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## **1.0 INTRODUCTION**

- 1.1. This planning statement, to incorporate the requisite statement of significance, is submitted in support of an application prepared on behalf of Mr and Mrs Gillerman for development described as:

**“Erection of extension involving excavation at lower ground level and changes to means of entry to existing ground floor flat (C3)”.**

- 1.2. This is a resubmitted application following the refusal, under delegated powers, of a similarly described application pursuant to application 2013/4006/P. This previous application, however, also included a side extension which was visible from the public domain. The concerns of the local planning authority in respect of this matter, amongst other technical matters which are also addressed in this re-submission, led to the refusal of that scheme for the following two reasons:

**“1. The proposal would, by reason of its bulk, size, scale, massing, design and materials, appear over dominant and harm the character and appearance of the host building and Redington-Frognaal conservation area. The proposal is contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden’s heritage) of the London Borough of Camden Local Development Framework Development Policies.**

**2. The basement impact assessment submitted is insufficient to determine that the proposed development would not impact upon the host building, neighbours and the surrounding area in terms of subterranean (ground water) flow, land/slope stability and surface flow and flooding, contrary to policies CS5 (Managing the impact of growth and development) and CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP23 (water), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements**

**and light wells) of the London Borough of Camden Local  
Development Framework Development Policies”.**

- 1.3. This application is consequently a direct response to that refusal and this statement deals with the planning policy matters and statement of significance and should be read in conjunction with the contemporaneous design and access statement prepared by Canaway Fleming Architects.
- 1.4. By way of introduction it is noted that 8 Lindfield Gardens is a separate flat contained within a much larger block, historically a single dwelling house.
- 1.5. It is currently accessed from stairs to the right hand side (south) of the building and this application seeks planning permission to access the site from a new entrance to the left hand side of the principal property into an existing hallway and the creation of three new bedrooms at subterranean level plus an extension at ground floor level to provide a further bedroom and extended family/dining space.
- 1.6. The building is not listed but lies within the Redington/Frognaal conservation area, the assessment of which was published in January 2003 and is referred to in this statement.

## **2.0 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS**

2.1 In terms of the position of the Development Plan we have had regard to the following:

- Camden's Local Development Framework, Camden Core Strategy, 2010/2025, adoption version 2010; and,
- London Local Development Framework, Camden Development Policies, adoption version 2010.

2.2 In terms of Core Strategy policies, policy CS5 concerns managing the impact of growth and development and presents various policy criteria requiring the provision of sustainable buildings and spaces of the highest quality; protecting and enhancing the environment and heritage, and also the amenity and quality of life of local communities.

2.3 The policy goes on to confirm that the Council will protect the amenity of Camden's residents and those working in and visiting the Borough by:

**“(E) making sure that the impact of development on their occupiers and neighbours is fully considered;**

**(F) seeking to ensure development contribute towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and**

**(G) requiring mitigation measures where necessary”.**

2.4 Policy CS13 concerns tackling climate change through promoting higher environmental standards and the relevant criterion within this policy is (B) which concerns promoting the efficient use of land and buildings. In respect of the technical matters associated with the provision of basements, criterion (I) confirms the requirement for development to avoid harm to the water

environment, water collecting or drainage systems and prevent or mitigate local surface water and downstream flooding. In addition, the policy confirms that the Council will take a lead in tackling climate change by taking measures to reduce its own carbon emissions as well as raising awareness on mitigation and adaption strategies.

- 2.5 Policy CS14 is entitled promoting high quality places and conserving our heritage and this requires development to be of highest standard of design that respects local context and character and also that development preserves and enhances Camden's rich and diverse heritage assets and their settings including conservation areas (as is relevant in this case).
- 2.6 In respect of development management policies, policy DP22 concerns promotion of sustainable design and construction. Of direct relevance is the final criterion (J) which confirms that basement proposals should not be located in flood-prone areas.
- 2.7 Policy DP24 concerns securing high quality design and is a development control policy which reads as follows:

**Policy DP24 - Securing high quality design**

**The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:**

- a) character, setting, context and the form and scale of neighbouring buildings;**
- b) the character and proportions of the existing building, where alterations and extensions are proposed;**
- c) the quality of materials to be used;**
- d) the provision of visually interesting frontages at street level;**
- e) the appropriate location for building services equipment;**
- f) existing natural features, such as topography and trees;**
- g) the provision of appropriate hard and soft landscaping including boundary treatments;**
- h) the provision of appropriate amenity space; and**
- i) accessibility.**

2.8 Policy DP25 concerns conserving Camden's heritage with the first section of this policy (criteria (A) to (E)) dealing with conservation areas. The policy confirms that in order to maintain the character of Camden's conservation areas the Council will undertake a number of measures to include only permitting development within conservation areas that preserves and enhances the character and appearance of the area (criterion (B) although we note that the relevant test should be preserved and/or enhance). Criterion (E) confirms that the Council will preserve trees and garden spaces which contribute to the character.

