

**Planning
Potential**



Planning Regeneration and Development

**PLANNING AND HERITAGE
STATEMENT**

(Including Design and Access
Statement)

IN RESPECT OF

A PLANNING APPLICATION FOR THE
CONSTRUCTION OF TWO SERVICE
YARD STORES.

AT

41 HIGHGATE WEST HILL, LONDON

ON BEHALF OF SAFRAN HOLDINGS
LTD

SEPTEMBER 2014

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APPENDIX 1: PLANNING POLICY CONTEXT

1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for planning consent for the construction of two service yard stores in the grounds of 41 Highgate West Hill.
- 1.2 The proposals are based on the previously approved scheme that allowed the construction of a garage and tool shed flanking either side of the glasshouse. However, this application was subsequently amended by a minor material amendment to bring both the structures further south in line with the location of the new Tennis Pavilion.
- 1.3 The current storage provision is not large enough to accommodate the amount and scale of gardening equipment which is required to support the continued maintenance of the grounds. As a result, the proposals seek to construct two additional stores which will sit either side of the glasshouse as previously approved.
- 1.4 This Statement outlines the proposals and relevant planning history, and assesses the application against the relevant national and local planning policies. It is demonstrated that the proposal is in accordance with these policy requirements.

2.0 SITE AND PLANNING HISTORY

- 2.1 41 Highgate West Hill is a Grade II* listed House with structures within the garden which are Grade II listed. The grounds of the House are approximately 5 hectares in size and located within the Highgate Conservation Area.
- 2.2 The application is part of the ongoing restoration and improvement works to the property by the owners for their use of the house as a single family dwelling. The proposals will facilitate the continued maintenance of the grounds and gardens to preserve their historic significance.
- 2.3 Residential development is located to the north and west of the application site at Highfields Grove. The application proposals are located entirely within the grounds of 41 Highgate West Hill.
- 2.4 The recent permissions of relevance to this application are summarised below:

2011/5721/P – ‘Construction of a replacement tennis court, new tennis pavilion, glasshouse, tool shed, garage and service area within the grounds (north western part) of existing house (Class C3)’

In November 2011, an application was submitted for the construction of a replacement tennis court and new tennis pavilion, glasshouse and service area within the grounds of the house. This included the construction of a similar sized garage and toolshed in the same position as the application proposals.

The application received an Officer recommendation for approval and a resolution to grant consent subject to a S106 Agreement at Members’ Briefing. However, it was later withdrawn so that minor design amendments could be made to the scheme.

2012/2069/P – ‘Construction of a replacement tennis court, new tennis pavilion, glasshouse, tool shed, garage and service area within the grounds (northern west part) of existing house (Class C3)’ – Approved 29th May 2012

As before, this application sought planning consent for the construction of a tennis court, new tennis pavilion, glasshouse, tool shed, garage and service area. This was a re-submission of the earlier application 2011/5721/P which was withdrawn owing to design changes. The amendments to the application related to the tennis pavilion and pergola. It was proposed to locate the tennis pavilion approximately 2.5 metres to the south, away from the northern boundary of the site and to refine the design of the tennis court pergola.

2014/5497/P – ‘Amendment to planning permission 2012/2068/P dated 29/05/2012 for the erection of a replacement tennis court, new tennis pavilion, glasshouse, tool store and garage/tool store within the grounds (northern west part) of existing house (Class C3), namely amendment to the size and position of the garage/tool store and tool store’ – Approved 21st March 2013.

This minor material amendment to the approved development related only to the garage and tool shed elements of the scheme. The position of the garage and tool shed was amended to bring both structures away from the site boundary, in line with the location of the tennis pavilion. Further the garage and tool shed dimensions were amended to consolidate the design in relation to the pavilion.

3.0 APPLICATION PROPOSALS

- 3.1 The purpose of the application is to gain planning consent for the creation of two service yard stores either side of the glasshouse. The proposals will provide further storage which is needed to accommodate the large amount of gardening equipment required for the maintenance of the grounds.
- 3.2 The proposals are based on the previously approved scheme that allowed the construction of a garage and tool shed flanking either side of the glasshouse. The proposals only differ slightly in terms of detail, but not substance, use or size.
- 3.3 As before, the carport and toolshed will sit on Portland stone plinths and externally finished with timber painted cladding boards and an Oak shake finish roof.
- 3.4 The stores can be accessed by a gated entrance to the west of this service yard.
- 3.5 The proposals are separate from the House and other gardens and will not impact upon any other area or structures of the grounds of 41 Highgate West Hill.

