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Planning & Heritage Statement.

**48 Mornington Terrace, Camden,
London, NW1 7RT.**

November 2014



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Project Name: Mornington Terrace

Location 48 Mornington Terrace, Camden, London, NW1 7RT

Client: Undercover Architecture Ltd

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1. Introduction

- 1.1. This combined Planning & Heritage Statement has been produced on behalf of Undercover Architecture Ltd in support of their application for Planning & Listed Building Consent at 48 Mornington Terrace, Camden, London, NW1 7RT. The application for Planning & Listed Building Consent, for which this Planning & Heritage Statement has been prepared, seeks retrospective consent for the erection of a garden room at 48 Mornington Terrace.
- 1.2. This Planning & Heritage Statement will cover relevant National and local planning policy and guidance, considering the effects of the proposals on the application site, and the residential amenity enjoyed by existing neighbouring properties. Furthermore, as the existing property forms part of the Grade II Listed Mornington Terrace, and is located within the Camden Town Conservation Area, this Planning & Heritage Statement also examines whether the proposed development will sustain and enhance these designated heritage assets.
- 1.3. The views that are expressed in this statement, and the contents of this application, have been fully informed by the existing Camden Borough Council Development Plan, as well as those relevant historic planning applications.
- 1.4. This Planning & Listed Building Consent application is supported by the following documents and drawings which, should be considered in full in the determination of this application.

Covering Letter
Planning & Heritage Statement
Existing Plans & Elevations
Proposed Plans & Elevations
Design & Access Statement

2. The Site

- 2.1. This Planning & Heritage Statement has been prepared in support of this Planning & Listed Building Consent application in relation to the erection of a garden room at 48 Mornington Terrace, London, NW1 7RT.
- 2.2. The existing property at 48 Mornington Terrace, in the curtilage of which this application seeks the erection of a garden room, forms part of the Grade II Listed terrace on Mornington Terrace. The property currently forms a single dwellinghouse that benefits from residential accommodation at lower ground floor, upper ground floor, first and second floor, as well as accommodation within the mansard roof (third floor). In addition to the residential accommodation provided internally, the existing property also benefits from private amenity space to the rear.
- 2.3. The Grade II Listed Mornington Terrace forms 27 residential properties, including the application site at 48 Mornington Terrace. Coupled with a handful of recent properties to the south, the Grade II Listed terrace forms the eastern side of Mornington Terrace, whilst (with the exception of the Edinboro Castle Public House, and the adjacent two storey property) those properties that once formed the western flank of Mornington Terrace have long been demolished to accommodate the railway line that serves London Euston Railway Station.
- 2.4. Consequently, whilst the application site is bound to the north, east and south by existing residential development, no development exists to the west of the application site.



Figure 1 - Site Context

- 2.5. The Grade II Listed Mornington Terrace, of which the application site at 48 Mornington Terrace forms part, was constructed in the first half of the 19th Century, and is Georgian in character. Consequently, the terrace is subdivided equally, with each of the residential properties, benefiting from a generous step-back from the street, as well as private amenity space to the rear.
- 2.6. Further reflecting the Georgian character of the Grade II Listed terrace, each property is predominantly constructed from red brick with a stucco ground floor and stucco fluted Ionic pilasters marking the division of the terrace. The properties also benefit from cast-iron railings flanking those steps to the entrance and marking the private amenity space to the front.
- 2.7. Mornington Terrace, including the existing property at 48 Mornington Terrace, is located within the Camden Town Conservation Area.

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- 2.8. Whereas the front elevation of the Grade II Listed terrace is uniform in appearance, the rear elevations of the terrace reflects the variety of historic extensions and alterations made to each of those properties that form the terrace. These extensions and alterations are typically at lower and upper ground floors, and do not usually extend across the whole rear elevation.
- 2.9. It is therefore considered that the existing property at 48 Mornington Terrace, which benefits from an existing ground floor rear extension, reflects this historic development pattern of the terrace.
- 2.10. Owing to the residential character of the immediate area, and the position of 48 Mornington Terrace as part of the Grade II Listed residential terrace, the northern and southern boundaries of the application site are shared with 49 and 47 Mornington Terrace respectively. While the eastern boundary of the application site is shared with 95 and 93 Albert Street.
- 2.11. Pedestrian and vehicular access to the existing property at 48 Mornington Terrace is achieved via Mornington Terrace which leads from Delancey Street to the north and Mornington Street to the south. On-street vehicular parking is provided on either side of Mornington Terrace and surrounding streets.



