



**PLANNING DESIGN AND ACCES
STATEMENT**

60 Frognal, London NW3 6XG

Prepared for

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1 INTRODUCTION

- 1.1 This statement is written in support of an application for planning permission for minor amendments to an approved scheme. The proposals also include the formation of a bike store within the front garden area and minor changes to the front boundary treatment.
- 1.2 The proposed amendments to the approved scheme (2013/1470/P) relate to elevational alterations only, namely alterations to the fenestration.
- 1.3 This statement should be read in conjunction with the architectural drawings of Found Associates.

The Application Site and its Context

- 1.4 The application property is a two storey plus basement single family dwelling house situated on the east side of Frognal. The detached building was erected in the 1930's and is of neo Georgian style similar in design to those properties either side. Whilst the front elevations of the three dwellings are relatively unaltered, at the rear, all three buildings have been the subject of alterations and extensions over time.
- 1.5 The immediate surrounding area is predominately residential in character with Hampstead Village and its shopping area about half a mile away.
- 1.6 The application property is not a listed building but it does lie within the Hampstead Conservation Area.

Relevant Planning History

- 1.7 Planning permission was granted on appeal in December 2013 (LPA ref: 2013/1470/P) for excavation to enlarge the basement extension, erection of a rear extension at ground, first and second (roof) floor level including new dormer and alterations to the fenestration of the side elevations and new dormer on the side/north roof slope.

The Proposal

- 1.8 Planning permission is now sought for minor amendments to the approved scheme relating to alterations to the fenestration only. No change is proposed to the amount, scale or bulk of the approved extensions.

1.9 Permission is also sought for the formation of a bike store within the front garden area and minor changes to the front boundary treatment.

Please refer to the Design and Access component of this statement for further detailed information of the proposals.

Minor Roof Level Alterations and Permitted Development

1.10 Whilst new skylight windows are shown on the submitted drawings these do not require planning permission because they benefit from permitted development rights. However, they have been shown for information purposes within the context of the whole scheme.

1.11 Having regard to the General Permitted Development Order, the proposed new skylight windows on the main roof of the building are permitted development because they:

- Would not protrude more than 150mm beyond the plane of the original roof;
- Would not be higher than the highest part of the original roof; and
- Do not include the installation, alteration or replacement of a chimney, flue, soil and vent pipe; photovoltaics or solar thermal equipment.

1.12 As such, the roof level alterations insofar as they relate to the new rooflights are permitted development under the provision of Class C Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2008 as amended and do not therefore require planning permission.

2 DESIGN AND ACCESS COMPONENT

Amount

- 2.1 The proposals are for alterations to the fenestration on the rear and south facing (side) elevation as an amendment to the approved scheme.
- 2.2 At the front of the building, it is proposed to raise the height of a section of the front boundary gate by 135mm and erect cycle storage facilities within the front garden.
- 2.3 The new bike store would measure 5120mm in length, be 920mm in depth and 1280mm high.

Scale and Appearance

- 2.4 On the south facing (side) elevation the position of the frameless window is altered from that approved and moved slightly westwards. With regard to the north facing (side) elevation, only the dormer window on the north facing roofslope as approved would be installed. The three further windows on the side elevation (as approved) are no longer part of the proposals.
- 2.5 On the rear elevation at lower ground and upper ground floor levels, the fenestration is altered from that approved and would incorporate new slim frame aluminium sliding doors.
- 2.6 The northern section of the front boundary gate would be 135mm higher than existing and would be simple metal gates to match.
- 2.7 The new bike store would be constructed of hardwood slats and metal frame with a black powder coated metal clad roof. The bike store would be erected within the front garden and adjacent to the side boundary wall.

Use

- 2.8 The residential use is unaffected by the proposals.

Access

- 2.9 Access into the building remains as existing.

3 PLANNING POLICY FRAMEWORK

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) was published on 27th March 2012. The new NPPF largely carries forward the planning policies and protections contained within Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) albeit in a more streamlined form with an emphasis on a presumption in favour of sustainable development.
- 3.2 The NPPF makes clear that the starting point for decision making is the development plan and applications for development proposals that accord with an up-to-date Local Plan should be approved.
- 3.3 The NPPF establishes a number of core principles that underpin the planning system which includes conserving heritage assets in a manner appropriate to their significance so that their contribution and enjoyment can continue for this and future generations.
- 3.4 The Framework encourages design to secure the optimal and efficient use of a site whilst responding to local character and history.
- 3.5 Paragraph 126 recognises that heritage assets (includes conservation areas) are an irreplaceable resource and seeks to conserve them in a manner appropriate to their significance. It is appropriate to consider the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 128 requires applicants to provide information on the significance of any heritage assets affected and the contribution made by its setting, the level of detail to be proportionate to the asset's importance and no more than is sufficient to understand the potential impact on that significance.
- 3.6 Paragraph 135 is relevant to this proposal as it relates to the effect of an application on the significance of a non-designated heritage asset (the application property) and requires that a balanced judgement should be made in determining such applications having regard to the scale of any harm or loss, the relative significance of the building and its contribution to the significance of the designated heritage asset (Hampstead Conservation Area) as a whole.

Development Plan

- 3.7 The proposal has been assessed in relation to the 'development plan' which comprises relevant policies contained within the London Plan, dated July 2011, the Council's Core Strategy, adopted in November 2010 and Camden's Development Policies also adopted in November 2010.

London Plan

- 3.8 Consistent with the NPPF, strategic advice in the London Plan seeks to ensure that development affecting a heritage asset and its setting conserves its significance by being sympathetic to its form, scale, materials and architectural detail (policy 7.8).