4.0 PLANNING AND HERITAGE ASSESSMENT

- 4.1 A summary of the relevant planning policy context is contained at Appendix 1. Regard has been had to the design and heritage policies contained within the National Planning Policy Framework (NPPF) and Camden's Core Strategy and Development Policies DPD, and the Camden Planning Guidance.
- 4.2 Where proposals affect a heritage asset, Paragraph 128 of the NPPF requires the applicant to identify the significance of that heritage asset so that the impact on its identified significance can be properly assessed by the Council.
- 4.3 Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 4.4 In this instance, the heritage assets are the Grade II* Listed house and the Grade II listed structures within the grounds. Regard has been had to the listing details, which identify the significance of 41 Highgate West Hill and the garden structures as mainly their original design by George Hubbard and Harold Peto.
- 4.5 Overall, it is considered that the garden stores will not affect any features of the nearby listed house and listed structures as they are located at quite a distance from them, in a relatively secluded part of the garden.
- 4.6 The stores will not harm their setting as they are well screened by the existing ancillary buildings and also made of materials found elsewhere on site and already accepted as appropriate. It is also considered the proposals are not visually dominant and are appropriately located in part of the garden where the other servicing buildings are located – including the existing plant room, glass house and garden store.
- 4.7 Indeed, in the 2011/5721/P application the Officer considered that similar proposals would – *'be considered to have little impact, on the setting of the*

grade II listed building or listed garden structures and is not of concern from a listed building point of view.'*

- 4.8 Regarding the significance of this part of the Highgate Conservation Area, it is identified that large, attractive dwellings set within extensive curtilages, with significant landscaping, contributing to the character and setting of the Conservation Area.
- 4.9 Core Strategy Policy CS14 and Policy DP25 of Camden's Development Control Policies, seek to ensure that development protects and enhances the character and appearance of Conservation Area. These policies are supplemented by Chapter 3 of the Camden Planning Guidance.
- 4.10 The proposed development is of a high design specification and standard. The materials to be used have been considered in relation to the character and setting of the Conservation Area. The design and materials proposed reflect the design features and structures in this part of the site, with the proposed oak shingle roof matching the roof on the New Tennis Pavilion and other garden stores.
- 4.11 Of significance is the 2012/2068/P application whereby the Officer considered that the proposed outbuildings, including the garage and tool shed, *'would represent functional outbuildings for garden activities, thereby preserving the character and appearance of the host building and the surrounding conservation area.'*
- 4.12 It has therefore been demonstrated that the proposals will not have any harmful impact on the identified significance or setting of the listed house and structures, or the identified significance and character of the Highgate Conservation Area. Indeed, it has been demonstrated that the proposals will preserve the setting and function of the listed structures and the character and significance of this part of the Conservation Area. The proposals are therefore entirely in accordance with the NPPF, Policies DP24 and DP265 of Camden's Development Policies DPD, and the Camden Planning Guidance (2011).
- 4.13 With regard to local amenity, the proposal will not result in any harm upon the amenity of neighbouring properties. The proposals are not visually dominant as they have been kept to a low level and are set below the ground floor level windows at No.5 Highfield Grove in order to minimise

visual impact. They will also be appropriately screened from surrounding properties on Highfield Grove by the existing boundary wall and landscaping to minimise any impacts outside the site.

- 4.14 In terms of noise and disturbance, it is considered that the proposed tool shed and carport, will not result in noise levels or disturbance that would cause harm to the nearby residents. Indeed, in the 2012/2068 application, the Officer considered that the *'level of activity (including plant/machinery) associated with the reasonable use of outbuildings of this size for domestic purposes would not result in noise levels or disturbance that would be harmful to the neighbouring residential amenities'*.
- 4.15 It has therefore been demonstrated that garden stores in this part of the garden are considered acceptable in principle by the Council. Further, the proposals are entirely accordance with the objectives of Policy CS5 of the Core Strategy and Policy DP26 of Camden's Development Control Policies.

5.0 DESIGN AND ACCESS STATEMENT

- 5.1 The following outlines the specific design and access considerations associated with the proposed garden stores. It demonstrates that the proposal has had regard to, and will not have any harmful impact on the character and significance of the listed building and structures, or the Highgate Conservation Area.

Amount and Scale

- 5.2 The two service stores are designed to house the necessary maintenance equipment, with the tool shed measuring 8.6 metres long and 3.8 metres wide and the carport measuring 3.8 metres by 3.8 metres. They represent a similar size to the existing approved plant room and garden store located immediately south. The heights of the proposed buildings have been kept to a low level, and sited in a lower part of the garden, in order to minimise visual impact. The scale of the proposed buildings is functional and is appropriate to the size of the property. It is noted that the proposed stores do not differ in substance or size from the original application proposals which have already been accepted by the Council.

