

54 Maresfield Gardens London NW3 5RX

Planning Application for:

- Two (2) new window openings to the master bedroom in the first floor rear (east) elevation;
- One (1) new window opening to the kitchen in the ground floor side (sout) elevation; and
- One (1) enlarged window opening to the lounge room in the ground floor side (south) elevation.

Planning, Design & Access Statement

March 2008

Contents

1.0	Introduction.....	2
2.0	The site and context	3
3.0	The proposal	4
4.0	Submission documents.....	5
5.0	Planning policy and designations.....	6
6.0	Planning history	7
7.0	Analysis and Conclusions	8
	Appendix 1	10
	Appendix 2	11

1.0 Introduction

- 1.1 The application site is located within the Fitzjohns/Netherhall Conservation Area on the eastern side of Maresfield Gardens between Nutley Terrace and Netherall Gardens. The site is approximately 880sq.m in size and is occupied by an attractive 3-storey detached house with mature landscaped grounds and a scattering of ancillary structures including a bin enclosure, garden shed and summer house.
- 1.2 The site once formed part of the rear of no.47 Fitzjohns Avenue, which was subdivided and developed in the early 1990's to provide new residences (flats and single dwellings) fronting Maresfield Gardens.
- 1.3 Adjoining properties to the south (no.52) and north (no.66) accommodate flats in buildings of considerably larger scale and size to that on the application site. All three developments are afforded generous areas of private open space, however there is little consistency in terms of front, side or rear building setbacks.
- 1.4 The rear wall on the adjoining property to the east (no.49 Fitzjohns Avenue) is located more than 40 metres from the rear wall of the house on the application site.
- 1.5 Mature landscaping is present on all of the properties in the locality providing an additional and substantial visual buffer between adjoining properties.
- 1.6 This application is for the provision of:
- Two (2) new window openings to the master bedroom in the first floor rear (east) elevation;
 - One (1) new window opening to the kitchen in the ground floor side (south) elevation; and
 - One (1) enlarged window opening to the lounge room in the ground floor side (south) elevation
- 1.7 The design and placement of these windows is in keeping with the building style and proportions and will not have an adverse impact on the privacy currently enjoyed by adjoining property owners and/or occupiers.
- 1.8 The proposed development is in compliance with national and local planning policy. In particular, it is in line with the policies and guidelines of the 2006 Camden Replacement UDP and the Fitzjohns/Netherhall Conservation Area Statement.

2.0 The site and context

- 2.1 The location plan at Appendix 1 identifies the application site within the context of the Fitzjohns/Netherhall Conservation Area.
- 2.2 The existing building on the site is a 3-storey (plus basement) 6 bedroom double-fronted detached house built in the mid 1990's with extensive retained and newly established mature landscaping. Vehicular access is provided from its frontage to Maresfield Gardens.
- 2.3 The rear of the building, where the new windows are to be located at first floor level, is characterised by two prominent bay windows that stretch from ground to first floor. Two dormer windows protrude from bedrooms on the 2nd floor directly above the location where the new windows are proposed in the floor below.
- 2.4 The site itself is flat however the topography of the street (rising gradually from south to north) has created a terrace effect with properties on the eastern side of Maresfield Gardens stepping up along a gentle incline. The ground level of no.52 Maresfield Gardens is therefore lower than that of the application site, and conversely the ground level of no.66 Maresfield Gardens is higher.
- 2.5 The sizeable difference between the front setback of the building on the application site and that of the larger residential flat building at no.52 Maresfield Gardens (to the south) has meant that the northern flank wall and pitched roof of no.52 overshadows and overlooks the rear yard of the application site.
- 2.6 Given the size, layout and landscaping of the application site and adjoining properties there is minimal additional opportunity for overlooking both from and to the application site.
- 2.7 The photographs at Appendix 2 illustrate the character of the application site and its immediate context.

3.0 The proposal

3.1 This application is for the provision of:

- Two (2) new window openings to the master bedroom in the first floor rear (east) elevation;
- One (1) new window opening to the kitchen in the ground floor side (south) elevation; and
- One (1) enlarged window opening to the lounge room in the ground floor side (south) elevation

3.2 The two new window openings in the first floor rear elevation will match the location of existing ground floor windows.

3.3 The new window opening in the ground floor side elevation will mirror the existing kitchen window on the eastern side of the adjacent French doors.

3.4 The window opening in the ground floor side elevation will be enlarged downwards by 315mm to match the size of lounge room windows in the rear elevation of the house.

3.5 All of the new and enlarged windows openings will match the proportions of windows used elsewhere in the existing building.

3.6 The materials used for all of the new and enlarged windows will match the existing white painted wood used currently.

