

Proposed alterations to:
45 Maresfield Gardens London NW3 5TE

Planning, Design and Access Statement

Proposed side extension and rear and front
elevation alterations

For

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Introduction and contents

- 1.1 This Statement has been prepared by Doyle Town Planning and Urban Design (Doyle) to accompany a full planning application for a side extension and rear alterations to 45 Maresfield Gardens Hampstead London NW3 ('No.45').
- 1.2 This Statement has been prepared by Doyle Town Planning and Urban Design (Doyle) to accompany a full planning application an extension of the existing semi-basement at 45 Maresfield Gardens Hampstead London NW3 ('No.45').

Planning, Design and Access Statement

- 1.3 The application property is arranged as flats and is within a conservation area. A Design and Access Statement is therefore required to be submitted. This Statement provides:
- a summary of the planning history;
 - a description of the site and the surrounding area;
 - a summary of the application proposals;
 - an overview of the planning policy context and the key issues relevant to the application; and
 - a discussion and our conclusions on the acceptability of the proposals.

Information submitted with the application

- 1.4 The information requirements set out in national and local lists are met within the planning application submission.

Existing drawings and plans

- 1.5 This is a retrospective application, so that 'existing' plans describe the property prior to the development of the application scheme.

5832-201 Context Plan and Site Plan, including Trees (1: 200 and 1:1250).

5835-02 Existing Lower Ground and Ground Floor Plans (1:50)

5835-03 Existing First and Second Floor Plans (1:50)

5835-04 Existing Third Floor and Roof Plans (1:50)

5835-06 Existing Cross Section (1:50)

5835-08 Existing Elevations (1:50)

Proposed Drawing and plans

5848 12 Proposed Lower Ground and Ground Floor Plans (1:50)

5848 13 Proposed First and Second Floor Plans (1:50)

5848 14 Proposed Third Floor and Roof Level Plans (1:50)

5848 16 Proposed Section A A (1:50)

5848 18 Proposed Elevations (1:50)

5848 20 Proposed Section Details 1 (1:10)

5848 21 Proposed Section Details 2 (1:10)

Trees

Details and locations of existing trees are provided on Plan 5832-201 (see above). No trees are proposed to be removed.

2 The surrounding area

- 2.1 The application site is located on the west side of Maresfield Gardens to the north of its junction with Nutley Terrace.
- 2.2 Maresfield Gardens is a wide avenue lined with large late Victorian Villas (1870-1880) in a variety and mix of architectural styles including Queen Anne, Norman Shaw, English Domestic Revival and Arts and Crafts. The street is included within the Fitzjohns/Netherall Conservation Area.
- 2.3 Properties have generous front and rear gardens. Large mature trees within front gardens help to create the impression of a verdant landscape, although there are no trees planted within the street itself. The land slopes downwards towards the south.
- 2.4 Some of the larger plots have been subdivided to facilitate early and mid twentieth century residential development whilst a number of side extensions have infilled gaps between buildings, including No. 45.

Site

- 2.5 The application site is broadly rectangular, occupying an approximate area of 246 sq. m. (0.1 Ha.). It is shown edged in red on the attached plan.
- 2.6 The application property, known as April House, is divided into two flats. The application relates to the flat occupying the lower ground, ground and first floor.
- 2.7 April House is a substantial three storey building constructed as a side extension to a larger four storey detached Victorian villa, now also divided into flats. The original Victorian villa is characterised by red brickwork with square brick arched openings and white painted timber windows. The roof is of plain tile with tile hanging to the attic storey. There is an attractive painted timber porch. The side extension (the application property) reflects some of the characteristics of the original villa, but it is differentiated by large projecting eaves with extensive glazing to the second floor. Both properties are raised up a half storey above street level.
- 2.8 There is a paved forecourt with parking for two cars and perimeter shrub planting. The parking area opens directly onto the street with no boundary wall, posts, gates or railings.
- 2.9 There is a substantial rear garden with mature trees. The garden level steps down to meet the level of the existing semi-basement which appears to be the ground level of the building when viewed from the rear.