2.9 DP26 concerns managing the impact of development on occupiers and neighbours and reads as follows:

**Policy DP26 - Managing the impact of development on occupiers and neighbours.**

**The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.**

**The factors we will consider include:**

- a) visual privacy and overlooking;**
  - b) overshadowing and outlook;**
  - c) sunlight, daylight and artificial light levels;**
  - d) noise and vibration levels;**
  - e) odour, fumes and dust;**
  - f) microclimate;**
  - g) the inclusion of appropriate attenuation measures.**
- We will also require developments to provide:**
- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;**
  - i) facilities for the storage, recycling and disposal of waste;**
  - j) facilities for bicycle storage; and**
  - k) outdoor space for private or communal amenity space, wherever practical.**

2.10 Finally, in respect of development management policies policy DP27 specifically concerns basements and light wells reading, in totality, as follows:

**Policy DP27 - Basements and lightwells**

**In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built**

**and natural environment and local amenity, and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes:**

- a) maintain the structural stability of the building and neighbouring properties;**
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;**
- c) avoid cumulative impacts upon structural stability or the water environment in the local area; and will consider whether schemes**
- d) harm the amenity of neighbours;**
- e) lead to the loss of open space or trees of townscape or amenity value;**
- f) provide satisfactory landscaping, including adequate soil depth;**
- g) harm the appearance or setting of the property or the established character of the surrounding area; and**
- h) protect important archaeological remains.**

**The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.**

**In determining applications for lightwells, the Council will consider whether:**

- i) the architectural character of the building is protected;**
- j) the character and appearance of the surrounding area is harmed; and**
- k) the development results in the loss of more than 50% of the front garden or amenity area.**

- 2.11 In respect of other material considerations the local planning authority has prepared a series of "Camden planning guidance" notes with CPG4 concerning basements and light wells (dated September 2013).
- 2.12 The key points within this CPG are incorporated within policy DP27 which also covers a number of technical matters concerning the provision of basements.

### 3.0 PLANNING HISTORY

- 3.1 We have had regard to the site's planning history as set out on the on-line statutory register.
- 3.2 A number of the recorded applications concern works to trees and with regard to the previous refusal this is not a live matter in respect of this application, noting that an arboricultural report has been prepared which addresses this matter.
- 3.3 The planning history schedule as one would expect appropriately refers to the refusal of planning permission pursuant to 2013/4006/P, namely the previous scheme to which this resubmission responds.
- 3.4 It is also noted that planning permission was granted pursuant to 88/04374 for:

**“erection of a single-storey extension to the ground floor flat to the side of the building as shown on drawings 110/01 and 02”.**

- 3.5 This was granted on 31st August 1988 and the key elevational plan is shown below, with the approved extension highlighted.





3.6 It is pertinent to note that the proposal no longer proposes any extension to the left hand side of the building albeit the planning history may suggest that there is potential in this regard, or there certainly has been in the past.

3.7 This matter was in contention with the last application and is one of the fundamental moves away from a scheme which was previously seen to be unacceptable.

3.8 In addition and going back pre the start of the statutory register historical research has shown that there was a winter garden extension to the rear of the main property. This is shown below and with the historical source being the Goldschmidt and Howland auction brochure dating back to 1929.

3.9 Clearly this predated the start of the planning system, however, it is historically pertinent in terms of the existence of a previous extension in a location where one is now proposed. In terms of the evolution of the building and its historical significance this is a relevant matter.



3.10 By way of local context we note that a basement proposal was granted for flat 1, 10 Lindfield Gardens on the 1<sup>st</sup> November 2011, pursuant to 2011/3325/P: this property is immediately to the north of the current application site and is also

historically a large mansion block which has subsequently been sub-divided into flats as is the case with the application property.

