DY	Continued use of building as single family dwelling (Class C3)	Granted
8601834	111 Canfield Gardens NW6	Conversion of ground floor to provide two self-contained flats and the erection of a two-storey rear extension as shown on drawing nos. CAN 05/01A and 2 revised on 2nd March 8th May 1st June 1st July 1987.	Grant Full or Outline Perm. with Condit.
8601833	111 Canfield Gardens NW6	Conversion of the roof space to provide a two-bedroom flat including the formation of a rear dormer window. *(Plans submitted).	Withdrawn after Reg'n (not used on PACIS
8601425	111 Canfield Gardens NW6	Formation of a recessed balcony to the rear to provide additional habitable floorspace for the existing second floor self-contained flat as shown on drawing No.119/1.	Grant Full or Outline Perm. with Condit.
PWX0102017	107 Canfield Gardens London Nw6 3dy	Erection of a two storey rear extension, as a variation to the planning permission dated 03/04/00 (Ref PW9903011R2) for erection of rear extension, raised terrace and garden	Grant Full Planning Permission (conds)

		steps. As shown on drawing numbers 0581/P06: 0581/P07.	
PW9903011	107 Canfield Gardens London NW6 3DY	The erection of a two storey rear extension at semi-basement and raised ground floor levels with roof terrace at raised ground floor level, including the replacement of an existing window with french doors to form an access to the terrace and the replacement of existing steps from the living room to the garden with an infill terrace and steps to the garden with storage space under the terrace, As shown on drawing numbers; 0581/P01A, P02A and a letter dated 30th March confirming details of the balustrade.	Grant Full Planning Permission (conds)
CTP/36848	107 Canfield Gardens, NW6	Creation of a three-bedroom self-contained flat in the roof space including the formation of dormers and a rear third floor balcony and change of use and works of conversion to form two self-contained flats on the first floor.	Conditional
TPD85	107, Canfield Gardens, N.W.6.	Conversion of 107, CANFIELD GARDENS, N.W.6. into four self-contained flats.	Permission
TPD38	107 Canfield Gardens, N.W.6.	Conversion of 107 CANFIELD GARDENS, N.W.6. into six self-contained flats.	Refusal

4. DESCRIPTION OF THE PROPOSED DEVELOPMENT

4.1. The description of the proposed development is as follows:

'The demolition of the existing rear conservatory and extension at ground floor and its replacement. The amalgamation of two flats on the first floor. The removal and replacement of the existing roof. The creation of a rear terrace at first-floor level. The creation of a roof terrace. Changes to the elevations, including the replacement of windows, conversion of rear windows to inward-opening doors at the first floor. Installation of Juliette balconies at the rear of the second floor, creation of an additional door at first floor to serve the existing terrace. Repair of brickwork and pointing to the front of the building. Associated landscape improvements'

4.2. A detailed schedule of areas is included in the proposed drawings.

5. RELEVANT PLANNING POLICIES

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. The Statutory Development Plan for the site comprises the London Plan (2021) and Camden Local Plan (2017):
- The National Planning Policy Framework (December 2024)
 - The National Planning Practice Guidance
 - Technical housing standards – Nationally described space standards (2015)
- 5.3. Further guidance at the regional level is provided in the London Plan SPG Sustainable Design and Construction (April 2014), London Plan SPG Housing (2016) and the Mayoral Community Infrastructure Levy.
- 5.4. Further guidance is provided at the local level with Supplementary Planning Documents (CPDs) including the Home Improvements CPG and Amenity CPG.
- 5.5. Below is a schedule of the key policies within the adopted Development Plan relevant to the Site and the proposed development. These are addressed thematically in the following sections.

London Plan (2021)

- 5.6. London Plan policies include:
- Policy D3 (Optimising Site Capacity through the Design-Led Approach)
 - Policy D6 (Housing Quality and Standards)
 - Policy H1 (Increasing Housing Supply)
 - Policy HC1 (Heritage Conservation and Growth)
 - Policy SI 13 (Sustainable Drainage)
 - Policy T5 (Cycling)

Camden Local Plan (2017)

- Policy D1 (Design)
- Policy H3 (Protecting Existing Housing)
- Policy H4 (Maximising the Supply of Housing)

- Policy A1 (Managing the Impact of Development)
- Policy CC1 (Climate Change Mitigation)

5.7. Additional guidance includes the South Hampstead Conservation Area Statement and Camden's Supplementary Planning Documents.

