

# DESIGN AND ACCESS STATEMENT

*Camden Council*

*311 Finchley Road. London, NW3 6EH*

**March 2025**

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# 1. Introduction

- 1.1. This Design and Access Statement accompanies the application for the Installation of Kitchen extraction/ventilation system at **311 Finchley Road. London, NW3 6EH.**
- 1.2. It explains the concept and principles of the proposed development concerning key issues such as the surrounding context. It also examines how the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.
- 1.3. This statement is divided into seven main sections and has the relevant information included in the introduction, the context of the site, the proposed development, planning history, planning policy context, appraisal and conclusions.
- 1.4. In addition, the Design and Access Statement is supported by the application submissions sent electronically via the Planning Portal.

## 2. Site description

- 2.1. The application site is located at **311 Finchley Road. London, NW3 6EH.**
- 2.2. The site falls within the Finchley Road / Swiss Cottage Town Centre and the Fortune Green and West Hampstead Neighbourhood Area. The property is 4 storeys building with accommodation at roof level, and use class E on the ground floor level.
- 2.3. The site does not fall with a conservation area but the group of buildings of which this is a part is locally listed (289-315 and 164 to 200 Finchley Road). The Local List description describes them as a group of late 19th century terraces on east and west sides of Finchley Road, running between Rosemont Road and Lithos Road on the west side and either side of Frognal on the east side.

## 3. The Proposal

- 3.1. The proposal involves the installation of a kitchen extraction/ventilation system at **311 Finchley Road. London, NW3 6EH.**
- 3.2. A full kitchen extraction and odour control system will be in place to reduce fumes and odours to acceptable levels. An impact assessment and report have been submitted with the proposal.

## 4. Planning History

- 4.1.** Ref. No: PW9702457R1 | Status: Granted Full Planning conditions | 311 Finchley Rd. London, NW3 6EH |  
Erection of first, second and third floor rear extension to enlarge three self-contained flats, as shown on drawing number> 1705/4
- 4.2.** Ref. No: PW9702457 | Status: Withdrawn Application | 311 Finchley Rd. London, NW3 6EH |  
Erection of first, second and third floor extension to rear of flats. (Plans submitted).
- 4.3.** Ref. No: 9501133 | Status: Granted Full Planning conditions | 311 Finchley Rd. London, NW3 6EH |  
Conversion of first second and third floors into 3 no. 1 bed self-contained flats and new third floor rear addition. as shown on drawing no(s) 1705/1, 2.
- 4.4.** Ref. No: 8905682 | Status: Granted | 311 Finchley Rd. London, NW3 6EH |  
Renewal of temporary planning permission for use of ground floor of premises as a local radio car hire office
- 4.5.** Ref. No: 8701077 | Status: Granted | 311 Finchley Rd. London, NW3 6EH |  
Renewal of temporary planning permission for use of premises as a local radio car hire office.

**4.6.** Ref. No: 8601293 | Status: Granted | 311 Finchley Rd. London, NW3 6EH |  
Installation of a new shop front as shown on two un-numbered drawings.

**4.7.** Ref. No: 8600927 | Status: Granted | 311 Finchley Rd. London, NW3 6EH |  
Change of use of the ground floor from retail to local radio car hire office.

## 5. Planning Policies

- National Planning Policy Framework (2021).
- National Planning Policy Guidance
- London Plan (2021)
- Camden planning Guidance – Design (2021)
- Camden Local Plan (2017).
  - Policy D1
  - Policy A4
  - Policy E1
  - Policy E2
  - Policy CC4

## National Planning Policy Framework (2021)

- 5.1. In the first instance, it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) published in 2021.
- 5.2. The NPPF is clear that Planning Permission should be granted for development where it accords with planning policy. To this end in Paragraph 7 of the NPPF, the point is made that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 5.3. Paragraph 8 of the NPPF outlines the three strands of sustainable development namely economic, social and environmental objectives. It includes an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 5.4. Paragraph 9 reinforces the point that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

## London Plan (2021)

5.5. The London Plan was updated on 29 January 2021 to incorporate consideration of its impacts on equality, the environment, health, community safety and natural habitats.

5.6. The policies in the current adopted London Plan (2021) relevant to this application are as follows:

- **Policy D4 – Delivering Good Design**

5.7. This policy states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

5.8. The processes and actions set out in the policy will help ensure development delivers good design. The responsibility for undertaking a particular process or action will depend on the nature of the development or plan; however, the outcome of this process must ensure the most efficient use of land is made so that the development on all sites is optimised.

- **Policy D14 – Noise**

5.9. The management of noise also includes promoting good acoustic design of the inside of buildings. Section 5 of BS 8223:2014 provides guidance on how best to achieve this. The Institute of Acoustics has produced advice, Pro:PG



Planning and Noise (May 2017), that may assist with the implementation of residential developments. BS4214 provides guidance on monitoring noise issues in mixed residential/industrial areas.

## Camden Local Plan

### ▪ Policy A4 – Noise and Vibration

- 5.10.** We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.

### Policy D1 – Design

- 5.11.** The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.
- 5.12.** Design should respond creatively to its site and its context including the pattern of built form and urban grain, open spaces, gardens and streets in the surrounding area. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials.

## 6. Appraisal

- 6.1. Based on the given details, the proposed plan is deemed suitable and favourable for the location, as it ensures the preservation of the building's unique character and architectural elements.
- 6.2. It has been concluded by a noise impact assessment that noise emissions from the proposed plant would not harm the nearest residential receivers provided that the mitigation measures.

### Impact on Neighbourhood and Residential Amenity

- 6.3. There are residential flats surrounding the application site and therefore the proposal has been designed to ensure the amenity of these nearby occupiers is protected.
- 6.4. It has been concluded that noise emissions from the proposed plant would not harm the nearest residential receivers provided that the mitigation measures presented above are followed.
- 6.5. A kitchen extraction plan will be implemented to bring odours and fumes down to manageable levels.

## Noise and Vibration

- 6.6.** The extractor fan will be mounted using anti-vibration rubber mountings and connected to ducting using flexible connectors to eliminate vibration levels and noise.
- 6.7.** As mentioned in the proposals, a silencer would be installed after the fan to achieve the insertion loss as per the acoustic report.

## 7. Conclusion

- 7.1.** After careful examination of the planning policy context and relevant factors, it is evident that the proposals do not raise substantial concerns that would justify rejection.
- 7.2.** The planned developments align perfectly with the requirements of the area and adhere to the guidelines specified in the planning policy documents. In light of the considerations, it is concluded that the proposed project fully complies with the policy objectives outlined in the current Local Plan and the NPPF (National Planning Policy Framework).
- 7.3.** Having regard to the above, it is considered that the proposed development accords with the policy objectives of the current Local Plan and the NPPF. Planning Permission should therefore be granted for this proposal having regard to the benefits outlined in this statement.