Figure 2 - Site Location

- 2.12. It is considered that the existing property at 48 Mornington Terrace is located within a highly sustainable location, benefiting from close proximity to those key local services provided throughout the local vicinity, as well as excellent access to public transport including local bus routes and the London Underground. Indeed, the existing property benefits from a PTAL (Public Transport Accessibility Level) rating of 6a which is very high.

3. Planning History

3.1. Introduction

- 3.1.1. Since the original construction of the existing property at 48 Mornington Terrace, the property has undergone extensions and alterations, with the addition of a rear projection at lower and upper ground floor. Therefore, the property benefits from an extensive planning history that reflects the ongoing extensions and alterations to the property. Details of those application have been accessible via the Council's online records are examined below.

3.2. Historic Applications

- 3.2.1. **Change of Use of the first, second and third floors, including works of conversion, to provide three self-contained flats. 48 Mornington Terrace, Camden, London, NW1 7RT. 28246.**
- 3.2.2. This application (dated 26 March 1979) sought the subdivision of the existing residential property at 48 Mornington Terrace to provide 3 No. residential flats. The application was refused by Camden Borough Council as it was considered that the proposal would give rise to an over-subdivision of the property providing poor quality residential units contrary to the Council's policies. The associated Listed Building Consent Application was also refused. **Refused.**
- 3.2.3. **The Change of Use of the basement to a self-contained dwelling unit, including works of conversion. 48 Mornington Terrace, Camden, London, NW1 7RT. 34063(R1) & HB2891(R1).**
- 3.2.4. This application, made on 16 April 1982, sought permission for the use of the lower ground floor as a self-contained residential apartment, an accompanying Listed Building Consent application was also submitted to Camden Borough Council. Permission was granted by Camden Borough Council on 17 September 1984. **Permitted.**
- 3.2.5. **Removal of chimney and rebuilding part rear wall below parapet level without replacing attached flue below parapet level. 47 & 48 Mornington Terrace, Camden, London, NW1 7RT. L9601081 & L9601081R1.**
- 3.2.6. This application sought planning permission and Listed Building Consent for works to the existing property at 48 Mornington Terrace. Camden Borough Council granted planning permission and Listed Building Consent for the proposed works on 2 August 1996. **Permitted.**
- 3.2.7. **Mass concrete underpinning to the single storey rear extension. 48 Mornington Terrace, Camden, London, NW1 7RT. 2008/3295/L.**
- 3.2.8. This application sought consent for underpinning the existing single storey rear extension due to subsidence. Permission for the underpinning of the single storey extension was permitted by Camden Borough Council on 9 October 2008. **Permitted.**
- 3.2.9. **Erection of basement and ground floor rear extension with first floor rear extension above, new rear lightwell with associated landscaping and glass canopy over front lightwell to existing dwelling (Class C3). 48 Mornington Terrace, Camden, London, NW1 7RT. 2013/2343/L & 2013/2239/P.**
- 3.2.10. These applications sought Full Planning Permission and Listed Building Consent for alterations and extensions to the existing property at 48 Mornington Terrace, including the erection of basement level, ground floor and first floor rear extensions.