Current use

- 2.10 The use category is C3(a) Dwelling Houses.

Planning history

- 2.11 Permission was granted in April 1966 for the conversion of part of the garage at 45 Maresfield Gardens to form a play room and for the provision of a parking space in the front courtyard.
- 2.12 Permission for a change of use and works of conversion to form four flats on the ground floor and lower ground floor was granted in April 1986 (Ref. 8600254).

- 2.13 Permission was granted in February 1993 for the erection of a rear extension at first floor level to the existing flat, including a new entrance canopy on the ground level front elevation.
- 2.14 An application for the erection of a side extension at second floor level was submitted in April 2014, but has not been determined (Ref. 2014/1956/P).

Current planning position

- 2.15 Planning permission was granted in July 2013 (Ref: 2013/1071/P) for the conversion of two existing flats into one single family dwelling (Class C3) and associated alterations, including the erection of a three storey side extension and the demolition and reconstruction of the existing three storey rear extension; to create a uniform design. This permission was implemented and the works are now substantially complete. Unfortunately, the proposal to convert the two flats into one dwelling cannot now be realised, invalidating the planning permission. A retrospective application is therefore needed to regularise the completed side and rear extension works, whilst leaving the property as two flats.
- 2.16 A lateral extension of the existing semi-basement was commenced at the same time as the rear and side extensions. Whilst these works fall within permitted development rights available to the single dwelling house, they now require permission, because the two flats are to be retained. A retrospective application for the basement extension has therefore been submitted in parallel with the application for the side extension and rear alterations.

3 Relevant policy and guidance

National policy

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) was published by the Government in March 2012. It forms a material consideration in determining planning applications. It notes a “presumption in favour of sustainable development” and clarifies that for applications this means:

“Approving development proposals that accord with the development plan without delay...”
(para. 14).

- 3.2 The core planning principles identify that planning should: Deliver homes; seek high quality design and a good standard of amenity; support the transition to a low carbon future; encourage effective use of land and; encourage use of sustainable transport modes.

London Policy

London Plan

- 3.3 The London Plan 2011 provides a strategic framework for the formulation of Local Development Frameworks. The key relevant policies in the London Plan are referred to where relevant in following chapters.

Local Development Framework

Core Strategy

- 3.4 Core Strategy Policy CS14, promoting high quality places and conserving our heritage, aims to ensure that Camden’s places and buildings are attractive, safe and easy to use. Two relevant requirements are given:

- requiring development of the highest standard of design that respects local context and character and;
- preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens.

DP24 Securing high quality design CPG1 Design

- 3.5 Development policy 24 and CPG1 provide further detailed guidance on design. Design principles of relevance to this proposal are that good design should consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;

- the quality of materials to be used;
- the provision of visually interesting frontages at street level;
- the appropriate location for building services equipment;
- existing natural features, such as topography and trees;
- the provision of appropriate hard and soft landscaping including boundary treatments;
- the provision of appropriate amenity space; and
- accessibility.

Policy DP25, conserving Camden's heritage

- 3.6 Development Policy DP25, conserving Camden's heritage, states the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.
- 3.7 The Council will:
- take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
 - only permit development within conservation areas that preserves and enhances the character and appearance of the area;
 - prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
 - not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
 - preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Conservation area

- 3.8 The Fitzjohns/ Netherhall Conservation Area was designated 1 March 1984 and subsequently extended. No. 45 and its neighbours are listed as making a positive contribution to the conservation area. A Conservation Area Statement has been produced, including a number of guidelines.

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

- 3.9 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:
- visual privacy and overlooking;
 - overshadowing and outlook;
 - sunlight, daylight and artificial light levels;
 - noise and vibration levels;

- odour, fumes and dust;
- microclimate;
- the inclusion of appropriate attenuation measures.