4.0 Submission documents

- 4.1 The following drawings are submitted in support of the application and will help assessing the merits and implications of the proposed scheme.

DRAWING NUMBER	DATE	TITLE
5529_001_E	03/03/08	Ground Floor Plan - Existing
5529_003_D	03/03/08	First Floor Plan - Existing
5529_006_E	03/03/08	Side (South) Elevation - Existing
5529_008_D	03/03/08	Rear (East) Elevation - Existing
5529_009_C	03/03/08	Rear (East) Elevation - Proposed
5529_012_C	03/03/08	First Floor Plan - Proposed
5529_014_C	03/03/08	Site Location Plan
5529_015_C	03/03/08	Site Layout
5529_016_A	03/03/08	Ground Floor Plan - Proposed
5529_017_A	03/03/08	Side (South) Elevation - Proposed

5.0 Planning policy and designations

- 5.1 The Camden Replacement Unitary Development Plan (UDP) adopted in June 2006 is the relevant Development Plan, and contains policies that have been saved in the Local Development Framework (LDF), under preparation.
- 5.2 Consultation on the Issues and Options Papers for the LDF Core Strategy and Development Policies ended in November 2007.
- 5.3 Other policy guidance for the application site includes the Conservation Statement for the Fitzjohns/Netherhall Conservation Area (Camden Conservation Statement no.18).

Camden Replacement Unitary Development Plan (Adopted June 2006)

- 5.4 Given the location and the characteristics of the site, the following list of policies is considered relevant:
- Sustainable Development policy **SD6** on amenity for occupiers and neighbours;
 - Policies on the Built Environment, in particular policy **B1** which outlines general design principles; policy **B3** on alterations and extensions; and policy **B7** on development in Conservation Areas.

Fitzjohns/Netherhall Conservation Area Statement

- 5.5 The aim of this statement is to “provide a clear indication of the Council's approach to the preservation and enhancement of the Fitzjohns/Netherhall Conservation Area”.
- 5.6 The group of buildings constructed on the rear of no.47 Fitzjohns Avenue in the mid 1990's (which includes the application site) is described in the Conservation Area Statement as being “set back within generous plots with mature trees retained which helps to lessen the loss of open space. The buildings are red brick with neo-Georgian facades and prominent clay tiled roofs, a mix of influences but designed with a careful attention to detail”.
- 5.7 Relevant guidelines within the Conservation Area Statement include:
- FN1, which discusses context and the role it plays in the consideration of new development; and
 - FN8 regarding the choice of materials.

6.0 Planning history

6.1 The search on Camden Council's website reveals some past planning applications relating to the original development in the land at the rear of 47 Fitzjohns Avenue as well as later applications for various works on the newly created 54 Maresfield Gardens. They include:

- 1994 – New House (Ref: PL/9400484/R4)
- 1995 – Amend 1994 Permission (Ref: PL/9401704)
- 1996 – Tree Works (Ref: TC9607153)
- 1997 – Conservatory (Ref: PW9702525)
- 2001 – Extension and Garage (Ref: PWX0103209)
- 2001 – Three Storey Extension (Ref: PWX0103444)
- 2002 – Staircase Relocation (Ref: PWX0202079)
- 2004 – Tree Works (Ref: 2004/0149/T)
- 2005 – Tree Works (Ref: 2005/3707/T)

