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Date 24 October 2014  
Our ref 14177/NG/7665949v4  
Your ref PP-03745080

Dear Sir / Madam

### **23a (Flat 1) Maresfield Gardens, NW3 5SD: Full Planning Application for Minor Alterations to Existing Residential Flat**

On behalf of our client, Guy Ivesha, we are pleased to submit an application for full planning permission for minor alterations to 23a (Flat 1) Maresfield Gardens, NW3 5SD.

#### **Application Submission**

The application, which has been submitted via the planning portal (ref: PP-03745080) comprises the following documents:

1. Planning application form and relevant Certificates;
2. Site Location Plan, drawing number 14A\_076712\_050\_01;
3. Existing Ground Floor Plan, drawing number 14A\_076712\_050\_02;
4. Existing Front and Rear Elevations, drawing number 14A\_076712\_050\_03;
5. Existing Side Elevation, drawing number 14A\_076712\_050\_04;
6. Existing Section, drawing number 14A\_076712\_050\_05;
7. Proposed Ground Floor Plan, drawing number 14A\_076712\_050\_06;
8. Proposed Front and Rear Elevations, drawing number 14A\_076712\_050\_07;
9. Proposed Side Elevation, drawing number 14A\_076712\_050\_08;
10. Proposed Section, drawing number 14A\_076712\_050\_09; and
11. Design and Access Statement prepared by ESA.

A cheque for £172 made payable to "Camden Council" has been submitted under separate cover in respect of the application fee.



## Site Description and Context of Development

23a Maresfield Gardens lies within the 'Fitzjohns/Netherhall' Conservation Area. Maresfield Gardens comprises substantial detached properties, predominately built in the late 1870's to 1880's. The proposed minor alterations relate to 23a, the ground floor flat (Flat 1), of a residential building on Maresfield Gardens and seek to improve both the aesthetic quality of the existing building and the overall functionality of the flat.

## Proposed Minor Alterations

The proposed minor alterations subject to this application are as follows:

1. Modification of the garden flat entrance gate;
2. Repositioning of the entrance door (on the side elevation);
3. Bay window to rear of property to be "squared off", with the creation of a new single framed opening;
4. Minor amendments to existing kitchen window; and
5. Relocation of the garden shed to the north west corner of the site.

The proposed minor alterations will preserve the character and appearance of the 'Fitzjohns/Netherhall' Conservation Area, and improve the overall appearance of the host building, through high quality design and materials.

## Planning History

We are aware that the property has been subject to a number of planning applications in the recent past. This includes a proposal for a rear extension to extend by 1.5 metres into the garden (ref: 2007/2804/P). This application was refused and subsequently dismissed at appeal by reason of excessive scale, bulk and depth. This decision has informed the current proposals to ensure they are acceptable in terms of the impact upon the Conservation Area, the host building and that they respect the amenity of the neighbouring flats and the adjacent properties. The proposals do not extend further into the garden compared with the existing building line of the bay window.

In terms of the relocation of the garden shed, under dismissed appeal (ref: 2007/2804/P) the Inspector states "*the proposed re-siting of the summerhouse to the north west corner of the garden is unobjectable*".

The appeal decision also importantly states that the proposed extension (which was significantly larger than the current proposal) would not affect the privacy enjoyed by the occupants of the neighbouring flats nor would it result in loss of daylight to the adjoining dwellings.

## Planning Policy Assessment

The Statutory Development Plan for the site includes the Core Strategy and Development Policies, adopted 2010. In addition, the Fitzjohns/Netherhall Conservation Area Statement will be used in the assessment of all development proposals within this area. National guidance contained within the National Planning Policy Framework (NPPF) will also be relevant in the determination of this



planning application. The proposed minor alterations have therefore been considered with regard to relevant local and national planning policy.

Reference has been made to the following Core Strategy and Development Policies; CS5, CS14, DP24, DP25. These policies seek to ensure that the proposals are of the highest standard of design in terms of the quality of materials, impact on the form and scale of neighbouring buildings, and the effect upon the amenity of adjacent properties. In addition, Policy DP25 confirms that the Council expects the character of Conservation Areas to be maintained.