3.10 The policy also requires developments to provide:

- an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- facilities for the storage, recycling and disposal of waste;
- facilities for bicycle storage; and
- outdoor space for private or communal amenity space, wherever practical.

4 Proposal

Side and rear extension

4.1 The following alterations are proposed:

- Alterations to an existing two storey side extension with an additional storey added to the rear and a flat lead roof with terrace to upper ground floor with glazed balustrade;
- demolition/reconstruction of the existing three storey rear extension;
- replacement of metal balustrades to rear with glass balustrades;
- alterations to the fenestration on the front of the property;
- hardwood timber framed windows to rear and;
- alterations to rear extension to create a more uniform design.

4.2 The proposals reflect changes made during the course of the earlier application following discussions with neighbouring occupiers including:

- the removal of the door at ground floor level on the side elevation;
- the window to the first floor on the side elevation has been reduced in size and opaque glazing has been proposed; and
- a new boundary wall (2m in height) between number 43 and number 45 Maresfield Gardens.

5 Main planning issues

- 5.1 We believe the main planning issues are as follows:
- **Effects upon the host building and its setting:** The proposed design and impact on the appearance of the host building and upon and the character and appearance of the conservation area.
 - **Effects upon the amenity of neighbours and the area:** the potential effect upon the residential amenity of neighbouring occupiers.
- 5.2 We address these issues under the headings below.

6 Effect upon the host building and its setting

- 6.1 Camden Local Development Framework Policies CS14, DP24 and DP25 seek to promote high quality places and conserve Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia 'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'. Any alterations/extension to these buildings should preserve and enhance the character and appearance of this conservation area.

Listed buildings

- 6.2 DP25, Conserving Camden's Heritage, states that the Council will not permit development which harms the setting of listed buildings.
- 6.3 The closest listed building is at No. 20 Maresfield Gardens, an early twentieth century villa in Queen Anne style and the former home of Sigmund Freud. The proposed development will not affect the setting of this listed building in any way, because it is some distance away.

Conservation area

- 6.4 Camden Core Strategy Policy CS14 requires that development be of the highest standard of design; respects local context and character; and preserves and enhances Camden's rich and diverse heritage assets and their settings, including Conservation Areas.
- 6.5 The Fitzjohns/ Netherhall Conservation Area was designated 1 March 1984 and subsequently extended. No. 45 is located within Sub Area One, which was built over a ten year period from 1870 to the late 1880's in Queen Anne and Domestic revival styles.
- 6.6 A Conservation Area Statement has been produced. The Statement notes that, to the north of Nutley Terrace, Maresfield Gardens has a less dense development and a more open character.
- 6.7 No. 45 and its neighbours are listed as making a positive contribution to the conservation area: *'Nos. 43-49 are 1880's houses built with front walls of over burnt brick and double entrances originally for carriages'*.
- 6.8 *The Statement notes that: 'No. 45 was extended with an over-dominant gable, attempting to echo its neighbour but undermining it instead'*
- 6.9 The Statement lists view along Maresfield Gardens in both directions as important (The street is 'L' shaped, so this presumably relates to the longer section, including NO. 45). The proposal will not affect or impinge upon these views in any way.
- 6.10 The Statement also provides a list of negative features including: *'No. 45 Maresfield Gardens: 'boundary gate, excessive hard paving & lack of vegetation fail to protect or enhance Conservation Area'*.