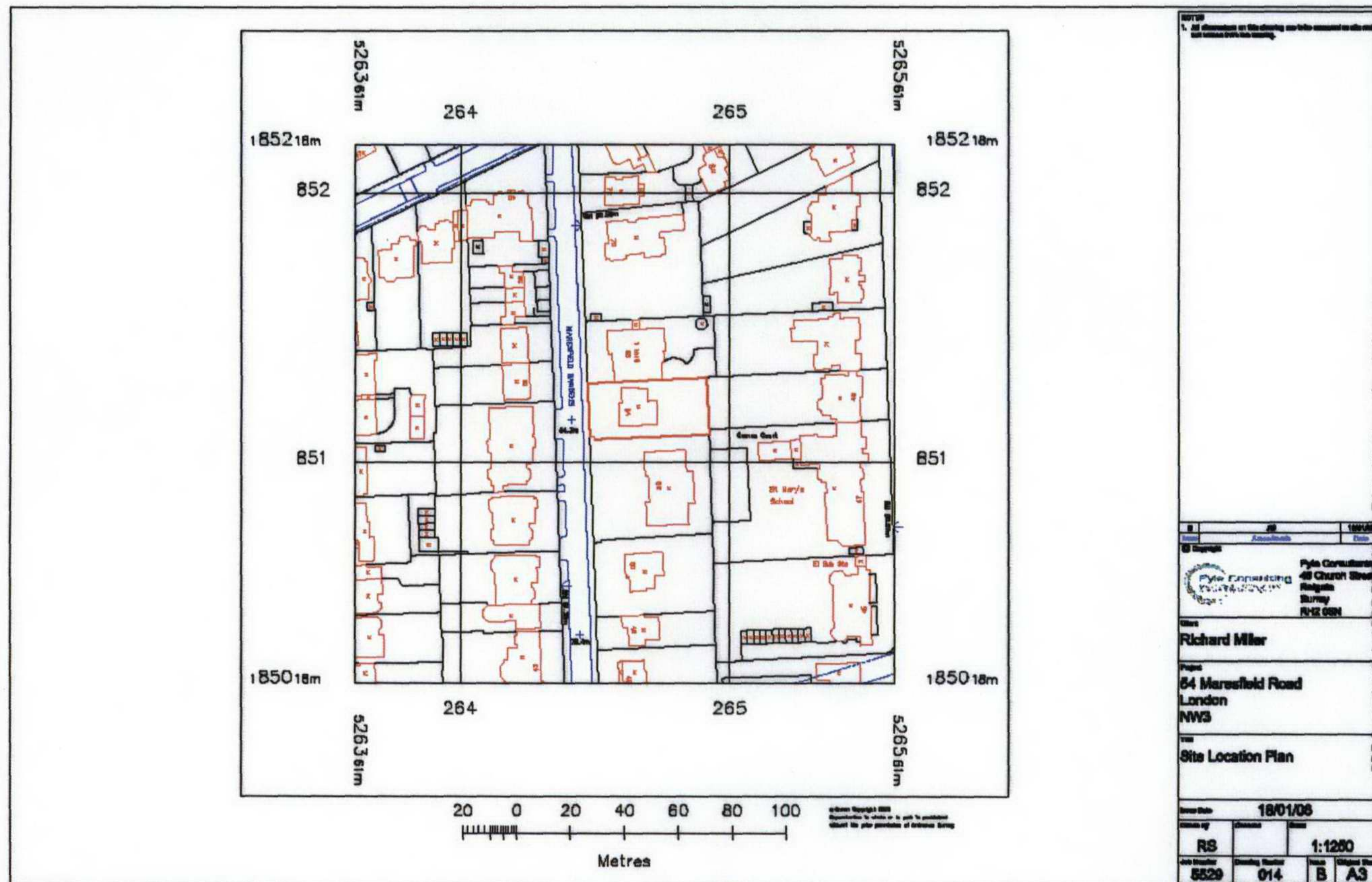
7.0 Analysis and Conclusions

- 7.1 This application represents minor modifications on two elevations of this single family detached house. The primary purpose of this application is to improve the amount of natural light and amenity afforded to the ground floor kitchen, ground floor living room and first floor master bedroom in the existing house.
- 7.2 The relevant planning issues considered in the formulation of this proposal are: (a) the impact of the development on the Fitzjohns/Netherhall Conservation Area; and (b) the resultant amenity for adjoining property owners and/or occupiers.
- 7.3 The addition and enlargement of the 4 windows in the side ground floor and rear first floor elevations of the existing house **will not have an adverse impact on the Fitzjohns/Netherhall Conservation Area**. The locations of the proposed works are not visible from the street, nor will they unduly impact on the stated character of the Conservation Area if viewed from adjoining properties.
- 7.4 The location, design and materials used have been chosen to ensure that works will be in harmony with the current rhythm, style and materials of the existing house and will not have any adverse impact on the quality of the building form.
- 7.5 Care has been taken to ensure that the location chosen for the new first floor window openings **will not adversely impact on the existing amenity enjoyed by adjoining property owners and/or occupiers**.
- 7.6 The distance between adjoining properties and presence of established mature boundary landscaping work hand-in-hand to ensure that overlooking from/to the house in general is minimised. As however can be clearly seen in photographs at Appendix 2, a number of existing windows in the side elevations of both adjoining apartment blocks look directly into the applicant's back yard. The addition of two windows in the first floor rear elevation of 54 Maresfield Gardens will not exacerbate any existing oblique views granted by the large bay windows in the first floor and dormer windows in the second floor.
- 7.7 No impact on the amenity enjoyed by adjoining property owners/occupiers will be caused as a result of the addition and enlargement of the two windows at ground floor level.

- 7.8 Overall the scheme is of a very high standard of quality and complies with the relevant local planning guidance, and as planning consent should be granted for the reasons stated above.