## **Design**

The proposed alterations respect the character, setting, context and the form and scale of neighbouring buildings and the host building. The design details are fully set out in the Design and Access Statement. In terms of the rear elevation, the proposal is to simplify the design by replacing the splayed bay with a more contemporary framed opening in a single plane. This simplifies the geometry, but provides sufficient depth to articulate a hierarchy of firstly opening, then framing, to the recessed glazing system within. The secondary framing system is proposed in quality oak joinery of substantial sections, allowing the tertiary glazing set within to be of a contemporary minimal-frame system. This design will provide the living space with high levels of natural light whilst maintaining a single westerly outlook to the garden which is also more considerate to the neighbouring boundaries.

The materials and design will be of high quality, ensuring that the integrity of the host building is maintained. The proposed alterations are in accordance with Development Policy DP24 (Securing High Quality Design) which requires all development, including alterations and extensions to existing buildings, to be of the highest standard of design.

In design terms, the proposed alterations which are minor, will provide an improvement to the existing built form, enhancing the appearance of the existing building, in addition to improving the functionality of the garden flat.

## **Heritage Issues**

The application site is located within the Fitzjohns/Netherhall Conservation Area. We therefore consider the impact of the proposed alterations on the surrounding heritage assets in view of national and local policy considerations.

The Conservation Area is considered a designated heritage asset under the NPPF. In accordance with paragraph 128 of the NPPF, applicants are required to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and the potential impact of the proposal on significance. Local planning authorities should give great weight to the conservation of heritage assets in a manner appropriate to their significance (paragraphs 132-135) and look for opportunities for new development within their settings to enhance that significance (paragraph 137). Significance can be archaeological, architectural, artistic or historic.

Development Policy DP25 (Conserving Camden's Heritage) seeks to maintain the character of Camden's Conservation Areas and protect other heritage assets.



#### i) Statement Significance

The Fitzjohns/Netherhall Conservation Area sits on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road. The street layout is dominated by Fitzjohns Avenue running through the centre and the parallel streets to the east and west of it. Overall, the urban grain shows large houses with generous gardens.

As referred to in the Fitzjohns/Netherhall Conservation Area Statement, Maresfield Gardens has a character formed by the contribution of the trees and vegetation in private gardens. Front boundary treatments vary along the street with no predominant style, however, consistency can be found in the palettes of brick with panels of over-burnt brick and stone coping. The underlying consistency is that of front gardens behind a physical boundary that relate sensitively to the architecture behind.

#### ii) Assessment of Impacts on Significance

In compliance with Policy F/N1 of the Fitzjohns/Netherhall Conservation Area Statement and Development Policy DP25 (Conserving Camden's Heritage), the proposals (as described in the Design and Access Statement) respect existing features, materials and architectural characteristics, therefore preserving the overall appearance and character of the Fitzjohns/Netherhall Conservation Area.

The proposed changes to the bay window comply with Policy F/N19 of the Fitzjohns/Netherhall Conservation Area Statement, as the proposals are unobtrusive in their nature and will not adversely affect the character or integrity of the host building or the wider Conservation Area.

Overall, the proposed alterations, in particular the improvements to the rear elevation, would preserve the character and setting of the Fitzjohns/Netherhall Conservation Area, thereby ensuring compliance with national and local policy in regards to heritage assets.

#### **Amenity**

In terms of the impact upon the amenity of adjoining dwellings and the flats above we note that the 2007 application (and subsequent appeal) was not refused on the basis of any impact upon residential amenity. No additional windows (or changes to existing window openings) are proposed on the north elevation.

In terms of the repositioning of the entrance door on the south elevation, and the minor amendments to the existing kitchen window on the rear elevation, these proposals would also not impact upon the privacy of the neighbouring properties, as there are no overlooking windows from the neighbouring properties. This takes account of the fact that the existing door will be replaced with a window.

In light of the above, the proposed minor alterations clearly would not adversely impact upon residential amenity and are therefore acceptable in accord with policy CS5.

#### **Concluding Remarks**

The proposed minor alterations comply with planning policy at all levels in design terms and will preserve the overall appearance of the Fitzjohns/Netherhall Conservation Area and improve the



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appearance of the host building. The proposals have been designed to ensure no adverse impact on the amenity of neighbouring properties. The NPPF has a presumption in favour of sustainable development, and clearly states that where proposals comply with the provisions of the development plan, planning permission should be granted without delay (paragraph 14).

We trust that you have sufficient information to validate and determine this application and shall contact you shortly to confirm this. If you require any further information, please do not hesitate to contact either Neil Goldsmith or myself.

Yours faithfully

A handwritten signature in black ink that reads 'Bethany Evans'.

**Bethany Evans**  
Planner

Copy

Guy Ivesha  
Iain Wadham – esa architecture