#### Pre-application discussions

- 3.11 Post the last refusal we have invoked the local planning authority's pre-application route. This was an iterative process with a number of variations submitted to the local planning authority over time and culminated in the e-mail of the 27/02/2014 from Mr Jason Traves which provided the following advice, to which we reply to each point:

**Dear Mr Ian Coward,**

**Thank you for the further drawings in respect of your pre-app for a rear ground floor and basement extension including 2 lightwells and associated hard and soft landscaping. I am sending my advice by email for expediency:**

**Noting the changes in the current iteration of the ground floor plans I would make the following comments:**

- **I would recommend that planting opps (genuine deep soil recommended i.e. no building underneath) be incorporated back into the wells adjacent to No. 10 and No. 6. In respect of the later, repositioning the staircase would assist in this. This would also go some way to reducing and thereby responding to my ongoing comment that the light wells still appear to be on the large side and the general comment about the extent of hard landscaping.**

Three planting areas are proposed and are shown on plan D002: this is before one considers the extensive rear garden: the hard landscaping is proportionately very small as compared to the extent of soft landscaping.

- **Is there a privacy issue between bed 02 and the adjacent neighbour? Do you need to therefore consider a high cill for your window and/or landscape screening?**

No, there is an intervening boundary wall and no habitable windows on this side. The neighbours have been consulted and are supportive of the scheme and have confirmed that they intend to express this support once the application is formally submitted.

- **We would encourage an ecological (green) roof for the rear extension if this still formed part of the proposal.**

We are not keen: it will lead to issues in respect of management and is not desired by the applicant. It would not, in any event, be visible from the public domain.

- **There is no basement level shown so I am not able to comment other than my suggestion regarding the light wells and deep soil planting as well as referring you to my previous comments.**

Now shown and available for assessment at application stage.

- **It is not clear from the submitted information if any existing mature trees are affected by the proposal – you will need to consider this potential and if there are trees affected, provide an arboricultural implications assessment. Please consider in the first instance if any modification is required to the scheme to address tree impacts before submitting the application.**

The position is the same as with the last application for which there was no objection and the same report is consequently submitted for the sake of completeness.

#### **Further points for avoidance of any doubt:**

- **Daylight/sunlight assessment for basement habitable rooms – please consider by way of an assessment against the BRE guide to justify that basement rooms have adequate access to light**

We have relied upon the view of the architect and note that the light-wells are seen to be more than sufficient in order to provide natural light into these bedrooms.

- **Basement Impact Assessment – please be sure to follow our CPG 4 guidance precisely ensuring for example**
- **the appropriate qualifications of the consultant,**
- **the methodology of CPG is strictly followed,**
- **that the three disciplines are fully covered and the flow chart Q&A fully justified by supporting information in appendices,**
- **that min 3 boreholes are undertaken and the results provided,**
- **conceptual ground model and proposed design presented,**
- **Burland damage category assessment provided and to achieve negligible-very slight impact only,**
- **any mitigation and residual impact considered**
- **Please consider what SUDs may be needed and what would be proposed**
- **(NB – these matters relating to the technical assessment will be relatively clear to your consultant once familiar with CPG4. Not there is an ARUP study in support of CPG4 which they can also refer to if they require greater level of detail)**

All of these matters have been taken into account in the revised document prepared by Elliott Wood.

**Having regard to these points, I presume that you will be making further adjustments and then look to submit the application. In addition to drawings and the above technical documents please be sure to supply a planning statement, Design and Access Statement and an arboriculture implications assessment. Please be sure to address Lifetime Homes Standards and also set out the renewable and sustainable measures incorporated into the scheme. This could be done in the D&A statement. I would recommend that you review our website information checklist for applications just to be sure there are no further supporting documents – please discuss if necessary.**

**I also draw your attention to the requirement for a construction management plan (CMP) to deal with the potential impacts of basement construction. This would be secured by way of a s106 planning agreement if the council was minded to approve the application.**

This matter can be the subject of a condition as opposed to a S106 to reduce the administrative burden.

**I would encourage you to consider conducting your own consultation exercise with neighbours prior to submitting the application to try and obviate and resolve any issues and objections proactively. A useful starting point would be to review the comments received in the course of the previous refusal.**

We have spoken to neighbours through-out the process.