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- 3.2.11. Camden Borough Council determined that the *'proposed extensions would not be subservient to the existing building and the proposed glass canopy would be an inappropriate alteration to the listed building. The proposal is considered to be harmful to the special architectural and historic interest of the listed terrace and the character and appearance of the wider conservation area. The proposed first floor rear extension could also harm the daylight/sunlight amenity of the adjoining property at 49 Mornington Terrace'*. Consequently, Planning Permission and Listed Building Consent was refused by Camden Borough Council. **Refused.**
- 3.2.12. **Erection of rear extension at lower ground floor of existing dwelling (Class C3) and associated landscaping. 48 Mornington Terrace, Camden, London, NW1 7RT. 2013/4379/L & 2013/4286/P.**
- 3.2.13. These applications sought Full Planning Permission and Listed Building Consent for a rear extension to the existing property at 48 Mornington Terrace, at lower ground floor level. The applications represented revisions to the previously refused applications **(2013/2343/L & 2013/2239/P)**. Those revisions sought to address those concerns of Camden Borough Council in relation to the previous application, however despite those alterations, the applications were again refused by Camden Borough Council.
- 3.2.14. *'The proposed extension, by reason of its bulk, mass, and inappropriate detailed design (including use of the roof as a terrace with the balustrade and steps), would be an uncharacteristic addition which would detract from the appearance and special architectural and historic interest of the grade II listed building, wider terrace and Conservation Area. This would be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.'* **Refused.**
- 3.2.15. **Erection of single storey rear extension on basement level, new rear lightwell with balustrade and alterations to rear ground floor windows of rear extension to dwellinghouse (Class C3). 48 Mornington Terrace, Camden, London, NW1 7RT. 2013/6592/P.**
- 3.2.16. This application, which sought Full Planning Permission, represented further revisions to those previously refused applications for the erection of a replacement ground floor rear extension and alterations to the existing property.
- 3.2.17. Camden Borough Council determined that the revisions incorporated within the application adequately addressed those concerns previously raised by the Council, concluding that the proposals would not harm the special architectural and historic interest of the Listed terrace and the character and appearance of the wider Conservation Area. It was also concluded that the proposals would have no adverse impact on the amenities of the neighbouring properties. **Permitted.**
- 3.2.18. **External and internal alterations for erection of single storey rear extension on basement level, new rear lightwell with balustrade and replacement of rear ground floor windows of rear extension to dwellinghouse and associated internal alterations (Class C3). 48 Mornington Terrace, Camden, London, NW1 7RT. 2013/6742/L.**
- 3.2.19. This application for Listed Building Consent accompanied the above application for Full Planning Permission **(2013/6592/P)**, and sought associated internal alterations. Camden Borough Council granted Listed Building Consent for the proposals on 8 April 2014. **Permitted.**

4. The Proposal

4.1. Introduction

- 4.1.1. This application, for which this Planning & Heritage Statement has been produced in support of, seeks retrospective Planning & Listed Building Consent for the erection of a 'garden room' within the rear garden at 48 Mornington Terrace.
- 4.1.2. The proposed 'garden room' is in addition to those alterations to the previously permitted extensions to the rear of the property, which are subject to a separate planning application.
- 4.1.3. Construction has already commenced (as of October 2014).
- 4.1.4. The proposed 'garden room' is to provide additional residential accommodation that is to be ancillary to the enjoyment of the principle residential property at 48 Mornington Terrace, and will comprise of a single room, flat roof structure.
- 4.1.5. Located to the rear of the garden at 48 Mornington Terrace, the 'garden room' is to replace the existing garden shed that is located immediately adjacent to the site boundary with 49 Mornington Terrace and 95 Albert Street.
- 4.1.6. The proposals have given full consideration to the context of the site within the Camden Town Conservation Area, and within the curtilage of the Grade II Listed Building. Consideration has also been given to the proximity of the proposed development to neighbouring properties. Therefore, the architectural approach that has been adopted seeks to maintain the residential amenity enjoyed by existing neighbouring properties, as well as to sustain and enhance the setting, character and appearance of the Conservation Area and Grade II Listed Building.



Figure 3 - Proposed 'Garden Room'

- 4.1.7. A full assessment of the proposed 'garden room' is provided within the Planning Appraisal section of this Planning & Heritage Statement.

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and applications for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan comprises the London Borough of Camden Unitary Development Plan 2006.
- 5.1.3. The National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), London Plan, and Supplementary Planning Guidance are also material considerations.
- 5.1.4. This section considers how the proposed development complied with both National and local planning policy.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The National Planning Policy Framework 'The Framework' is now a material consideration in the determination of planning applications. The relevant parts of The Framework for the determination of this Planning & Listed Building Consent Application for the erection of a 'garden room' at 48 Mornington Terrace relate to sustainable development, the historic environment, and design.
- 5.2.2. At the heart of The Framework and wider Government guidance is the presumption in favour of sustainable development, which is considered to represent a 'golden thread' that runs through both plan-making and decision-taking. This commitment to sustainable development encompasses three mutually dependent dimensions; these give rise to the need for the planning system to perform a number of roles; *an economic role*; *a social role* and; *an environmental role*.
- 5.2.3. This is supported under the provisions of paragraph 9 of The Framework which states:
- 'Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to)...*
- *replacing poor design with better design;...*
- 5.2.4. In this regard it is considered that the proposed erection of a 'garden room' at 48 Mornington Terrace represents sustainable development, with the proposals considered to be of the highest architectural quality. Therefore, it is considered that the proposed development should benefit from the presumption in favour of sustainable development under the provisions of paragraph 14 of The Framework.
- 5.2.5. The presumption in favour of sustainable development, which is a 'golden thread' that should run throughout plan-making and decision-taking, should be used in the determination of this application for the erection of a 'garden room' at 48 Mornington Terrace. Paragraph 14 of The Framework states:

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*'For **decision-taking** this means:*

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted.'*

5.2.6. Section 7 of the National Planning Policy Framework focuses on the role of the planning system and Local Planning Authorities in promoting high quality design. Paragraph 56 of The Framework established the emphasis placed upon the promotion of high quality design; *'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people.'*

5.2.7. Whilst significant emphasis is placed upon the promotion of high quality design within section 7 of The Framework, paragraph 60 of The Framework states:

'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.'

