

HOWARD SHARP & PARTNERS

Limited Liability Partnership
Chartered Surveyors
Chartered Town Planners

125 High Street
Sevenoaks
Kent TN13 1UT
T: 01732 456888
F: 01732 740910

and at
79 Great Peter Street
Westminster
London SW1P 2EZ
T: 020 7222 4402
F: 020 7233 0762

Robert Wickham MA MPhil(TP) FRICS MRTPI
Jacqueline Andrews BSc FRICS MRTPI
Jonathan Harbottle BSc MA(TP) MRICS MRTPI

Consultants:
Roger Molyneux RIBA
Jeremy Emmerson BA DipArch RIBA
Michael Maan BA MRTPI

Associate:
Tom Hutchinson BA MA MRTPI

Partnership Secretary: Helen Alexander
Registered in England No. OC304268
Registered at the Westminster office

17 March 2014

Your ref: JEA/KAP/DS.7229
Our ref:

Head of Development Management
Planning Department
London Borough of Camden Council
6th Floor
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Dear Sir

Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Householder Development Proposals Associated with 35 South Hill Park, NW3 2ST
Planning Statement

We act for Mr and Mrs A Markey, the owners of the above property in association with David Mikhail Architects.

Your records will reveal that our clients have been endeavouring to secure planning permission for works associated with their home specifically to provide better family living accommodation as well as enhance this property in the context of the conservation area in which it stands. In this respect various proposals have been presented to the Council in the recent past. These have, unfortunately, resulted in some planning concerns identified by the responsible Planning Officer as well as objections from the immediately adjoining owner at no. 37 South Hill Park.

In the light of the comments that have been expressed, our clients have sought extensive additional professional advice to resolve the issues that have been raised and to ensure a sensitive and sympathetic development results that positively responds to relevant planning policy and conservation area objectives whilst also demonstrating that the development will not give rise to harm to neighbouring properties. With these aims in mind further pre-application consultations have been held with various Officers of the Council. Our clients wish to record their thanks for the helpful input that has now been provided to enable a substantially revised scheme to be prepared which has now been confirmed by your Officers as appropriate and acceptable at Officer level.

The revised scheme is accordingly presented to the Council under a formal planning application submission. This is accompanied by detailed drawings prepared by David Mikhail Architects as listed on the attached sheet; a Design and Access Statement which sets out the background to the proposals and how the amended scheme has evolved against the aforementioned background; a Basement Impact Assessment prepared by Ecologia and Construction Method Statement prepared by BTA Structural Design. The latter two

documents are submitted in the context of Camden Planning Guidance for Basements and Lightwells (CPG No. 4 as revised September 2013). The application is not accompanied by a planning fee as this application is submitted within 12 months of a former proposal of similar character under reference 2013/1730/P.

In promoting this development the Applicants are mindful of the need to ensure the proposals accord with the provisions of the Development Plan, which in this case comprises the London Plan as adopted 2011 and the adopted Camden Core Strategy and Development Management Policies (November 2010). The proposals have also been carefully assessed against the National Planning Policy Framework as adopted March 2012 and Supplementary Planning Guidance prepared and adopted by Camden Council. In this respect reference is made in particular to CPG1 (design), CPG2 (housing), CPG4 (basements) and CPG6 (amenity). A detailed assessment has also been undertaken of the South Hill Park Conservation Area Statement and the scheme drawn up to reflect the objectives set out therein, as described in the Applicants' Design and Access Statement.

Against this background and following the helpful pre-application responses received from the Council, the proposals as now submitted relate to the demolition of the existing rear closet wing and associated extension and its replacement with a single and one and a half storey extension; the provision of new basement accommodation to provide an improved layout of accommodation to meet family needs; and the renewal of the front and rear dormer windows with associated internal works to provide useable internal accommodation at the upper level. In association with these works the rear garden is proposed to be remodelled to secure a satisfactory relationship with the dwelling by enabling appropriate level access to be achieved between the dwelling itself and its private amenity space.

The London Plan:-

In addressing the proposals against The London Plan, this document recognises that homes should meet the needs of Londoners at all stages of their lives. Such homes should be designed so that they actively enhance the quality of the neighbourhood in which they are located. This includes ensuring that high quality architecture and design of development sits well with its surroundings.

London Plan Policy 3.5 addresses the quality and design of housing developments with the objective of enhancing 'the quality of local places, taking into account physical contexts; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children and older people.' Paragraph C of Policy 3.5 goes on to require design of new dwellings to ensure, inter alia efficient room layouts are achieved to meet the changing needs of Londoners over their lifetimes. Whilst it is acknowledged that the policy addresses new housing development, it is submitted that these principles can be readily applied to new development that seeks to improve the existing housing stock. The application proposals directly seek to accord with these objectives by providing high quality, sympathetically designed development of a sensitive scale which meets practical needs and provides useable internal space for a family with children and elderly parents.