**I hope this advice is helpful. Please be aware that it is only a comment on the further information supplied which is limited, it is not a complete assessment of the merits of the application, addressing the above does not necessarily mean that the application will be approved and is without prejudice to the future assessment and decision of the council.**

**It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our pre application enquiry survey. We will use the information you give us to monitor and improve our services.**

**Kind regards,**

**Jason Traves  
Principal Planning Officer**

#### **4.0 STATEMENT OF SIGNIFICANCE AND RESPONSE TO PREVIOUS REFUSAL**

4.1 As previously noted there were two reasons for refusal in respect of application 2013/4006/P.

4.2 In relation to the second reason there was concern that the basement impact assessment was not sufficient to determine that the proposed basement would not impact on the proposed building, neighbours and the surrounding area in terms of subterranean/ground water flow as well as land and slope stability and surface flow and flooding. This was alleged to be contrary to a series of Development Plan policies particularly those which deal with the technical detail in respect of basement extensions (policy DP27 being the most directly relevant).

4.3 The concerns in relation to this matter were addressed in the officer's delegated report wherein under the heading of "Basement impact assessment" the officer makes a number of points in respect of the previously submitted impact assessment. The officer was concerned in relation to the following:

- The report was not presented on an integrated basis dealing with the issues of subterranean flow/ground stability and surface flow and flooding;
- It was based on investigations from two boreholes rather than three and consequently it was not clear how this compared with the depth of neighbouring foundations;
- There was no Burland category assessment to indicate the effect to the property or to neighbours that are in close proximity;
- The SuDS design was not clear;
- The application package was not clear in terms of showing a green roof.

4.4 These technical matters have been addressed as part of the resubmission as noted in the conclusion of the preceding section of this report.

- 4.5 We do, however, note that we are not proposing a green roof due to the size of the extension and concerns that such an approach would not be practical nor indeed attractive, noting that it would only be open to a limited number of private views in any event.
- 4.6 In respect of the first reason for refusal we begin by introducing the **significance of the heritage asset.**
- 4.7 In doing so we are mindful of the advice at paragraph 129 of The Framework which confirms that in determining applications local planning authorities should require an applicant to describe the significance of any heritage asset affected including any contribution made by their setting.
- 4.8 It goes to advise that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. In this regard we note that the host building within which no.8 is contained is not a listed building, however, the whole of the road, as previously introduced, falls within the Redington-Frognaal conservation area.
- 4.9 The local planning authority published a conservation area statement which was agreed by the executive on 21<sup>st</sup> January 2003 following public consultation. It is therefore a reasonably up to date expression of the character of the conservation area. As per common protocol this document introduces the history and evolution of the conservation area. The document confirms that the conservation area, as a totally, is a well-preserved example of a prosperous late 19<sup>th</sup> century Edwardian residential suburb and that the houses are predominantly large detached and semi-detached properties.
- 4.10 It then goes on to identify 8 sub-areas within the conservation area of which the application site within sub-area 8 entitled:
- "Arkwright Road, Frognaal, Frognaal Close and Lindfield Gardens".**
- 4.11 The assessment provides commentary in relation to each of these sub-areas and respect of Lindfield Gardens reads as follows:

**“Lindfield Gardens links Arkwright Road to Langland Gardens to the north. It was named after a village on the Maryon Wilson estate in Sussex and much of its western side and part of its eastern side were developed in the 1880s. Whilst the western side is of consistent character and quality, featuring two coherent groups of two/three-storey generally plain red brick late Victorian houses, the eastern side is more varied and of inconsistent quality (Lindfield Gardens 10; Lindfield Gardens 22; Lindfield Gardens 13). With the exception of nos. 8, 10 and 22 this stretch of road is possibly one of the poorest in the conservation area due to unsympathetic alterations, dereliction and unsightly forecourt parking areas and to a lesser extent, recent new developments. Lindfield Heights at the junction with Arkwright Road is a development of 11 terraced brick and timber houses circa 1969 set behind dense vegetation. The landscaping, setting and scale contribute to the conservation area. To the north nos. 4 and 4A circa 1960 are set back with less care to detail with garages that detract from the streetscape”.**

4.12 The assessment then lists a number of buildings and features that detract from the character of the area and would benefit from enhancement and these include numbers along Lindfield Road to include nos. 4, 4a and 6. It is also noted that no. 12 Lindfield Gardens has undergone unsympathetic alterations and features a large forecourt parking area and that the frontage at no. 14 Lindfield Gardens is out of character.

4.13 We have undertaken our own research of the planning history which confirms that there have been a number of alterations to properties within the conservation areas as follows:

6, Lindfield Gardens planning history

4.14 As this is in close proximity to the application site (immediately to the south) it has some bearing in terms of immediate context. In 2005 the local planning authority approved what we would describe as a significant proposal for a front basement extension together with the enlargement of the existing garage and formation of an access at ground floor level, including the erection of a new front

boundary wall plus a stepped walk to the front garden with associated railings. This proposal has been implemented and is shown on the photograph below, with the current application site in the background.