5.2.8. In this regard it is considered that the proposals for the erection of a 'garden room' of the highest architectural quality, and therefore are consistent with the objectives of the National Planning Policy Framework.

5.2.9. Overall it is strongly contended that the proposed garden room at 48 Mornington Terrace, are of the highest architectural quality and, are therefore consistent with the objectives of the National Planning Policy Framework.

5.2.10. It is acknowledged that the existing property at 48 Mornington Terrace represents part of the Grade II Listed Building, with the location of the proposed 'garden room' falling within the curtilage of the Listed Building. Furthermore, the application site is located within the Camden Town Conservation Area.

5.2.11. Consequently, the proposals have given full consideration to the objectives of Section 12 of the National Planning Policy Framework which seeks the conservation and enhancement of the historic environment.

5.2.12. Although the overarching objective of section 12 of The Framework is to conserve and enhance the historic environment, The Framework seeks to promote appropriate development within Conservation Areas that do not have an adverse impact on the character, setting or appearance of the Conservation Area. In this regard paragraph 137 of The Framework states:

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites 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.'

- 5.2.13. It is considered that the proposed 'garden room' at 48 Mornington Terrace has given full consideration to the requirement to sustain and enhance the Camden Town Conservation Area and Grade II Listed Building. It is therefore concluded that the proposals will have no adverse impact on the character, setting and appearance of the Conservation Area or the Listed Building itself.

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. The recently published National Planning Practice Guidance (NPPG) supplements those overarching objectives of the National Planning Policy Framework. Those elements of the NPPG that are considered most pertinent in the determination of this planning application relate to the promotion of high quality design, and the conservation and enhancement of the historic environment.
- 5.3.2. As previously stated, the architectural approach that has been adopted within those proposals for the 'garden room' 48 Mornington Terrace, for which retrospective Planning & Listed Building Consent is sought, has given full consideration to the objectives of the National Planning Policy Framework and National Planning Practice Guidance that seeks to promote high quality design. In this regard the proposals have given full consideration to the setting, character and appearance of the existing properties, and the local area.
- 5.3.3. Reflecting the objectives of The Framework in relation to the promotion of high quality design within development proposals, paragraph 006 (Reference ID: 26-007-20140306) states:

'Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.'

The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre.

When thinking about new development the site's land form should be taken into account. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place. Views into and out of larger sites should also be carefully considered from the start of the design process.

Local building forms and details contribute to the distinctive qualities of a place. These can be successfully interpreted in new development without necessarily restricting the scope of the designer. Standard solutions rarely create a distinctive identity or make best use of a particular site. The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design, and can also be used in more contemporary design. However, innovative design should not be discouraged.'

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- 5.3.4. It is strongly contended that the proposed 'garden room' at 48 Mornington Terrace has been fully informed by the local character of the surrounding area, and in particular the character of the Camden Town Conservation Area within which the Grade II Listed Mornington Terrace is located. In this regard it is considered that the proposed 'garden room' reflects the residential character of the locality. It is therefore concluded that the proposals are consistent with the National Planning Practice Guidance.
- 5.3.5. In addition to the promotion of high quality design, the NPPG seeks to provide further guidance in relation to the overarching objective of the National Planning Policy Framework in relation to sustaining and enhancing the historic environment.
- 5.3.6. In this regard the NPPG suggests that Local Planning Authorities should resist proposals that are considered to have a substantial harm on an identified heritage asset, including Conservation Areas and Listed Building. The potential impact of development on identified heritage assets includes the impact on the setting of heritage assets. Therefore the assessment of the potential impact of the proposed development at 48 Mornington Terrace, on the Camden Town Conservation Area and Grade II Listed Building has been based upon those policies of the National Planning Policy Framework, as well as the National Planning Practice Guidance.
- 5.3.7. With regards to the assessment of impact of the proposals on the setting of the Conservation Area and Listed Building, the paragraph 013 (Reference ID: 18a-013-20140306) states:

'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.'

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.'