London Plan Policy 3.14 specifically addresses existing housing. The policy looks to 'support the maintenance and enhancement of the condition and quality of London's existing homes.' The proposed works comply with the sentiments of this policy by way of the considerable investment by the Applicants in initiating the proposed works which will enhance the overall quality of this property, both as appreciated internally and externally whilst also protecting residential amenities.

Section 7 of the London Plan addresses living places and spaces. Policy 7.1 looks to the

design of new buildings to help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood. These objectives are taken forward under Policy 7.2 requiring high quality inclusive design which includes responding to the needs of older people. Policy 7.4 considers local character and requires development to take account of the character of an area and ensure that it is at a scale, mass and orientation to respect surrounding buildings and has a positive relationship between urban structure and natural landscape features. Policy 7.6 deals specifically with architecture and requires architecture to make a positive contribution, incorporating highest quality materials and design appropriate to its context. Policy 7.8 covers the historic environment. Development affecting heritage assets and their settings is required to conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

The contents of the aforementioned policies in particular have been very carefully appraised in the evolution of the scheme, as highlighted within the Design and Access Statement and as now presented under the formal planning application.

Detailed consideration has also been given to policies contained within the Camden Local Development Framework. In this respect reference is made to:-

Camden Core Strategy:-

Policy CS1 – requires development to make full use of its site, taking into account the quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other relevant considerations. It is recognised that such efficient use should sensibly consider the amenity of occupiers and neighbours and the character and built form of the surroundings and pay appropriate regard to the character and appearance of the conservation area.

Policy CS5 – looks to manage the impact of growth and development and inter alia, seeks to protect amenity of Camden’s residents by making sure the impact of development on occupiers and neighbours is fully considered.

Policy CS6 – looks to the provision of quality homes. The improvements being sought by the Applicants to their home are promoted as ones that will secure a quality family dwelling for them and future generations.

Policy CS14 – promotes high quality places and conservation of the heritage. This includes requiring development to be of the highest standard of design that respects local context and character. The detailing associated with the proposals is comprehensively set out within the Applicants’ Design and Access Statement which clearly demonstrates that this development fully respects the local environment and does not unacceptably impact on any important characteristics.

The objectives of these policies are also reflected within **Camden Development Policies**. The Applicants refer in particular to:-

Policy DP24 - promotes good design and requires all development including alterations and extensions to be of the highest standard of design taking account of relevant criteria as set out therein. These criteria have been very carefully assessed by the Applicants to ensure that the development positively responds to the character and appearance of the conservation area, albeit that the rear extension itself will not be visually appreciated from the public realm and only a limited view of the basement will be evident from the street frontage. However, the Applicants have produced a scheme that results in an exceptionally high quality designed extension that compliments but is readily seen to be subservient to the host dwelling and which is very discreetly sited, designed and at a scale that avoids

conflict with neighbouring properties.

Policy DP25 - specifically addresses development in conservation areas. Such development will only be permitted if it is demonstrated that the character and appearance of the area is preserved and enhanced. In this respect the Applicants have taken considerable care to work alongside the responsible Planning and Urban Design Officers of the Council to agree an appropriate scheme that directly meet conservation area objectives. This has resulted in the former proposals being substantially reduced in scale in relation to the rear extension to ensure a closer relationship with the host property is secured whilst protecting the amenities of adjoining residential properties. Furthermore the previously sought after side dormer window is not now being promoted and the front roof light will be removed to improve the aesthetics of the building. The front and rear dormers are being sensitively replaced without material enlargement.

As far as the basement accommodation is proposed, whilst this does not have any impact on the visual appearance of the conservation area, being sited below ground and not extending beyond the upper floor building footprint to the rear, the benefits accruing to the property by way of the significantly improved internal layout of accommodation as referred to above, also accord with conservation objectives in securing the long term protection of heritage assets.

Policy DP26 - directly looks to manage the impact of development on occupiers and neighbours. The factors outlined within the policy have been very carefully assessed to ensure visual privacy is achieved between properties and overlooking, overshadowing and loss of outlook avoided. Due to the orientation and scale of the development sunlight, daylight and artificial light levels will not be materially affected and having regard to the proposed residential use of the accommodation, no unacceptable noise and vibration levels, odour, fumes, dust, impact on micro climate or the requirement to introduce appropriate attenuation measures will arise.

This policy requires development to ensure an acceptable standard of accommodation is provided in terms of the internal arrangement and amenity space. The existing property currently fails in this respect as described above and in the Design and Access Statement. It is of paramount importance to the Applicants to secure effective accommodation and it is accordingly a direct intention to meet the objectives of this policy. From the details provided within the application submissions it is therefore contended that the terms of the policy are fully met, as relevant.

