

Brod Wight

ARCHITECTS

PLANNING, DESIGN AND ACCESS STATEMENTS IN RESPECT OF PLANNING
APPLICATION FOR:

44 PRIMROSE HILL ROAD
LONDON, NW3 3AA



REF 988/DAS 3

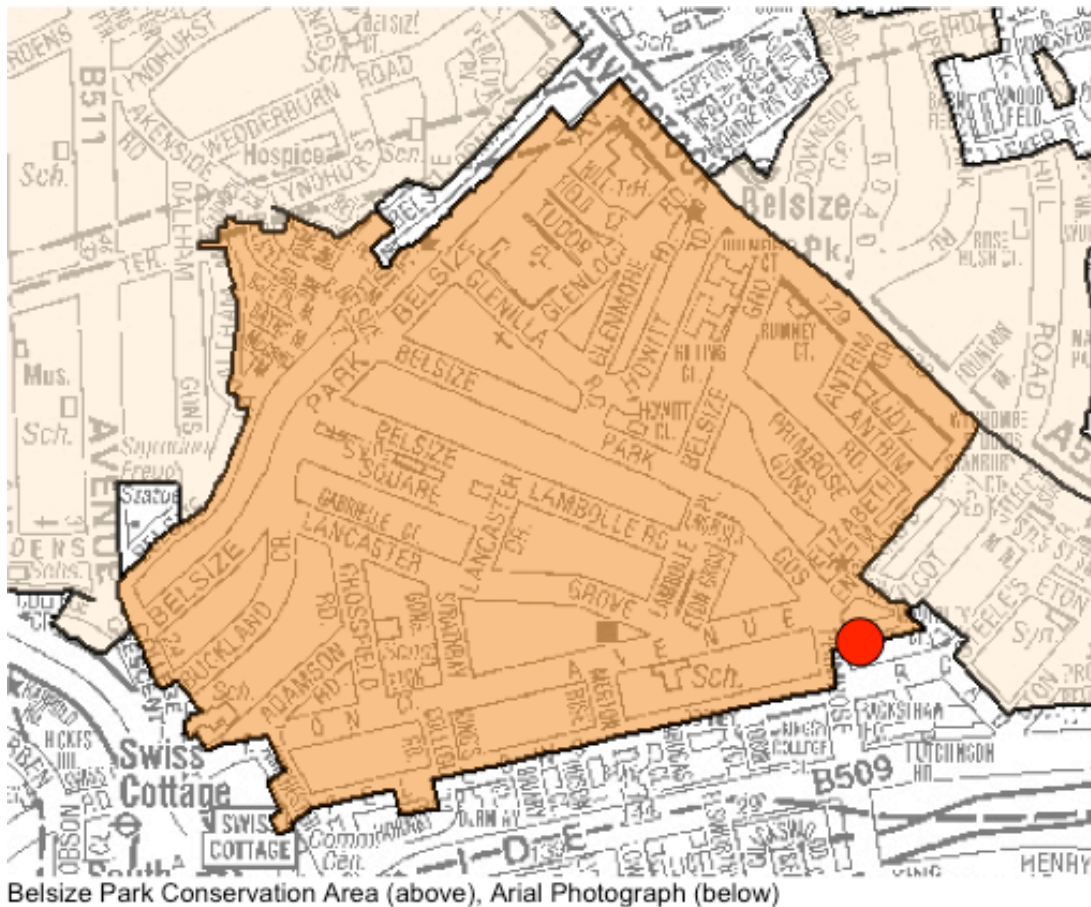
February 2010

For

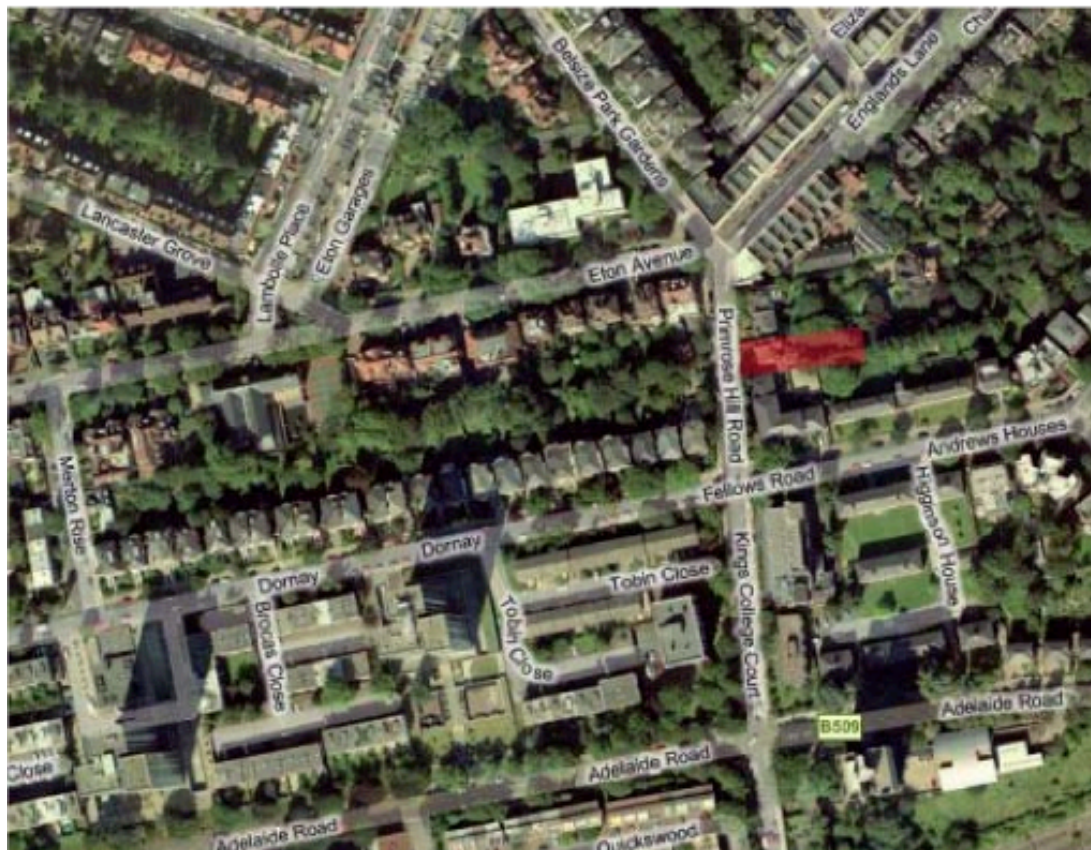
THE CHANGE OF USE OF THE FIRST FLOOR FROM OFFICE (CLASS B1) TO
RESIDENTIAL (CLASS C3), THE CONVERSION OF THE UPPER GROUND FLOOR 1
BEDROOM SELF-CONTAINED FLAT TO A 2 BEDROOM FLAT, THE PROVISION OF TWO
SELF-CONTAINED FIRST FLOOR STUDIO FLATS, EXTENSIONS AT REAR UPPER
GROUND AND FIRST FLOOR LEVELS AND ERECTION OF BIN ENCLOSURES IN THE
FRONT GARDEN.

1.0 The Site Location

The existing house is located on Primrose Hill Road on the south-east boundary of the Belsize Park conservation area in the Royal Borough of Camden.



Belsize Park Conservation Area (above), Arial Photograph (below)





Ordnance Survey Plan

2.0 Planning History

- Application in 1950 (ref: 563 35 08 50) - of little relevance to this application.
- Application in 1956 (ref: 5559) for the conversion of 44 Primrose Hill Road into one self-contained maisonette and one self contained studio - of little relevance to this application.
- First application 1970 (ref: 8326) was for the formation of a new means of access to the highway to facilitate forecourt car parking - of little relevance to this application.
- Second application in 1970 (ref: 8894) was for an extension of the garden floor studio/living room and erection of a glazed conservatory - of little relevance to this application.
- The 1971 application (ref: 10513) was refused - of no relevance to this application.
- The 1972 application (ref: 14320) was for a balcony and glazed doors on the second floor and this does not appear to have been implemented - of no relevance to this application.
- Application in 1973 (ref: 16343), which approved the erection of ground floor extensions in connection with the provision of a one person flat - of no relevance to this application.

Recent Relevant Applications are:

- 2009/2534/P - Permitted application for additions and alterations including, erection of single storey side extension, extensions to the existing rear lower ground floor level and extension to existing ground floor projecting element. **Granted 14-12-2009**
- 2009/3473/P - The change of use of the first floor from office (Class B1) to residential (Class C3), the conversion of the upper ground floor 1 bedroom self-contained flat to a 2 bedroom maisonette incorporating part of the first floor, and provision of a 1 bedroom self-contained first floor flat, extension at rear upper ground floor level and erection of a bin enclosure in the front garden. **Granted 20-10-2009**

3.0 Use

The house currently contains 3 flats (2 x 2 bed, + 1 x 1 bed) arranged as follows:

Lower ground	2 bedroomed flat (with permission for a 3rd bedroom – see 2009/2534/P above. This work is currently being undertaken but has not been shown on the submitted drawings as it has no relevance)
Upper ground	1 bedroomed flat
First floor	The existing first floor had been used as offices (without the benefit of planning permission) in excess of 10 years. Permitted application ref 2009/3473/P established a change of use Office (B1) to Residential (C3).
Second floor	2 bedroomed flat (the entrance to this, on the first floor, is to be retained).

The permitted application ref 2009/3473/P established the change of use of the first floor from office (Class B1) to residential (Class C3) and included the addition of one new studio flat to the first floor, an additional bedroom to the existing upper ground floor level flat, and an extension to the upper ground floor level at the rear.

The only difference between this application and permitted application ref 2009/3473/P is that this application proposes:

- A further unit (32 sq.m studio flat) also utilising the former office space on the first floor
- The conversion of the existing upper ground floor 1 bedroomed flat to a 2 bedroomed flat rather than a 2 bedroomed maisonette.
- An enlargement of an existing window on the upper ground floor north side elevation
- An extension on the first floor level
- An extension of the binstore facilities in the front garden for the additional unit.