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5.3.8. On the basis of the above guidance in relation to the assessment of the setting of identified heritage assets, it is therefore considered that the proposed 'garden room' at 48 Mornington Terrace will have no adverse impact on the setting of either the existing properties or the setting of the Conservation Area or Listed Building. In this regard it is strongly contended that the proposed 'garden room' is focused to the rear of the dwelling, and is therefore not experienced from the public realm, and indeed only glimpsed from neighbouring properties.

5.3.9. In addition to that guidance providing in relation to the assessment of the setting of a designated heritage asset, such as the Camden Town Conservation Area and Grade II Listed Building, paragraph 017 (Reference ID: 18a-017-20140306) provides guidance on the assessment of 'substantial harm' and its use within the determination of these planning applications, and states:

'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases.'

5.3.10. Therefore, in combination the those policies of The Framework, it is concluded that the proposed development complies fully with the objectives of the National Guidance, and that these applications should be considered in light of the further guidance provided through the recently published National Planning Practice Guidance.

5.4. Strategic Planning Policy – London Borough of Camden Core Strategy 2010

5.4.1. This document provides the spatial tools in respect of the proposals map and written policies to support the Borough's future planning aspirations. The following represents a brief assessment of those policies contained within the Core Strategy 2010 that are considered relevant in the determination of this application.

5.4.2. Policy CS5 of the Council's Core Strategy relates to the management of development within the Borough, including the protection of the amenities of existing residents. In this regard the proposed development has given full consideration to the residential amenity enjoyed by existing neighbouring properties, as well as that of future occupiers of the property at 48 Mornington Terrace.

5.4.3. The architectural approach that has been adopted within the proposed development, therefore seeks to ensure that the 'garden room' maintains and appropriate relationship with the existing site boundaries, extending just fractionally above the existing walls. Furthermore, the architectural approach adopted incorporates the retention and enhancement of suitable screening to further reduce its visibility from neighbouring properties.

5.4.4. Policy CS14 relates to the conservation of the Borough identified heritage assets, including Listed Buildings and Conservation Areas. In this regard the proposed alterations to the previously permitted development at 48 Mornington Terrace, has given full consideration to the requirements of Policy CS14. Indeed, the proposals are considered to be of the highest architectural quality and to sustain and enhance the setting of both the Camden Town Conservation Area, as well as the Grade II Listed Building.

5.4.5. It is considered that the proposals have been informed by, and adhere to those relevant policies contained within the Council's Core Strategy 2010.

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5.5. Strategic Planning Policy – London Borough of Camden Development Policies 2010

- 5.5.1. This document provides the specific policies against which applications within the Borough should be determined. The following represents a brief assessment of those policies contained within the Development Policies 2010 that are considered relevant in the determination of this application.
- 5.5.2. Policy DP24 states that *‘The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design’*, in this regard the proposals are considered to be of the highest architectural quality, respecting the character and setting of the proposed development, the quality of the original property and those materials adopted. Overall it is strongly contended that the proposed alterations to the previously permitted extensions and alterations represent a significant enhancement.
- 5.5.3. Coupled with Policy CS14 of the Council’s Core Strategy, Policy DP25 of the Development Policies seeks the appropriate conservation of the Borough’s identified heritage assets. Therefore, reflecting the location of the application site within the Camden Town Conservation Area, and indeed forming part of the Grade II Listed Mornington Terrace, full consideration has been given to the provisions of policy DP25.
- 5.5.4. In this regard, it is strongly contended that the proposed ‘garden room’ at 48 Mornington Terrace, is of the highest architectural quality, and sustains and enhances the setting, character and appearance of both the Conservation Area and Grade II Listed Building.
- 5.5.5. Policy DP26 seeks to ensure that the proposals do not adversely impact the residential amenity enjoyed by existing neighbouring properties and future occupiers. In this regard, it is strongly contended that the proposed ‘garden room’ at 48 Mornington Terrace will not adversely affect the residential amenity enjoyed by existing neighbouring properties.
- 5.5.6. Full consideration has been given to the requirements as identified within Policy DP26 in the preparation of the proposals.
- 5.5.7. It is considered that the proposals have been informed by, and adhere to those relevant policies contained within the Council’s Development Policies 2010.

5.6. Supplementary Planning Guidance – Camden Planning Guidance 1 – Design

- 5.6.1. The Camden Planning Guidance 1 – Design SPD has been prepared in support of the Council’s Core Strategy and Development Policies. The purpose of the document is to promote high quality architectural design within the Borough.
- 5.6.2. In this regard it is strongly contended that the proposed development has been fully informed by the requirements and guidance as set out within the SPD.