- Home Improvement CPG
- Amenity CPG

6. KEY PLANNING ISSUES

- 6.1. The proposed development is assessed in detail in the following sections against the relevant planning policy and guidance, together with any other material considerations.
- 6.2. The relevant planning policies are outlined below by policy level and theme, followed by a short evaluation of the outline proposal against these policies. The Statement is structured around the key planning policy considerations:
- Principle of development
 - Design and heritage
 - Neighbourly matters & amenity
 - Planning obligations and CIL

7. PRINCIPLE OF DEVELOPMENT

- 7.1. The principle of development can be viewed as three policy issues:
- The amalgamation of two flats
 - The acceptability of continued use of the roof space and the replacement of the existing roof
 - The impact of the external alterations on the heritage significance of the South Hampstead Conservation Area.
- 7.2. Each of these are addressed below:

The amalgamation of two flats

- 7.3. The proposed development includes the loss of one existing flat through amalgamation at first floor level.#
- 7.4. Policy H3 (Protecting Existing Homes) of the Camden Local Plan (2017) seeks to protect the borough's existing housing stock. The policy states (emphasis added):
- 'Resist development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:*
- create large homes in a part of the borough with a relatively low proportion of large dwellings;*
 - enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or*
 - enable sub-standard units to be enlarged to meet residential space standards.'*
- 7.5. The proposed development is in accordance with this policy, as it involves the loss of only one home, meaning the restrictions set out in Policy H3 are not engaged in this instance. Additionally, a review of the planning history does not indicate any previous amalgamations at the site, further supporting the acceptability of the proposal, which we consider to be in line with these principles.

The acceptability of continued use of the roof space and the replacement of the existing roof

- 7.6. The proposed development includes changes to the top flat, which currently consists of a large two-bedroom flat with a separate kitchen, study, and living

room, as well as sole use of the games room/storage space at loft level. The current loft space benefits from flooring and windows on all sides and has been used for both storage and recreational purposes.

- 7.7. The proposed development seeks to enhance and rationalise the existing top-floor accommodation by replacing the roof and delivering a more functional and usable space, including an external terrace. This will create a high-quality three-bedroom flat with improved internal arrangements and access to private outdoor space, significantly enhancing the living environment for future occupants.
- 7.8. As the loft space has already been in active use as part of the dwelling, there is no fundamental issue of principle regarding its continued or intensified use. The proposal represents a sensible and efficient use of existing floorspace, improving its usability while maintaining the residential character of the building.
- 7.9. Additionally, the current roof is in relatively poor condition and will require replacement in the near future, regardless of the proposed development. The proposed modifications, which include a slight increase in height, will optimize the use of the site. Furthermore, there will be townscape benefits as this change will allow consistency of roof form with the neighbouring semi-detached house, which currently has a slightly higher roof. This is illustrated in the Design and Access Statement and will be discussed more fully in the following section of this Statement.
- 7.10. The acceptability of the physical changes is discussed later in this Statement, but in principle, the proposal contributes positively to the optimisation of existing housing stock in line with Camden's planning objectives.

Heritage and Conservation Impact

- 7.11. We acknowledge that the acceptability of the proposed changes in heritage terms is a matter of principle. These considerations are addressed more formally in the following sections of this Statement, where the detailed impact on the South Hampstead Conservation Area is examined in relation to Camden's planning policies.

8. DESIGN AND HERITAGE (CONSTITUTING A HERITAGE ASSESSMENT)

- 8.1. The client and design team have an aspiration to deliver excellent and appropriate development. An explanation of the design is included within the Design and Access Statement. The NPPF reiterates that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development.
- 8.2. The importance of heritage and conservation is emphasised at all planning law, policy, and guidance levels.
- 8.3. The applicant and design team are mindful that the application Site is in the South Hampstead Conservation Area this sensitive context has informed the design process. The proposed development respects the existing context and ensures that all Heritage Assets are preserved and enhanced.
- 8.4. Heritage and design are addressed together due to inherent links in this case.

Statutory provisions

- 8.5. Section 72 of the Act requires that the local planning authority, in exercising their planning functions within Conservation Areas, pay special attention to the desirability of preserving or enhancing the character or appearance of heritage assets.
- 8.6. Section 66(1) of the Planning (Listed Buildings and Conservation) Act 1990 requires that decision makers, in considering whether to grant planning permission for development which affects a listed building or its setting, 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Planning policy - National & London Plan

- 8.7. The NPPF, paragraph 207, sets out how applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the proposal's potential impact on their significance.