Appendix 1

Location Plan

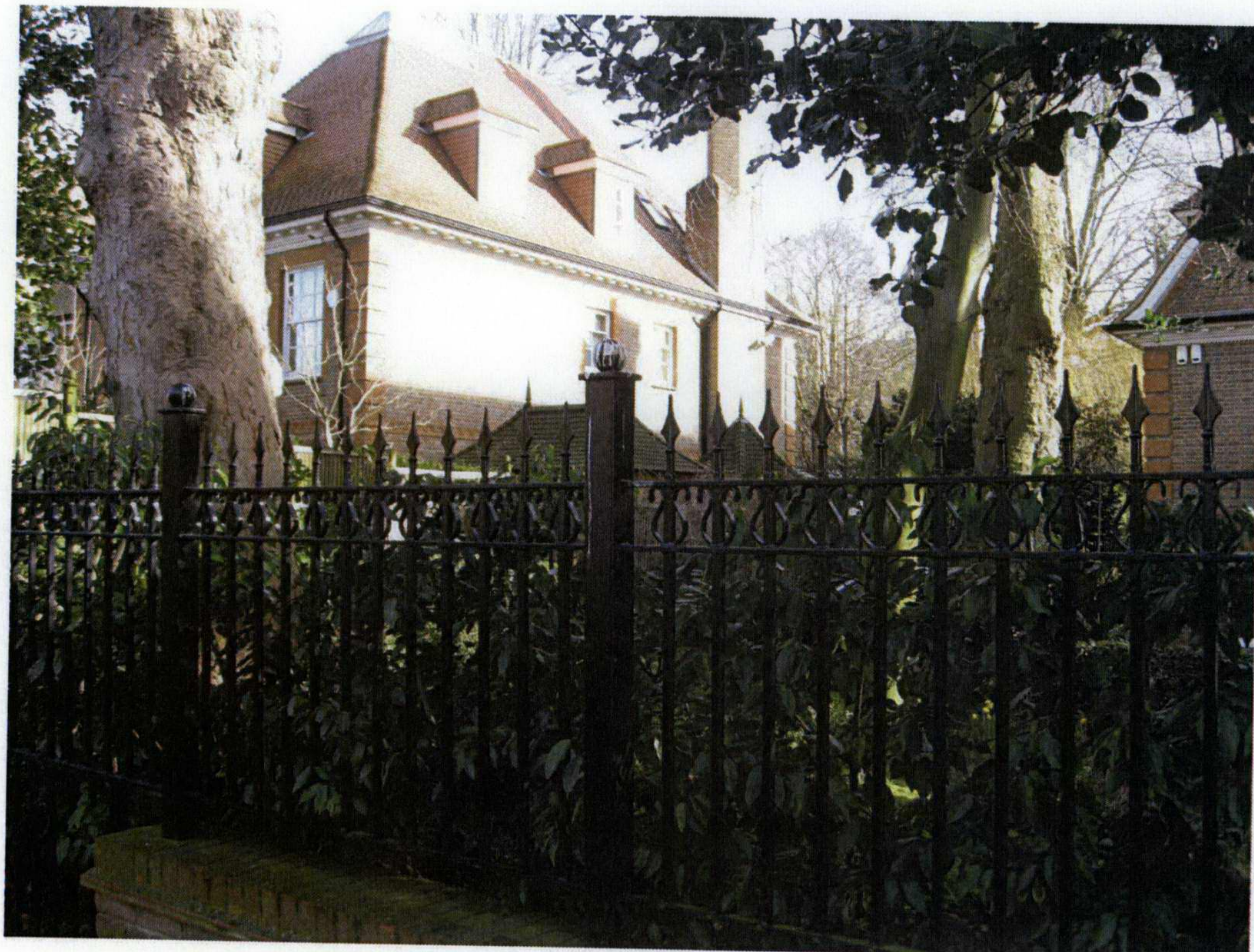


Appendix 2

Photographs



54 MARESFIELD GARDENS - Front elevation



54 MARESFIELD GARDENS - Side (southern) elevation from street



LOCATION OF NEW WINDOW

SOUTHERN ELEVATION - Looking towards the kitchen



SOUTHERN ELEVATION - Looking towards the rear of the property



SOUTHERN ELEVATION - Looking towards the adjacent property



LOCATION OF NEW WINDOWS

WESTERN ELEVATION - View from rear boundary back towards the house



WESTERN ELEVATION - View from the rear boundary back towards the house



WESTERN ELEVATION - View from the house towards the rear boundary



LOCATION OF NEW WINDOWS

MASTER BEDROOM FIRST FLOOR - Looking towards the rear of the house



MASTER BEDROOM FIRST FLOOR - Looking out of existing window towards the rear of the property