Core Strategy

- 3.9 One of the main objectives identified in the Council's Core Strategy is to manage change and growth in a manner that respects the character, heritage and distinctiveness of the Borough for it to continue to be a popular place to live, work and visit.
- 3.10 The application property is identified as being within the Hampstead Conservation Area. The following policies from the Core Strategy are therefore considered to be of particular relevance in the determination of this application:
- CS5 Managing the impact of growth and development; and
 - CS14 Promoting high quality places and conserving local heritage.

Development Policies

- 3.11 Development Policies sets out more detailed policies to aid in delivering the overarching objectives of the Core Strategy. Relevant Development Policies are:
- DP24 Securing high quality design;
 - DP25 Conserving Camden's heritage; and
 - DP26 Managing the impact of development on neighbouring occupiers.

4 THE PROPOSALS AND PLANNING POLICY COMPLIANCE

NPPF

4.1 Paragraph 14 states:

*“At the heart of the NPPF is a **Presumption in favour of sustainable development....”***

4.2 As well as the five ‘guiding principles’ of sustainable development, the NPPF also relies upon The United Nations General Assembly definition: “meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

4.3 In that context, the NPPF identifies three dimensions to ‘sustainable development’:

- An economic role;
- A social role; and
- An environmental role.

4.4 In essence, sustainable development means ensuring positive growth whilst conserving the historic environment and without making lives worse for future generations.

4.5 A presumption in favour of sustainable development is seen by Minister’s as a “*golden thread running through both plan making and decision-taking*”. It makes clear that the starting point for decision making is the development plan and applications for development proposals that accord with an up-to-date Plan should be approved without delay.

4.6 The proposed development would meet the needs of the present occupiers without compromising the ability of future generations to come. As evidenced throughout this statement, the proposal also fully complies with development plan policy as well as the advice offered in the NPPF. For these reasons the proposal comprises sustainable development and should be approved.

Development Plan

4.7 Consideration has been given to prevailing development plan policies. Every effort has been made to ensure the proposals, whilst meeting the expectations of modern day living, do not harm the architectural quality and integrity of the existing building, the significance of the Conservation Area or the amenities of neighbouring

occupiers. To that end, the proposed development would be executed to a very high standard ensuring the proposal is respectful and harmonious with the integrity of the existing building, the townscape character and local distinctiveness of the area, in accordance with Core Strategy policies CS5, CS14 and Development Policies DP24 & DP25.

Impact upon the Existing Building and Conservation Area

The Fenestration Alterations

- 4.8 The proposed alterations are minor in nature and relate to alterations to the fenestration on the rear elevation and the south facing (side) elevation of the building. The proposals are not dissimilar in design to that already approved under the appeal scheme. Whilst the materials proposed on the rear elevation would differ insofar as they would be of a slim frame aluminium, the sliding doors relate to the rear lower ground and ground floor levels only. The minimal glazing pattern would afford views of the outside garden space from within the living space without compromising the overall appearance of the rear of the building. Further, given the location of the windows at the rear the proposed alterations to the fenestration would not harm the local character and distinctiveness of the Hampstead Conservation Area.

The Bike Store

- 4.9 The dwelling house is set back from the pavement and affords a generous front garden area for vehicular parking. Given this space, and the applicant's desire for safe cycle storage, the proposed bike store would be located along the side boundary ensuring therefore that the view of the front elevation of this neo Georgian building is not obscured thus preserving the character of the streetscape. Further, the low level structure with its wooden slated frontage would be in keeping with similar structures found in the locality for bin and bike storage and would not therefore have a harmful effect upon the character and appearance of the conservation area.
- 4.10 The location of the bike store, tucked into the corner by the side boundary would ensure there would be no detrimental impact therefore upon highway safety with vehicles entering or leaving the forecourt.

The Front Boundary Gates

- 4.11 As the new gates would be of a simple design and black painted metal as existing, the raised height of the gates on the northern section by 135mm would preserve the character and appearance of the townscape and local distinctiveness of the area.

Impact Upon Existing Residential Amenity

- 4.12 There are no new window openings proposed and the full height window on the south (side) elevation would be located slightly westwards to that originally approved in the 2013 scheme. Notwithstanding that, the frameless window would be non-opening and obscurely glazed to protect the living conditions of the occupiers of no. 58.
- 4.13 As approved under the appeal scheme, the new dormers on the north facing elevation (to serve ensuite bathrooms) would be obscurely glazed and non-opening below 1.8m above finished floor level to ensure the privacy of existing and future occupiers of no. 62 would be maintained.
- 4.14 The proposal would not cause harm or injury to the amenities of any adjoining occupiers and therefore accords with the requirements of Development Policy DP26.

In Summary

- 4.15 In summary and for the reasons set out above, the proposals are not in conflict with prevailing planning policies, in particular Core Strategy policies CS5 and CS14 and Development Policies DP24, DP25 & DP26 and should be approved without delay.

5 CONCLUSIONS

- 5.1 Alterations to the fenestration on the rear elevation and south (side) elevation are minor changes to the approved scheme initially granted planning permission in December 2013. The proposed changes to the fenestration would meet the needs of the present occupiers without compromising future generations to meet their own needs, and without having a detrimental impact upon the local character and distinctiveness of the surrounding townscape and is therefore sustainable development consistent with the NPPF.
- 5.2 The proposals also make provision for a bike storage area within the front garden. The cycle storage facility has been sensitively located to ensure it would not compromise the architectural integrity of the existing building or cause harm to the character and appearance of the conservation area. Furthermore, there would be no significant adverse effect upon existing residential amenity as a result of the proposals.
- 5.3 The proposals comply with all relevant development plan policies, supplementary planning guidance and with central government advice in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. In our judgement no other material considerations weigh against it.
- 5.4 Accordingly we trust that Camden Council will determine that the application for planning permission can be approved.