Side extension

- 6.11 Development to the side or rear of a building should be assessed against criteria in CPG1, extensions, alterations and conservatories. They should:

- be subordinate to the building being extended;
 - respect the original design and proportions of the building, including its architectural period and style and;
 - retain a reasonable sized garden.
- 6.12 Paragraph 4.12 CPG1 states that rear extensions should be subordinate to the original building and the height should respect the existing pattern of rear extensions in the area, where they exist.
- 6.13 Fitzjohns/ Netherhall Conservation Area Guideline F/N19 states that extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.
- 6.14 Conservation Area Guideline F/N24 the Conservation Area is characterised by significant and well-preserved gaps between buildings providing views through to mature gardens. Normally the infilling of gaps will be refused where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.
- 6.15 Conservation Area Guideline F/N20 states that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances ().
- 6.16 The small upper floor side extension is designed to be subservient to the main building.
- 6.17 The LPA's in principle support for the scale and form of the side and rear extension is established by the previous permission and set out in the Officer's Delegated Report (Attached at Appendix A), albeit in relation to the linked proposal to create a single dwelling.
- 6.18 The delegated reports confirms that: *'There is an existing side extension of the same size; therefore the principle of an extension in this location and three stories high is acceptable' and; 'Within the context of the large host building, the extension appears as a subordinate alteration and an improvement on the design existing side extension'.*
- 6.19 The Delegated Report concludes that: *'The (side) extension is considered well designed in relation to the main building in terms of its size, location, architectural form and materials. Due to its location it will be largely screened from views from the street and have a minimal visual impact on the appearance of the building and will preserve and enhance the character and appearance of the Fitzjohns/Netherhall Conservation Area. This complies with LDF policies CS14, DP24 and DP25 and with the guidance set out in CPG1'.*

Rear extension

- 6.20 To the lower ground floor rear, the existing three-storey conservatory extension with hipped, glazed roof will be altered and reduced in scale and extent. This will be replaced with a solid brick clad construction with a simpler rectangular plan and a two storey portal frame structure. Set within this frame at garden/ semi-basement level there are bi-folding doors leading to the rear garden with glazed panels above.
- 6.21 Conservation Area Guideline F/N19 states that extensions and conservatories can alter the balance and harmony of a property of a group of properties by insensitive scale, design or inappropriate materials... Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area.

- 6.22 Conservation Area Guideline FN21 states that rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings. (FN21)
- 6.23 There will be a modest increase in private amenity space over the current position because the proposed rear extension is reduced in size and extent from the existing rear extension.
- 6.24 The Officer's delegated report in relation to the previously approved scheme concluded that: *'The proposed changes to the fenestration to the rear elevation are welcomed; they are considered to reflect the architectural design and integrity of the host property and the wider conservation area' and; 'The proposed alterations to the rear extension are considered acceptable and an improvement on the current situation. The extension respects the original design and proportions of the building. The extension remains secondary to the main building in terms of size, proportions and detailed design and is therefore acceptable and in accordance with Camden's LDF and Planning Guidance'.*

Alterations to the front elevation

- 6.25 The application includes amendments to the fenestration details of the front elevation. At present the third floor is fully glazed with glass panels. The proposal seeks to remove the glazed panels and the front gable and simplify the design in line with similar designs along Maresfield Gardens. The proposal introduces two double glazed timber sash windows to the third floor. The proposal introduces three double glazed timber sash windows to the ground floor.
- 6.26 The Article 4 Direction applies only to the fronts of properties and the sides of properties that face the street. It seeks to prevent harmful works taking place and to ensure that Hampstead Conservation Area keeps its historic character and appearance and remains an attractive and desirable place to live into the future.
- 6.27 Conservation Area Guideline F/N1 states that new development should be seen as an opportunity to enhance the Conservation Area. All development should respect original features such as building lines, elevational designs, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses and other matters such as density and parking standards.
- 6.28 The Officer's delegated report in relation to the previous scheme concluded that *'the proposed front fenestration alterations are considered acceptable'* (albeit with a reduction from two to one entrance doors).