Design/ Appearance

- 5.3 The materials and design selected for the garden stores reflect the design features of other building and structures on site including the new Tennis Court Pavilion. Indeed, the use of Portland stone, Oak Shingles and timber cladding reflect similar materials used in the gardens.
- 5.4 Of bearing to this application is the Officer's report for application 2011/5721/P, which states that:

'The structures proposed with the exception of the glasshouse would be of timber frame and cladding and an oak shake roof finish. It is considered that the materials would be unobtrusive and would be of an appropriate type for the setting in which they would be constructed'

Layout

- 5.5 The proposed stores will be situated in the same location as previously approved, which, presents the most suitable location for the stores as they will be located in an area already designated as a service area. Further, they will be sited away from the listed structures and at a lower level, so as not to impact upon the Highgate West Hill views.

Access

- 5.6 The access arrangements to the service yard will not change as a result of the proposals. The main service yard stores access is from the western edge of the yard through a double gate. The access gate is adjoined to the existing garden access route via an extension to this path. The yard, its buildings and structures have been designed to enable access for gardening tools and landscaping machinery so that they may be used and stored safely and securely. The yard may also be accessed via the flight of steps on the eastern edge.

6.0 CONCLUSION

- 6.1 This application seeks permission for two garden stores within the service yard in the north eastern part of the site.
- 6.2 The proposed service stores are visually refined and are necessary for the continued maintenance of the House and grounds now that they are to be occupied as a residential family dwelling.
- 6.3 The proposals are based on the previously approved scheme that has already been accepted by the Council.
- 6.4 The proposals have been fully assessed against the relevant national and local planning policy and guidance, and it has been demonstrated that the proposed stores are accordance with these requirements.
- 6.5 It is considered that the works will preserve the setting of the listed house and garden structures whilst preserving the character and appearance of the Highgate Conservation Area.
- 6.6 We therefore respectfully request that permission for the garden stores be granted.

1.0 APPENDIX 1: PLANNING POLICY CONTEXTNational Planning Policy Framework (adopted March 2012)

- 1.1 The NPPF sets out the Government's planning policies and how these are expected to be applied. Chapter 12 relates to conserving and enhancing the historic environment.
- 1.2 Paragraph 128 requires applicants to describe the significance of any heritage assets affected by development, including any contributions made by their setting. The level of detail should be proportionate to the assets' importance.
- 1.3 Paragraph 129 states that when considering the impact of application proposals on a heritage asset, local planning authorities should take into account an assessment of the particular significance of any heritage asset affected, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 1.4 Paragraph 131 requires that, in determining applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 1.5 Paragraph 137 states that, local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Core Strategy (adopted November 2010)

- 1.6 Camden's Core Strategy sets out the strategic policies for the Borough. Policy CS14 promotes high quality places and seeks to conserve Camden's heritage. Specifically the policy requires development of high quality and seeks to preserve and enhance Camden's heritage assets and their settings, including Conservation Areas. In addition this policy encourages high quality landscaping.
- 1.7 Also of relevance is Policy CS5 which seeks, among other objectives, to provide sustainable buildings and spaces of high quality which protect and enhance the local environment and heritage, without having a harmful impact on adjoining neighbours.

Camden Development Policies (adopted November 2010)

- 1.8 The Development Policies DPD sets out detailed planning policy for Camden.
- 1.9 Policy DP24 of Camden's Development Policies promotes high quality places and the conservation of the Borough's heritage. The policy requires development to be of the highest standard of design that respects local context and character.

Policy DP25 promotes the maintenance of the character of Conservation Areas, recognising their special historic interest and character. In relation to this proposal, policy DC25 seeks to:

*"a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage."*

Policy DP26 seeks to protect the quality of life of occupiers and neighbours and states that it will only grant permission for development that does not

cause harm to amenity. Factors they consider will include; visual privacy, and overlooking, sunlight and daylight levels.

Camden Planning Guidance (adopted April 2011)

- 1.10 The adopted revised Camden Planning Guidance provides guidance on the design of new development and supplements the policies contained within the Core Strategy and Development Policies DPD, including those discussed above.
- 1.11 Chapter 2 is concerned with development affecting the Borough's heritage assets and seeks to ensure that new development preserves and enhances the character and appearance of conservation areas, having regard to the Council's Conservation Area Appraisals.

Highgate Conservation Area Appraisal (December 2007)

- 1.12 The Highgate Conservation Area Appraisal intends to set out a clear indication of the Council's approach to the preservation and enhancement of the area, to be used by the Council in the assessment of all development proposals.