- 8.8. This is elaborated on under Policy HC1(c) of the London Plan, which states that development affecting heritage assets and their settings should conserve their significance by being sympathetic to the asset's significance and appreciation within their surroundings.

Planning policy - Borough

- 8.9. The above is reiterated in the Local Plan policies D1 (Design) and D2 (Heritage). Policy D1 requires all developments to achieve high-quality design that respects and enhances Camden's character and identity, including the surrounding built environment, public spaces, and heritage. Developments must provide safe, inclusive, and accessible places for all users. Proposals should maximise sustainability and minimise their environmental impact. The policy also emphasises the importance of promoting health and wellbeing in design considerations.
- 8.10. Policy D2 aims to protect and enhance Camden's heritage assets, including listed buildings, conservation areas, and archaeological sites. Developments must conserve the heritage significance of the site and its surroundings. Proposals should demonstrate a clear understanding of the historical and cultural value of the area. The policy supports the sensitive adaptive reuse of historic buildings while ensuring their special interest is maintained.
- 8.11. The Home Improvement CPG includes detailed guidance on extensions, which can broadly be summarised as:
- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing.*
 - *Be built from materials that are sympathetic to the existing building wherever possible;*
 - *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
 - *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
 - *Be carefully scaled in terms of its height, width and depth;*
 - *Allow for the retention of a reasonably sized garden;*

- 8.12. In relation to the specific area, the South Hampstead Conservation Area Character Appraisal and Management Strategy includes commentary on rear extensions and the importance of maintaining open space to the rear of properties (reproduced below):

Rear Extensions and Loss of Rear Gardens to Hard Landscaping

While a small number of rear elevations and private rear gardens are visible from the street in South Hampstead, a much larger number are visible from the private open spaces and in long views from the rears of individual properties. The long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead Conservation Area, and their preservation is of paramount importance.

In recent years however, largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a significant number of planning applications for large rear extensions and significant loss of rear gardens to hard landscaping. This results in a loss of amenity of residents and erosion of the leafy, open character of the conservation area. Applications are always assessed in line with Camden Planning Guidance, however particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping. Residents are encouraged to maintain as much soft landscaping as possible in rear gardens.

Heritage assets

- 8.13. The designated and non-heritage assets that are engaged by the proposal are considered to be: The South Hampstead Conservation Area

- 8.14. This has been examined below.

Assessment of Significance

South Hampstead Conservation area

- 8.15. The Conservation Area Character Appraisal and Management Strategy (CAMS) (February 2011) is a detailed, in-depth document that outlines why it is an area of special architectural and historic interest of great local distinctiveness and importance. It includes a detailed summary of the definition of special interest, replicated below:

'South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.

One of the most prominent features of the area is vegetation – both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area's character. Building lines of the residential streets are generally set-back from the pavement which, with the boundary landscape treatment and many mature specimen trees, are essential in giving the streetscape its attractive and serene quality.

The open green spaces of the private rear gardens and the communal gardens between terraces of houses remain undeveloped and are a very important amenity for local residents – both for those who look onto the spaces and those who have access to them. In some cases they are managed as natural wildlife spaces, in others as more formal parkland. These copses and gardens are a haven for wildlife with areas set aside as natural habitats, as well as picturesque herbaceous borders, flowering shrubs, fruit trees, communal vegetable plots and a number of mature trees. These private spaces, along with the green front gardens, are vital in providing wildlife corridors, enhancing biodiversity and reducing flood risk as well as in preserving the attractive, tranquil character of the conservation area'

- 8.16. As such, the Significance of the Conservation Area is primarily related to the urban form, cohesive townscape, quality of the residential buildings. It is a well preserved example of a leafy Victorian suburb, consisting of almost exclusively housing much of which is of a similar scale and character. As detailed above and evident on the site, the area is characterised by large, semi-detached and terraced late-Victorian properties,

- 8.17. Canfield Gardens is identified in the CAMS as being located in character area 2 and being a positive building. Character Area 2 – The Central Wedge is defined as:

Central wedge – Aberdare, Broadhurst, Canfield, Compayne and Greencroft Gardens; includes east side of Priory Road. The heart of the conservation area these properties are some of the most ornate and attractive in the area, with lively roofscapes, timber and ironwork porches, typically late 19th century multi-paned sashes and gaps between houses contributing to character.

