

Planning and Design and Access Statement

Planning statement, incorporating a design and access statement to accompany an application for the provision of single storey glazed additions to the front and rear and associated landscaping works at 14 Highfields Grove

**14 Highfields
Grove, London,
N6 6HN**

1.0 Introduction

- 1.1 This statement has been produced to accompany a planning application for the provision of two glazed additions with associated landscaping works at 14 Highfields Grove.
- 1.2 This statement demonstrates that the works are discreetly located and will not cause harm to the character or appearance of the parent building, the street scene or the wider conservation area. The works are to be located away from any nearby buildings and as such will have no impact upon the amenity of the neighbouring properties.

2.0 Application site

- 2.1 The application site is one of twenty four properties within a gated estate accessed from Fitzroy Park.
- 2.2 The property is a single family dwellinghouse located on the east side of the estate.
- 2.3 The properties all have varied appearance but with a consistency to their materials which remain relatively unaltered. Although it is not considered that the design of the existing house is particularly architecturally noteworthy in itself, it forms part of a group of 24 houses with a consistent architectural uniformity with all dwellings comprising two storeys, with shallow double pitched concrete pantiled roofs. The roofs each rise to a central ridge point, have single storey garages with matching roof forms, overhanging eaves, similar fenestration patterns and detailed design and the same palette of materials throughout. This includes dark brown/red brickwork, single paned dark stained timber window and door frames, black metalwork and dark purple soldier arch bricks above the windows forming the cills and as a plinth band around the base of the properties.
- 2.4 The property is situated within the Highgate Village Conservation Area.

3.0 The Proposal

- 3.1 This application seeks consent for the provision of a glazed infill addition to the front elevation within the gap created by the detached garage and the main house. This extension will not be visible from street level as the existing garage will block its presence.
- 3.2 Consent is also sought for a glazed extension to the rear of the property along with associated landscaping works to make the garden more usable and accessible from within the main dwelling.

4.0 Planning History

- 4.1 There is no relevant planning history for this property.

4.2 It should be noted that consent was granted in 2006 for a glazed link from the garage to the main house at no.1 Highfields Grove. In addition, consent was granted in 2012 at no.6 for a single storey rear addition.

5.0 Planning Considerations

5.1 Camden Council's Local Development Framework (LDF) replaced their Unitary Development Plan (UDP) in November 2010. It is a collection of planning documents that (in conjunction with national planning policy and the Mayor's London Plan) sets out the strategies for managing growth and development in the borough.

5.2 For the purposes of S.38(6) of the Planning and Compulsory Purchase Act 2004, the 'Development Plan' comprises the Core Strategy, Development Policies, Camden Planning Guidance, and Site Allocations.

5.3 The following policies within the LDF have been referred to while developing the proposals:

- CS1 (Distribution of growth)
- CS5 (Managing the impact of growth and development)
- CS14 (Promoting high quality places and conserving our heritage)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)
- CPG1 (Design)
- CPG6 (Amenity)

In addition, the Council's Highgate conservation area appraisal and management study has also been considered.

5.4 We believe that, in accordance with the aims of the Council's development plan, the proposals will;

- 1) respect, and positively contribute to the character of the original building and the surrounding area with regard to design, size, proportion and materials proposed;
- 2) preserve and enhance the character and appearance of the conservation area; and
- 3) not affect the amenities of surrounding properties.

5.5 Planning permission is sought for the erection of a single-storey extension to the front of the property within the gap created by the detached garage. The extension will be relatively light weight in appearance and the original form of the building, and the gap with the garage will still be visible. It is considered that, as the extension cannot be seen from the street, is subordinate to the main building and will be constructed of lightweight materials, it will not cause harm to the parent building, the street scene or the wider conservation area in accordance with the aims of Policies CS14, DP24, DP25 and CPG1.

5.6 To the rear of the property it is proposed to construct a lightweight addition within the courtyard area currently created by the elevated garden and land levels.

- 5.7 The proposed extension would remain subordinate to the parent building due to the use of lightweight materials that clearly stand as an addition to the original building. The extension would not detract from the architectural uniformity of the cohesive group of buildings found on the estate given its location to the rear and within the sunken area of courtyard and the elevated garden level.
- 5.8 Neither the front addition nor the rear extension will give rise to any amenity issues with regards to loss of light, loss of privacy, overlooking or sense of enclosure to the neighbouring buildings. Both of the proposed additions are set a significant distance from the neighbouring buildings and are located at garden level which retains their subservience with regards to their impact upon the amenity of the area in accordance with Policies DP26 and CPG6.
- 5.9 As part of the works, the elevated garden will be landscaped in order to make it more accessible from the main dwelling. There are currently a number of mature trees within the rear garden. These have been assessed by a qualified arboriculturist. A copy of this report detailing the proposals with regards to the trees is submitted along with this application. In summary, the report details that three of the eight trees will be retained and will remain unaffected by the development. The five to be removed are at the end of an existing row of trees that have been significantly altered and reduced over time. As such there will be no detriment to the visual amenity of the area as a result of the proposals.
- 5.10 The landscaping of the garden and the relocation of the access steps to rear the main area of grass will ensure that this family home continues to evolve for its intended purpose. The proposed works will ensure that the green and leafy character of the area will be maintained to the benefit of the conservation area.

6.0 Additional information

- 6.1 A copy of the Arboricultural report, prepared by Wassells has been submitted for consideration along with the application in accordance with the requirements of CPG1.
- 6.2 A CIL liability form has been completed. The form confirms that no CIL liability exists on the proposal as the increase in floor area is below the 100sqm threshold.

7.0 Conclusion

- 7.1 The proposals are modest additions that are compatible with the character and appearance of the host building and the immediate area.
- 7.2 The majority of the additions will be hidden from both public and private views and will cause no detriment to the amenity of the area.

7.3 The landscaping works to the back garden will ensure that this family home continues to evolve by creating a usable amenity space that is easily accessible from the main dwelling without causing harm to the green and leafy character of the wider area.