4.0 Amount

The proposed extensions would increase the existing footprints at upper ground floor and first floor levels at the rear by only by 16.3 sq.m in total and therefore has no significant impact on the overall density.

5.0 Layout

The proposed layouts are simple, light and spacious designed. All new created space has a specific purpose and together with the proposed changes to the existing spaces, it compliments the overall new layout of the proposal.

6.0 Scale

The extension at upper ground floor level brings the rear wall line in that position forward by 2.3m which will have no impact on the amenities of either the other flats at no.44 or the neighbours at no.46 Primrose Hill Road. This extension is identical to that permitted under application ref 2009/3473/P.

The proposed first floor extension, designed in the form of a bay window, is set back in both width and depth from the upper ground floor extension so as to be subservient to this.

7.0 Landscaping

The proposals have no impact on the existing garden and no trees are affected.

8.0 Appearance

The only aspect affecting the external appearance are the extensions at upper ground and first floor levels at the rear. The building style and appearance are maintained by way of moving forward the rebuilt existing bay window, matching the style of this with the first floor extension and matching the upper ground floor extension brickwork with the existing building and copying the dental brickwork course detailing to the adjoining building at no.46. See submitted drawing 98/AP07

9.0 Access

The existing access will be retained and no change to the existing access is proposed.

10.0 Delivering Sustainable Development

In accordance with the general approach to delivering sustainable development, the addition of a bedroom to the existing upper ground floor flat and the formation of two new Studio flats enable more efficient use of land of unused/unallocated space through higher density development.

Resultant upon the above, the units of these floors will be upgraded both in accommodation terms and in thermal and acoustic insulation terms to meets current Building Regulation requirements.

11.0 Policy Issues

We are confident that not only do our proposals not conflict with any relevant policies of the UDP (particularly in the light of the new guidance on PPG3), but in fact go far to meet the ambitions of many of the policies.

Planning Policy Guidelines

Planning Policy Guidance 3: Housing

Clearly the proposed extension of an existing house is fully consistent with the spirit of this policy

Planning Policy Guidance 15: Planning and the historic environment

Para 2.14 states;

“In general it is better that old buildings are not set apart, but are woven into the fabric of the living and working community. This can be done, provided that the new buildings are carefully designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment, and use appropriate materials. This does not mean that new buildings have to copy their older neighbours in detail: some of the most interesting streets in our towns and villages include a variety of building styles, materials, and forms of construction, of many different periods, but together forming a harmonious group.”

4. Conservation Areas

Assessment and designation of conservation areas

Para 4.2 states;

“It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings... Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings.”

Para 4.17 states;

“What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.”

Camden's UDP

Design, Scale & Setting

Policy EN13 The proposals meet the criteria of this policy.

Policy EN14 The proposals are entirely consistent with the requirements of the relevant sections of this policy;

All proposals for development should be sensitive to, and compatible with, the scale & character of their surroundings. The council will take into account the following:

A The character of the area – see para 4.0 above, which describes the character of the conservation area.

B Prevailing architectural style of the area. – it is accepted that there is not one – see para 4.0 above

C The scale and general proportions of the surrounding development, inc bulk, massing, height, footprint, relationship to any nearby 'landmark' building. – which it does (there are no landmark buildings).

Policy EN19 The proposals are entirely consistent with the requirements of the relevant sections of this policy.

Environment

The proposals are entirely consistent with all the environment policies, in particular.

Policy EN23 The Council will seek to ensure that extensions do not materially reduce the amenity value of existing open space.

Transport Policies

Nothing in the proposal is at odds with the ambitions of these policies.

Housing

Nothing in the proposal is at odds with the ambitions of these policies.

Economic activities

The proposals go some way to fulfill the ambitions of these policies;

Policy EC2 Where planning permission is required, the Council will assess proposals, which involve working from home in light of residential and environment policies and standards.

Working at home can not only increase employment opportunities and flexibility but can also reduce the need to travel. A study has been provided in the extended 2 bedroom unit and office desk space in the new studio units.

Special Policy Areas

Nothing in the proposal is at odds with the ambitions of these policies.

11.0 ConclusionAdditional Studio Units to First Floor:

The proposal for two additional units is in complete accordance with the requirements and restrictions of all the relevant policies. One of these units has already been permitted under application ref 2009/3473/P. The proposals are not only invisible from the street, but also have no detrimental affect on any of the neighbours. The proposed first floor extension in the form of a bay window is of high architectural quality, is in keeping with the character of the house and it's neighbours, and has no detrimental affect on any of it's neighbours.

Extension and Conversion of Existing Upper Ground Floor Level Flat:

The proposed extension is of high architectural quality, is in keeping with the character of the house and it's neighbours, and has no detrimental affect on any of it's neighbours. This extension is identical to the extension permitted under application ref 2009/3473/P.

The proposals will provide a good standard of accommodation for future occupiers.