- 8.18. The Site itself is identified in the Built Heritage Audit as a Positive Contributor. No specific explanation is given in relation to the building. It is interesting to note that the vast majority of buildings in the Conservation Area are identified as Positive Contributor partly due to the consistent character.

- 8.19. Canfield Garden as a street is addressed in section 5.5 of the CAMS in the section examining building typology and form, with a focus on terraces. However, of more relevance to the Site is para 5.7 which addresses semi detached properties

The rest of the conservation area as developed on Maryon Wilson land is composed of large semi-detached properties; from Broadhurst Gardens at the very northern tip of the conservation area to Aberdare Gardens in the south, 3 and 4 storey properties are elaborately composed to include a range of fashionable late 19th century forms and details. The variety of porches is particularly interesting – they include elaborate ironwork porch canopies, render and striped brick arches, grand Baroque-style pediments with date stones and carved brick faces, and Gothic revival arches and arcading.

- 8.20. As detailed above in summary the Asset is significant due to the homogenesis domestic character and scale, as a well preserved example of a leafy Victorian suburb.
- 8.21. 109 Canfield Gardens sits comfortably within the Street and the broader Conservation Area. It consists of a single large semi-detached building with a large garden to the rear and a smaller front garden with a parking driveway. The building is currently subdivided into four flats.
- 8.22. The building was constructed as a single house in the late 1800s. It is brick-built with a pitched roof (albeit with a large flat roof in the middle) and a large gable above the central bay. To the rear, at ground floor level, there are two non-descript extensions, one of which is a conservatory, serving the ground-floor flat.



Photograph – Front elevation – showing painted ground floor

- 8.23. As with most streets of this type the rear elevations is less homogeneous and consistent than the front. In many ways, this is a strength and part of the charm of north London. However, in this instance, the existing ground floor extensions are relatively poor state of repair and detract from the quality of the building as a whole.



Photograph – Rear elevation – showing existing extensions

- 8.24. The front elevation is somewhat compromised by the existing roof form. The neighbouring property, which shares a party wall, extended its roof several years ago, resulting in an awkward junction and a noticeable change in height. Additionally, the ground floor of No. 109 has been painted, concealing the original brickwork. While these issues may appear relatively minor, they collectively contribute to the building presenting a somewhat 'tired' appearance, detracting from the overall character of the street and its surrounding context.

Design and Assessment of Impact

- 8.25. The planning application as a whole can broadly be conceived as a set of extensions to existing homes and some work to the elevations. Key elements include the replacement of existing ground floor extensions, the replacement of the roof, and the introduction of a terrace and balcony. Despite these individual interventions, the project maintains a cohesive design approach, recognising that the building should be perceived as a unified entity, despite its historical use as separate flats. The development proposes a consistent

palette of materials and fenestration, with a contemporary interpretation applied to the rear elevations only at the ground floor level.

- 8.26. The overarching strategy is to enhance the existing building through a series of considered and delicate interventions, with the majority focused on the rear elevation, where there is greater scope for variation. Work to the front elevation is minimal and primarily involves repairing existing walls and updating fenestration. Replacement windows will be high-performance but designed with sensitivity to conservation requirements.
- 8.27. The proposed roof replacement will be read from the street as almost identical; however, it will overcome the somewhat disjointed appearance resulting from the historical neighbouring house and the change in level. The new roof design will ensure greater cohesion with the neighbouring property while enhancing the overall architectural integrity of the building. The terrace at the rear is set in board in accordance with planning policy and matches the neighbouring home.
- 8.28. The replacement rear extension has been carefully designed in terms of size and scale to ensure it remains subordinate to the main building. It complements the existing structure while providing a modern interpretation that respects the character of the property and its setting. In terms of scale and size, it is the same width and depth as the existing structures. Therefore there will be no greater impact on the existing garden or more generally the feeling of openness to the rear of the homes. However, it will substantially improve the appearance of the existing somewhat jumbled situation.
- 8.29. The choice of materials has been informed by the existing architectural context, using high-quality, sympathetic materials that complement the building's character.
- 8.30. It is our contention that the proposed external works are both minimal and will positively enhance both the building itself, the Conservation Area and its setting