Turning to the basement accommodation it is confirmed that detailed consideration has also been given to the contents of Policy DP27 and Camden Planning Guidance no. 4, as updated September 2013, which specifically deals with the provision of basement and lightwells. As required, an assessment of the scheme's impact on drainage, flooding, ground water conditions and structural stability, where appropriate, has been undertaken. This assessment, together with the Construction Method Statement that has been prepared, demonstrates that the development will not cause harm to the built and natural environment or local amenity, nor result in drainage or flooding problems or ground instability.

As advised by your responsible Officers, detailed survey work has been undertaken by BTA and Ecologia which directly addresses the requirements set out within CPG No.4. The evidence presented also demonstrates that the proposed basement to no. 35 can proceed with or without a similar basement being constructed at no. 33 and without giving rise to any significant adverse impact on neighbouring properties. This element of the overall proposals is accordingly also deemed to accord with planning policy objectives and in particular those as set out within Policy DP27 and as outlined under CPG No.4.

Furthermore it is noted that a recent consent has been issued in relation to no. 66 South Hill Park which includes significant basement works (2013/6038P – consent dated 17th February 2014)) which were deemed to be acceptable subject to detailing secured by conditions. It is contended that the Applicants' proposals provide comprehensive evidence and detailed information to support the construction of the proposed basement accommodation to enable a similar approach to be adopted by the Council in relation to these applications.

In the light of the above, the proposals are promoted to the Council in the context of paragraph 14 of the National Planning Policy Framework as adopted 2012. It is contended that these proposals, as revised from former submissions made to the Council, directly accord with the provisions of the Development Plan and the presumption in favour of development should therefore be applied and planning permission approved without delay.

In so relying on the NPPF the Applicants also draw attention to the objectives set out in Section 12 of this document which look to the conservation and enhancement of the historic environment. As stated above, the proposals have been very carefully evolved to ensure the South Hill Park Conservation Area is not harmed by way of the introduction of insensitive or inappropriate development. On the contrary, the Applicants submit that an exceptionally high quality, innovatively designed scheme has been achieved by award winning and highly competent architects, which represents outstanding development that will be a credit to this property as well as the conservation area as a whole.

Good design is addressed within Section 7 of the NPPF. Paragraph 60 requires planning decisions not to attempt to impose architectural styles or particular tastes or stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is recognised however that the promotion or reinforcement of local distinctiveness is proper. The Applicants' architects have sought to introduce a high quality and inclusive design not only through its visual appearance and architecture but also by way of achieving a better integrated development with an enhanced internal layout of accommodation and improved relationship with the rear garden which acts as the private amenity space for this property and which should be capable of being enjoyed to its maximum potential.

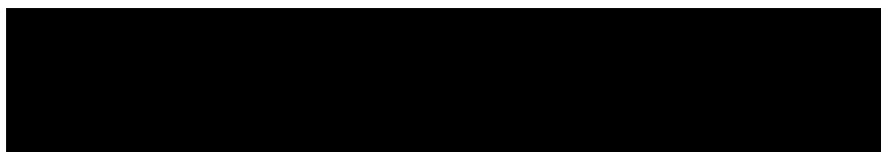
The Applicants' proposals can be compared against many other examples of rear extensions, basement construction and the insertion of dormer windows (front, back and side) to numerous other properties in the immediate vicinity and within the conservation area. Many of these were approved subsequent to the adoption of the South Hill Park Conservation Area Statement and many are not insubstantial in either their scale or presence within the streetscene. The Applicants' proposals are materially different in these latter two respects by being far more discreet and low key and in the interests of consistency of approach in the determination of applications they should accordingly be welcomed by the Council and approved without further delay. Details and photographs of some of the recently approved development in South Hill Park are set out within the accompanying Design and Access Statement.

Having regard to all the above submissions, these proposals are accordingly commended to the Council as ones that fully respond to the provisions of the Development Plan, thereby enabling the presumption in favour of development to be exercised and planning permission granted. The Applicants therefore request that following the helpful input and the confirmation recently secured from the professional Officers that the proposals are now deemed acceptable, these proposals are determined in a favourable manner within the statutory period. If, however, there are any outstanding matters that have not been satisfactorily addressed then having regard to the extensive discussions that have been held with the Council to ensure a mutually acceptable development is achieved, we would ask

that you make contact with our Ms Andrews so that these can be resolved prior to formal determination so that planning permission can be subsequently granted.

Thank you for your continued assistance in this matter.

Yours faithfully



**For and on behalf of
Howard Sharp and Partners LLP**