- 4.15 This represents a significant intrusion into the conservation area, with a very evident engineered response to the provision of this additional accommodation. The car parking is very visible from the road and the terracing effect of the proposal quite unique and very obvious to the passer-by.
- 4.16 As this lies in very close proximity to the current application site and the proposal was determined within the same planning "climate" as the current application proposal it is relevant as a matter of context.
- 4.17 The photograph below also shows the neighbouring property to number 6, Lindfield Gardens, where another unsympathetic forecourt area has been created.





#### Policy assessment

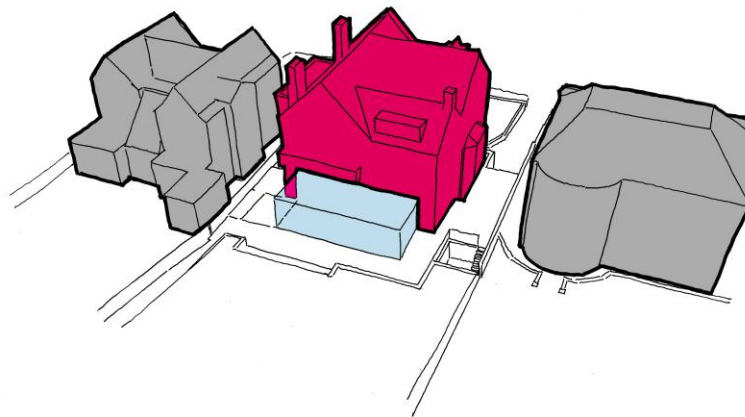
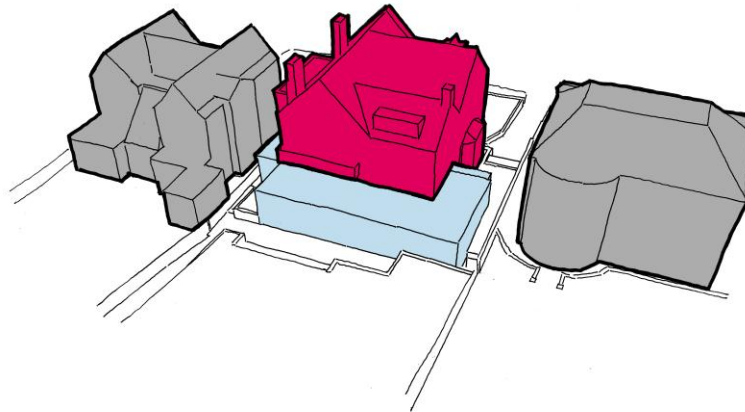
4.18 In terms of an assessment of the scheme the basement element of the proposal we are obliged to look at **policy DP27**.

4.19 There is an external manifestation to the basement element in that the existing red garage door is to be replaced by a domestic style door. The red garage door is not seen as being a positive contribution to the character of the conservation area consequently its replacement is something which we feel makes a positive contribution. The existing garage door is shown on the photograph below:



- 4.20 In respect of the subterranean element of the proposal a number of technical matters are required to be addressed under the terms of policy DP27. This will be addressed in the basement impact assessment which will cover those matters in respect of drainage, flooding, ground water conditions and structural stability.
- 4.21 These matters address the various the cited policy criteria, namely criterion (A) which concerns maintaining the structural stability of the building and neighbouring properties and criterion (B) which confirms that schemes must avoid adversely affecting drainage and run-off or causing other damage to the water environment and criterion (C) which requires the avoidance of cumulative impacts upon structural stability or the water environment in the local area.
- 4.22 In respect of criterion (D) there is a logical requirement not to harm the amenity of neighbours. A modest basement proposal upon which an extension is to be placed is not something which is seen as having any detrimental effects upon its neighbours. It was not a concern in relation to the previous application proposal, noting that the scheme has now been reduced further.
- 4.23 Criterion (E) requires there to be no loss of open space or trees of townscape or amenity value. The proposal is proposed on an area of hardstanding and an arboricultural report has been submitted. Again the impact upon trees was not a concern with the recently refused proposal. Criterion (F) presents the requirement to provide satisfactory landscaping including adequate soil depth. In this case the ground floor extension is to be placed on top of existing hard standing.
- 4.24 Criterion (G) confirms that the scheme does not harm the appearance or setting of the property or the established character of the surrounding area.
- 4.25 The application scheme which is not visible from the public domain does not fall foul of this policy test. It represents a significant reduction from the previous scheme which was refused by the local planning authority as is illustrated by the comparative bulk and massing diagrams below, with the

blue extension on the top diagram representing the extension which was refused and the blue extension on the bottom diagram representing the current scheme:



- 4.26 Added to this reduction we reiterate the historical presence of the winter garden the bulk and mass of which, as far as we can tell, is similar to the extension now proposed: this is historically pertinent.
- 4.27 We address the above ground extension below within the context of policy DP24: see analysis below.
- 4.28 With regard to criterion (H) of policy DP27 there is no issue in respect of archaeological remains with no policy imperative suggesting that this site is sensitive to these matters.
- 4.29 Policy DC27 concludes with inviting an assessment of any light-wells proposed. These need to be assessed having regard to the architectural character of the building, of the surrounding areas and confirmation that development shall not result in more than 50% of the front garden or amenity area. The latter test is clearly met.
- 4.30 In respect of the general impact upon the character of the area the two modest light wells to provide light to bedrooms 4 and 5 as well as the roof lights are modest features which will have a neutral impact upon the character of the conservation area. Again these features are not open to any public view.
- 4.31 In respect of the ground floor extension the key test, and the one against which the previous scheme was articulated is **policy DP24** and our analysis is as follows, noting that the majority of the design issues are covered in the contemporaneous DAS:

**Policy DP24 - Securing high quality design**

**The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:**

**a) character, setting, context and the form and scale of neighbouring buildings;**

The extension is sub-ordinate to the main building and not visible from the public domain.

**b) the character and proportions of the existing building, where alterations and extensions are proposed;**

As confirmed above the extension is sub-ordinate to the main building and is a modern day version of the winter garden historically on site.

**c) the quality of materials to be used;**

These are addressed in the DAS: this is a high value area and a high value project.

**d) the provision of visually interesting frontages at street level;**

there is very little change at street level: the only external manifestation which is visible from street level is the new doorway which we have concluded makes a positive contribution to the character of the conservation area.

**e) the appropriate location for building services equipment;**

**These features are discrete.**

**f) existing natural features, such as topography and trees;**

There is no adverse impact upon the trees in the rear private garden, plus the scheme doesn't involve altering the topography of the garden area.

**g) the provision of appropriate hard and soft landscaping including boundary treatments;**

These matters are not relevant in this case.

**h) the provision of appropriate amenity space; and**

The rear private area is not reduced in extent.

**i) accessibility.**

Accessibility into the unit is increased with the scheme.

4.32 **By way of conclusion** we confirm that the heritage asset is the conservation area noting the comments made in the character assessment (2003) that the relevant side (to the application site) of Lindfield Gardens has undergone unsympathetic change with the relevant planning history references being set out in this statement.

4.33 In response to the recent refusal the above ground extension has been reduced significantly from the previous scheme: it now meets the test of sub-ordination which was a concern expressed in the officers delegated report in respect of recently refused application 2013/4006/P which stated:

**“a significantly scaled back rear extension that is subservient to the form and massing of the host building is considered to be the starting point”.**

- 4.34 Moreover the proposal is not visible from the public domain. This amendment is notwithstanding previous permissions issued for above ground extensions on the north side of the building.
- 4.35 Furthermore historical research has confirmed the presence of a winter garden in the location of the proposed extension: the scheme proposes a replacement of this in terms of size, mass and position as far as can be reasonably ascertained.
- 4.36 The design has evolved and reflects the age in which it is being proposed. The proposal is therefore effectively a re-introduction of built form in this secluded location.
- 4.37 The only external manifestation of the proposal which is visible from the public domain is the existing red garage door: for the reasons set out in this statement this change is seen as making a positive contribution towards the character and appearance of the conservation area.
- 4.38 All technical matters in respect of basement construction have now been addressed and in any event basement proposals are now commonplace and planning permission has been granted for a basement proposal at 10 Linfield Gardens, the adjoining property immediately to the north, as referenced in this statement.
- 4.39 The scheme consequently accords with the material provisions of the development with particular regard to policies DP24,26 and 27 and the sustainability credentials of the Framework by producing a sustainable solution to the delivery of additional residential accommodation in the urban area and making the best use of urban land in a manner which delivers high quality architecture and is consistent with local character.