5.7. Supplementary Planning Guidance – Camden Planning Guidance 4 – Basements and Lightwells

- 5.7.1. The Camden Planning Guidance 4 – Basements and Lightwells SPD has been prepared in support of the Council’s Core Strategy and Development Policies. The purpose of the document is to guide the development of, and alterations to basements within the Borough.
- 5.7.2. In this regard it is strongly contended that the proposed development has been fully informed by the requirements and guidance as set out within the SPD.

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5.8. Supplementary Planning Guidance – Camden Planning Guidance 6 – Amenity

- 5.8.1. The Camden Planning Guidance 6 – Amenity SPD has been prepared in support of the Council's Core Strategy and Development Policies. The purpose of the document is to ensure that development proposals within the Borough ensure the residential amenity of existing and future residents.
- 5.8.2. In this regard it is strongly contended that the proposed development has been fully informed by the requirements and guidance as set out within the SPD.

6. Planning Appraisal

6.1. Introduction

6.1.1. Those principal issues in relation to the consideration of these planning applications are considered to be as follow:

- **Principle of Development**
- **Design, Form, Appearance,**
- **Residential Amenity**
- **Impact on Listed Building & Conservation Area**

6.2. Principle of Development

6.2.1. This application seeks Planning & Listed Building Consent for the erection of a 'garden room' at 48 Mornington Terrace, replacing the existing garden shed that is located to the end of the properties rear garden. The existing property at 48 Mornington Terrace forms part of the Grade II Listed Mornington Terrace, and therefore the location of the proposed 'garden room' is considered to be within the curtilage of the Listed Building. Furthermore, the application site is located within the Camden Town Conservation Area.

6.2.2. Whilst the proposed 'garden room' is located within the curtilage of the Listed Building, and within the Camden Town Conservation Area, it is considered that the architectural approach adopted within the proposed 'garden room' has been fully informed by the context of the application site. The impact of the proposal on the Listed Building & Conservation Area is explored later.

6.2.3. The proposed 'garden room' is to provide further residential accommodation that is to be ancillary to the enjoyment of the existing property at 48 Mornington Terrace. The application site is bound to the north, east and south by neighbouring residential properties, and is located in a predominantly residential area. Consequently, it is considered that the erection of a 'garden room' within the curtilage of the existing residential property at 48 Mornington Terrace is acceptable.

6.3. Design, Form and Appearance

6.3.1. The architectural approach adopted within the proposed 'garden room', has been fully informed by those relevant policies of the National Planning Policy Framework, the London Borough of Camden Local Development Plan, including those policies that seek the highest quality of architectural design, the protection of residential amenity, and to sustain and enhance the character, setting and appearance of the Listed Building and Conservation Area.

6.3.2. Consequently, the architectural approach that has been adopted within the design, form and appearance of the proposed 'garden room', fully reflects the location of the proposal within the curtilage of the Grade II Listed Mornington Terrace and within the Camden Town Conservation Area, as well as the general character, setting and visual appearance of the locality. The proposed 'garden room' therefore seeks to sustain and enhance the setting, character and appearance of the designated heritage assets.

6.3.3. Reflecting this commitment to sustaining the setting, character and appearance of the designated heritage assets, as well as the residential amenity enjoyed by neighbouring properties, the height of the proposed 'garden room' is limited to just 2.15 metres, which is comparable to the height of the existing garden shed (2.2 metres).

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- 6.3.4. Despite the limited external height of the proposed 'garden room' (2.15 metres), to ensure that adequate internal space is provided, the architectural approach that has been adopted incorporates the lowering of the finished floor level to 0.3m below garden level. This provides for a 2.1 metres ceiling height within the proposed 'garden room'.