9. NEIGHBOURLY MATTERS & AMENITY

- 9.1. The proposed development has been carefully designed to minimise any impact on neighbouring properties and to ensure a high standard of amenity for both existing and future residents.
- 9.2. The design approach aligns with relevant policies from the Camden Local Plan (2017), the Amenity Camden Planning Guidance (CPG, 2021), and the Home Improvements CPG (2021), which provide detailed guidance on privacy, outlook, daylight and sunlight, and general residential amenity.
- 9.3. As illustrated in the Design and Access Statement, great care has been taken to remove or reduce overlooking, protect privacy, and reduce the impact on levels of daylight and sunlight.
- 9.4. The proposed development includes several elements, including a small increase in the roof height, the replacement of the ground-floor rear extension, and changes to the rear fenestration, including the introduction of Juliet balconies.
- 9.5. Consequently, any works that might impact amenity are confined to the rear of the building. These alterations have been meticulously planned to ensure they do not unduly affect neighbouring properties as detailed below. We believe that the amenity considerations potentially engaged by the proposed development include visual privacy and overlooking, outlook and overbearing, as well as daylight and sunlight.

Privacy & Overlooking

- 9.6. The proposal has been designed to protect the privacy of both the occupants of the development and neighbouring properties. Camden's Amenity CPG (2021) provides guidance on acceptable separation distances to prevent undue overlooking. The scheme ensures that new windows are positioned sensitively, and where necessary, mitigation measures such as screening, landscaping, or obscure glazing are incorporated to reduce potential privacy concerns.
- 9.7. The Camden Amenity CPG has specific guidance on balconies and terraces, stating:
'... the potential to increase opportunities for overlooking. Balconies and roof terraces should therefore be carefully sited and designed to reduce potential

overlooking of habitable rooms or gardens of neighbouring residential buildings.'

- 9.8. In response to this guidance, the proposed roof terrace has been designed to minimise overlooking. The terrace is set inboard in plan, reducing direct sightlines to neighbouring properties. Additionally, the proposed first-floor terrace has been carefully designed to prevent overlooking, with privacy screens installed at both ends to remove the risk of overlooking adjoining occupiers to the east and west.
- 9.9. It is acknowledged that there is a potential risk of overlooking from the terrace to the garden of the ground-floor flat. However, the length of the extension ensures that any views will be oblique, with only the far end of the garden being visible. This minimises any undue impact on privacy while still providing high-quality outdoor amenity space for future occupants. This is illustrated within the DAS.

Outlook /overbearing

- 9.10. The Councils CPG protects occupants from overbearing caused by new developments or an impact on their outlook. It states that the proposal *'should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers'*.
- 9.11. In line with Policy A1 (Managing the Impact of Development) of the Camden Local Plan (2017) and the Amenity CPG (2021), the development has been designed to ensure it does not create an overbearing presence or result in significant overshadowing of neighbouring properties.
- 9.12. As detailed within the DAS, the proposed extension is very similar in proportion to the existing two extensions it replaces. Furthermore, the increase in roof height is minimal and will not be noticeable from the street or have an impact in terms of overbearing.

Daylight/sunlight

- 9.13. The neighbouring property to the west includes a large glazed extension and an existing bay window. The proposed development has been carefully designed to minimise any impact on this neighbouring property. The existing extension is already large and covers the full width of the garden. Broadly, the proposed replacement structure is of similar size, ensuring that the overall footprint remains consistent. However, it is acknowledged that the new roof design is flat, resulting in a small increase in overall bulk.
- 9.14. As part of the design process, a daylight and sunlight consultant has provided guidance on acceptable parameters to ensure the development remains within appropriate limits. Furthermore, as part of this application, a comprehensive Daylight and Sunlight Assessment has been submitted to assess the impact of the proposed extension on adjoining windows. This assessment concludes that there is no unacceptable impact in terms of daylight or sunlight on neighbouring properties.
- 9.15. The proposed scheme has been developed in accordance with best practice guidance and Camden's policies to ensure it respects the character of the surrounding area and maintains a good standard of residential amenity.

10. PLANNING OBLIGATIONS & CIL

- 10.1. The proposed development does not include the creation of any new dwellings. However, the applicant is aware that there may be a Community Infrastructure Levy (CIL) liability arising from the proposed extension. A completed CIL questionnaire is included as part of this application to ensure compliance with relevant planning obligations.

11. CONCLUSION

- 11.1. This Statement evaluates the proposed development in the context of planning policies at the national, regional, and local levels, as well as other relevant best practice guidelines and material considerations. As highlighted, the proposed development aligns with and supports the objectives of all pertinent development plan policies.
- 11.2. The proposed development complies with all relevant development plan policies and represents a high-quality project appropriate for the context. Therefore, we respectfully request that planning permission is granted.