

PLANNING, DESIGN AND ACCESS STATEMENT

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Prepared For

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1 INTRODUCTION

- 1.1 This Statement is prepared in support of three proposals for works to an existing single dwelling which is a Listed Building in a Conservation Area.
- 1.2 The applications to which the Statement relates are as follows:
1. Listed Building Consent application for various internal alterations as part of refurbishment works to the building. These will enable repairs and refurbishment of existing features and the replacement of fixtures where necessary. Minor changes to the internal layout of the building will provide a more usable and flexible space to meet modern requirements;
 2. Planning and Listed Building Consent applications for a small two storey flat roofed rear extension at lower ground and upper ground floor levels. This will mirror similar modern extensions to neighbouring properties and, importantly, will provide space for the provision of a toilet at ground floor level; and
 3. Planning and Listed Building Consent applications for the enclosure of the area under the external stairwell to the front of the property and internal alterations to the vaults under the pavement. This will make more efficient and effective use of this under utilised space with minimal external changes.
- 1.3 The site and surroundings and their historical significance are set out in detail in the accompanying Heritage Impact Assessment prepared by Grant Audley-Miller. That document also provides an assessment of the impact of the proposals on the heritage assets of the Listed Building and the surrounding Conservation Area.
- 1.4 This Statement describes each of the proposals in more detail and considers how the proposals satisfy the relevant planning policies. It concludes that the proposals can be found to be acceptable in all respects and should be approved on that basis.

2 PROPOSED DEVELOPMENT - DESIGN APPROACH & ACCESS ISSUES

- 2.1 The design approach to the three proposals has been at all times to ensure respect to the character and appearance of the Listed Building and the Conservation Area as well as ensuring an acceptable relationship with neighbouring properties.
- 2.2 The internal alterations are described in detail in the Heritage Impact Assessment and are indicated on the application plans. They are not of a scale or nature that would harm the significance of the building.
- 2.3 The rear extension has been designed to reflect the design and scale of the existing modern extensions to the neighbouring buildings. It is relatively modest in size and will have limited visual impact on the surrounding area.
- 2.4 The front enclosure and alterations have been designed to match those changes that have already been approved and implemented on a number of neighbouring properties in the same terrace.
- 2.5 In terms of access, the main entrance to the building will not change. The internal alterations will improve access and circulation around the building and meet the requirements of modern life. The installation of a toilet in the upper ground floor extension will improve the flexibility of the use of this level of accommodation.
- 2.6 The property does not benefit from any private car parking provision. There will be no change to access in that respect.

3 PLANNING POLICY APPRAISAL

- 3.1 Given the nature and scale of these proposals, the key planning policies are set out in the Camden Core Strategy 2010 and the Camden Development Policies Document 2010.
- 3.2 The relevant policies are considered in turn in this section in relation to the proposals as a whole and with regard to the three separate proposals where appropriate.

RETENTION OF EXISTING RESIDENTIAL USE

- 3.3 **Policy DP2** of the Development Policies Document sets out the importance of protecting the Borough's existing housing stock. By enabling these various alterations to the dwelling to meet the requirements of modern living the continued use of the building as a dwelling will be preserved.

DESIGN AND CONSERVATION

- 3.4 **Policy DP24** sets out a number of criteria for proposals to satisfy in relation to character, quality, visual impact, amenity and accessibility. The proposed alterations to the building will enable original features to be enhanced and the building to become more practical without harming any other development objectives. The criteria of this policy are, therefore, fully satisfied.
- 3.5 **Policy DP25** provides more specific criteria relating to Conservation Areas and Listed Buildings, which expands on the general policy on conserving our heritage set out in **Policy CS14** of the Core Strategy. Compliance with these considerations is demonstrated by the commentary in the accompanying Heritage Impact Assessment.

RESIDENTIAL AMENITY

- 3.6 Further to the references to amenity in **Policy DP24**, **Policy DP26** sets out more specific requirements for the amenity of future occupiers and existing neighbouring residents.

- 3.7 The proposed internal alterations and alterations to the front of the building will enhance the building for future occupiers but will not have any detrimental impact on neighbouring residents.
- 3.8 The rear extension will only result in a small reduction in the external courtyard area. There will still be a good area of private open space available to the future residents.
- 3.9 The rear extension has been designed to ensure it is set away from the boundary with the neighbouring properties. There will be no impact on the occupiers of No. 22 to the south due to the separation distance and the presence of their existing rear extension.
- 3.10 The boundary with No. 20 to the north is already bordered by a solid brick wall and a large commercial building, which is an extension to No. 18. The proposed extension has been set in from the boundary within the existing wall to minimise the impact. The minimal increase in the height of the built form on the boundary will not result in an unacceptable relationship with the neighbouring property.
- 3.11 All of the other relevant criteria of **Policy DP26** are satisfied by the proposed developments.

4 CONCLUSION

- 4.1 All three elements of the proposed works have been demonstrated to fully satisfy the relevant planning policies and offer the opportunity to significantly enhance the building and ensure its continued residential use for the future.
- 4.2 The proposals will not have any detrimental impact on the integrity of the Listed Building, the character and appearance of the Conservation Area or the amenities of neighbouring occupiers.
- 4.3 They offer the opportunity to enhance the original features of the building whilst also altering the building in a sensitive way to meet modern living requirements.
- 4.4 On this basis, we trust the Council will be able to grant the requisite consents to enable these works to be implemented.