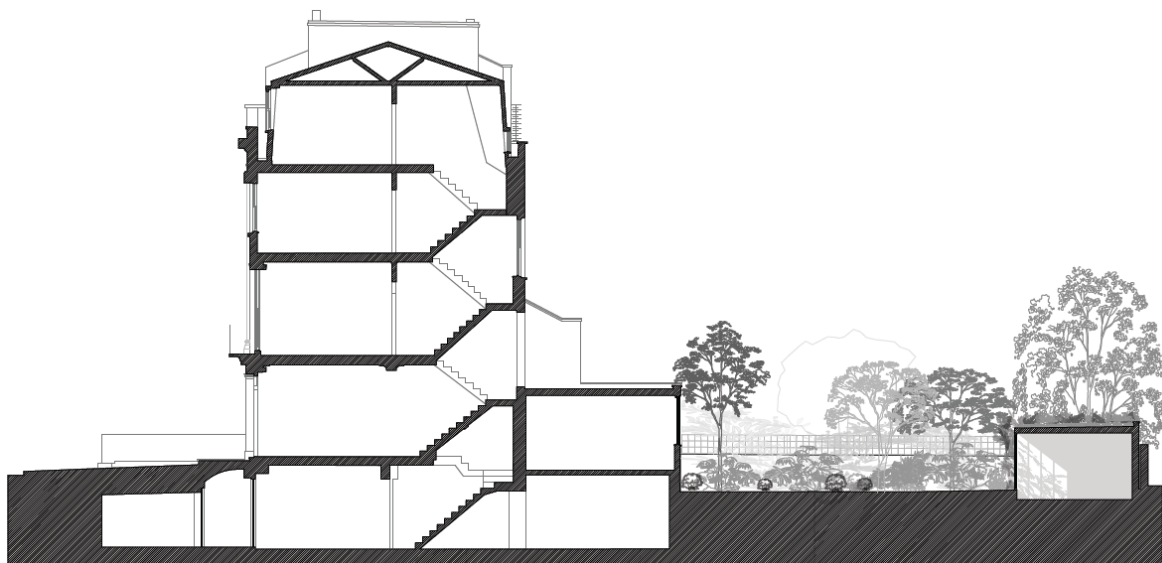


Figure 4 - Proposed Site Section

- 6.3.5. Furthermore, the existing property at 48 Mornington Terrace benefits from a boundary wall of 1.35 metres, with additional trellising raising the boundary to 1.95 metres.
- 6.3.6. Therefore, the existing boundary treatment, coupled with the existing screening provided by way of vegetation, it is considered that the visibility of the proposed 'garden room' from those neighbouring properties is limited.
- 6.3.7. To further reduce the visual impact of the proposed 'garden room', the architectural approach that has been adopted incorporates the inclusion of a 'full blanket sedum & wildflower roof', ensuring that the proposal retains the green character of those rear gardens when viewed from above.
- 6.3.8. Overall it is strongly contended that the architectural approach that has been adopted within the proposed 'garden room' has given full consideration to the residential amenity enjoyed by existing neighbouring properties, as well as the context of the site within the curtilage of the Grade II Listed Mornington Terrace, and the Camden Town Conservation Area.
- 6.3.9. It is concluded that the proposal will have no adverse impact on the residential amenity of existing neighbouring properties, and will sustain and enhance the character, appearance and setting of the Listed Building and Conservation Area.