Trees

- 6.29 London Plan Policy 7.21 states that existing trees of value should be retained and any losses replaced, following the principle of 'right place, right tree'. The policy advocates planting additional trees, particularly large- canopied species.
- 6.30 Camden Core Strategy Policy CS5 (Managing the impact of growth and development) seeks to ensure development meets the objectives of the Core Strategy including: Protecting and enhancing the environment and amenity; balancing the needs of development with the needs and characteristics of local areas and; requiring mitigation where necessary.
- 6.31 Development Policy DP27 seeks to preserve trees of landscape or amenity value.
- 6.32 Section 27.10 of DP27 states that: 'Consideration should also be given to the existence of trees on or adjacent to the site'.
- 6.33 Details of trees are provided in drawing (REF). There are no trees are proposed to be removed as a result of the development.
- 6.34 The proposals will not affect trees along the rear property boundary in any way.

Archaeology

- 6.35 No. 45 is not within any archaeological priority area.

Materials

- 6.36 The design and materials will match the existing building.
- 6.37 Conservation Area Guideline F/N7 states that in all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing were retained add to the visual interest of properties. Where details have been removed in the past, replacement with similar copies will be encouraged.
- 6.38 Conservation Area Guideline FN8 states that the choice of materials in new work will be most important and will be subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary.
- 6.39 The proposed materials match the previously approved side and rear extension application.
- 6.40 The Delegated report confirms that: *'The materials compliment those of the original building and the design take into account the character and design of the property and its surroundings. The alterations are considered to both preserve and enhance the host building and surrounding*

7

Effect upon neighbours

- 7.1 Camden Development Policy DP 26 states that the Council will only grant permission for development that does not cause harm to amenity, including impacts upon daylight sunlight and artificial light to neighbouring properties.
- 7.2 The proposal is considered to have no adverse impact on the amenity of adjoining residential occupiers in terms of loss of light or loss of privacy.
- 7.3 The proposals were amended during the course of the earlier application to include a 2m wall between the boundary of No. 45 and No. 43 Maresfield Gardens. This is designed to ensure that there is no further loss of privacy to the occupiers of number 43 Maresfield Gardens in both the property and the rear garden and terrace, which is situated directly adjacent to the proposed terrace of the application property. A window on the side elevation at first floor level was also reduced in size in order to minimise overlooking.
- 7.4 The Officer delegated report concluded: *'It is considered that the proposed side and rear extension alterations and the alterations to the fenestration of the property would not have a detrimental impact on the daylight/sunlight received by neighbouring properties, nor would the alterations increase opportunity for overlooking. The proposal is therefore considered acceptable in amenity terms and in accordance with DP26 of Camden's LDF.'*
- 7.5 The only daylight/sunlight impact is a minor impact on the windows of a little used back staircase/internal fire escape in the neighbouring hostel.
- 7.6 The reduction in the scale of the rear extension will create a modest increase in the aspect and view from neighbouring properties.

8 Conclusions

- 8.1 This is high quality extension and alterations to the existing building, complementing the scale, proportions, form, and detailed design and materials of the host. The proposals represent a well considered scheme that has been amended in response to discussions with the LPA and with neighbours.
- 8.2 The proposals are sympathetic and will therefore enhance the character and appearance of the area. The proposed scheme remodels and extends No. 45 to create a sympathetic and high quality design. This is an appropriately scaled development that is proportionate to the large scale of the host building and on a substantial plot: It is not overdevelopment The proposals complement and do not harm the external appearance of the host building and the street. There will be no harm to the Conservation Area or to the setting of any listed building. There are no harmful design or heritage impacts. There are no archaeological impacts.
- 8.3 The rear extension is materially reduced in scale, extent and depth from the existing, releasing further private amenity space. The setting, aspect, and privacy of neighbouring properties will not be materially harmed and the proposals were previously altered to safeguard neighbour privacy. There is no evidence of harm to neighbour amenity in terms of loss of sunlight, daylight, privacy or outlook of neighbours.
- 8.4 The proposals do not alter existing access and parking arrangements.
- 8.5 This statement therefore concludes that the proposed development complies with the aims and objectives of national, regional and local planning policy and there are no other material considerations which indicate that planning permission should not be granted.