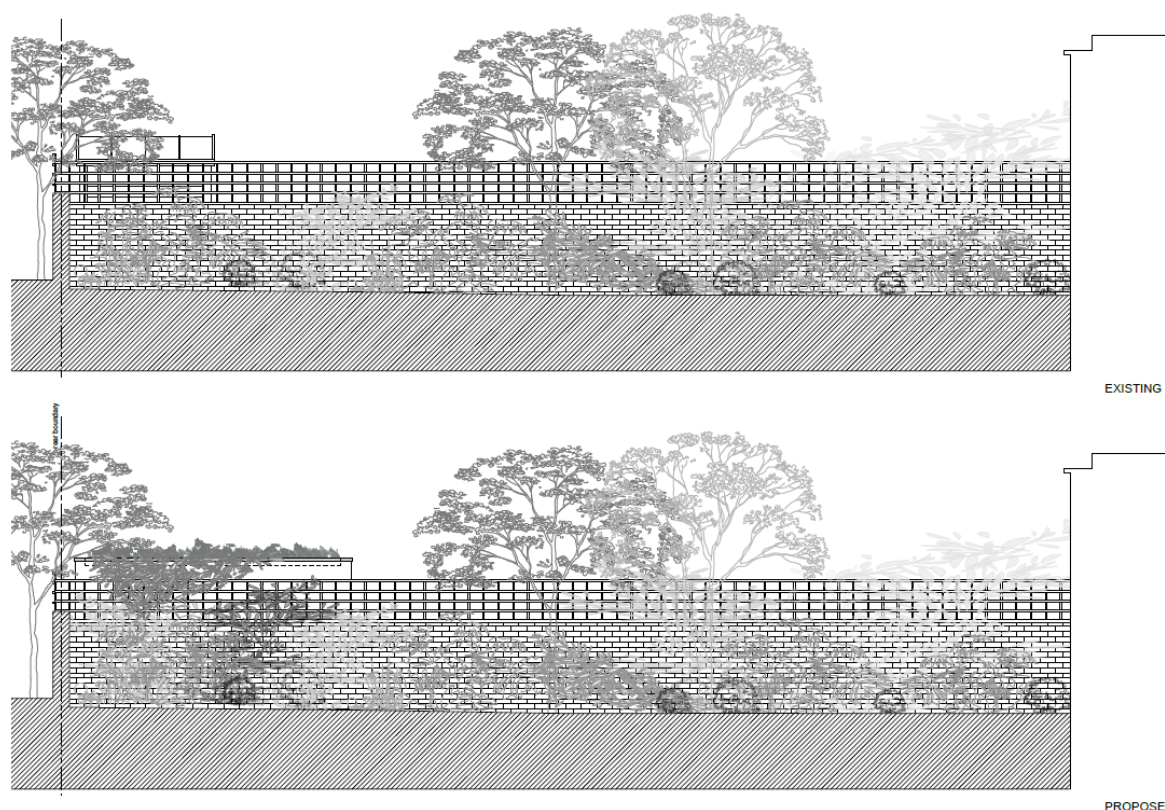


Figure 5 - Existing & Proposed Side Elevation

6.4. Residential Amenity

- 6.4.1. As previously demonstrated, it is strongly contended that the architectural approach that has been adopted within the proposed 'garden room' has given fully consideration to the requirement to maintain the residential amenity enjoyed by those existing neighbouring residential properties.
- 6.4.2. In this regard it is considered that the height of the proposed 'garden room' ensures that the proposal extends only just above the existing boundary treatment, and below the height of the existing garden shed that the 'garden room' is to replace.
- 6.4.3. Furthermore, the extensive existing natural screening to the boundaries of the existing property at 48 Mornington Terrace, is considered to limit the visibility of the proposed 'garden room' further.
- 6.4.4. Overall, it is considered that the proposed 'garden room' will have no adverse impact on the residential amenity enjoyed by existing neighbouring properties.

6.5. Impact on Listed Building & Conservation Area

- 6.5.1. The existing property at 48 Mornington Terrace forms part of the Grade II Listed Mornington Terrace, and is located within the Camden Town Conservation Area. Consequently, the architectural approach that has been adopted within the proposed 'garden room' has been fully informed by the requirement to sustain and enhance the setting, character and visual appearance of these heritage assets.

- 6.5.2. As demonstrated previously, it is considered that the architectural approach that has been adopted, is fully consistent with the objectives of both the National Planning Policy Framework and National Planning Practice Guidance, as well as the Council's Local Development Plan. In this regard, the design, form and appearance of Grade II Listed Mornington Terrace and the Camden Town Conservation Area. This has been achieved through the adoption of the highest quality architectural approach, and a high quality material palette that reflects and contributes to the Listed Building and Conservation Area.

7. Conclusions

- 7.1. In conclusion the proposed 'garden room' at 48 Mornington Terrace, has been assessed against all relevant National and local planning policy and guidance, as well as all other material considerations. On the basis of this thorough assessment, it is considered that the proposals accord fully with the overarching objectives of National and local planning policy and guidance.
- 7.2. The architectural approach that has been adopted within the proposals has been fully informed by the policy objectives of the London Borough of Camden, as well as the National Planning Policy Framework and National Planning Practice Guidance. Furthermore, the proposals have considered fully the context of the application site within the curtilage of the Grade II Listed Mornington Terrace and the Camden Town Conservation Area, with the architectural approach adopted ensuring that the proposed 'garden room' at 48 Mornington Terrace sustains the character, appearance and visual setting of the Conservation Area and Listed Building.
- 7.3. The proposals are considered to provide for high quality design, that significantly enhances the residential accommodation provided within the existing residential property. Furthermore, the proposals have considered fully the residential amenity of those existing neighbouring properties, with the residential amenity maintained.
- 7.4. The design of the proposed development in relation to design form and appearance has given full consideration in relation to the application sites context, including the architectural style of the existing property.
- 7.5. There are not considered to be any adverse impacts of the development and therefore under the provisions of paragraph 14 of the NPPF, the presumption should be in favour of approving sustainable development such as that proposed in this application. As set out in the Rt Hon Greg Clark MP's Ministerial Forward to the NPPF:

'Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.'

- 7.6. The development is considered to be consistent fully with the aims and objectives of both the National Planning Policy Framework and the London Borough of Camden Local Development Plan.
- 7.7. The London Borough of Camden is therefore respectfully requested to grant full planning permission for this development.