



PLANNING STATEMENT

4 Wadham Gardens, London NW3 3DP

Prepared for

Mr & Mrs L Brown

MARCH 2015

Contents

1	INTRODUCTION.....	3
	The Application Site and Surrounding Area	3
	Relevant Planning History	3
	The Proposal	4
2	PLANNING POLICY FRAMEWORK.....	5
	National Planning Policy Framework.....	5
	Development Plan	5
	Core Strategy	5
	Development Policies	6
	Supplementary Planning Documents	6
3	PLANNING POLICY COMPLIANCE.....	7
	NPPF	7
	Development Plan	7
	Impact upon the Existing Building and Surrounding Area	8
	Impact upon Residential Amenity	8
	In Summary	9
4	CONCLUSIONS	10

1 INTRODUCTION

- 1.1 This statement is written in support of an application for planning permission for an amendment to the recently approved scheme for conversion of the building and annex into a single family dwelling including enlargement of the existing basement and erection of a first floor extension.
- 1.2 This statement should be read in conjunction with the following:
- Architectural drawings by Burwell Deakins Architects; and
 - Design and Access Statement of Burwell Deakins Architects dated 7th March 2015

The Application Site and Surrounding Area

- 1.3 No. 4 Wadham Gardens is an attractive single family dwelling house situated on the east side of the road and opposite Harley Road. No 4A is the attached annex. Both buildings are within the same ownership and sit on a prominent plot as the road curves from Wadham Gardens into Elsworthy Road.
- 1.4 The buildings are set back from the street frontage behind a dwarf wall, hedging and metal railings and gates. The facades of both the host building and annex are painted stucco, a finish typically found within the local streetscape.
- 1.5 The buildings lie within the Elsworthy conservation area. The area was once farmland owned by the Eton College Estate dating back to the fifteenth century. Development commenced in the nineteenth century and the area is now predominately residential in character comprising buildings set back from the street frontage on generous plots and set in a green and leafy environment. The main building and later annex are not listed buildings.

Relevant Planning History

- 1.6 The host property, no. 4 was completely refurbished and extended some years ago under the auspices of a planning permission (LPA ref: 2005/5131/P) granted in early 2006 for alterations and extension to the building including the conversion from two units into a single family dwelling and excavation to enlarge the basement area.
- 1.7 Planning permission was granted on 17th February 2015 (LPA ref: 2014/4948/P) for conversion of the house and annex into a single family dwelling including the

enlargement of the existing basement and erection of a first floor extension.

The Proposal

- 1.8 This application seeks planning permission for an amendment to the approved scheme insofar as it relates to the rear of the building at first floor level.
- 1.9 The principle of a first floor extension to the annex has already been established by virtue of the recent planning permission ref: 2014/4948/P. The approved design being a sheer storey above the existing ground floor bay.
- 1.10 The proposed modification to the approved scheme incorporates a rear bay to afford a more appropriate design which reflects the facade treatment on the ground floor of the annex as well as the prevailing pattern of development evident throughout the Elsworthy conservation area where buildings are heavily influenced by projecting bays.
- 1.11 A bay window is also proposed to the master bedroom at rear first floor level of the host building to enhance the visual appearance of the building and to reflect the revised design solution for the adjacent annex.
- 1.12 Materials would reflect those on the existing building ensuring therefore that the architectural quality and character of the existing buildings are not compromised.

Refer to architects drawings and Design and Access Statement for further detailed information of the scheme proposals.

2 PLANNING POLICY FRAMEWORK

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) was published on 27th March 2012. The new NPPF largely carries forward the planning policies and protections contained within Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) albeit in a more streamlined form with an emphasis on a presumption in favour of sustainable development.
- 2.2 The NPPF makes clear that the starting point for decision making is the development plan and applications for development proposals that accord with an up-to-date Local Plan should be approved.
- 2.3 The NPPF establishes a number of core principles that underpin the planning system which includes conserving heritage assets in a manner appropriate to their significance so that their contribution and enjoyment can continue for this and future generations.
- 2.4 The Framework encourages design to secure the optimal and efficient use of a site whilst responding to local character and distinctiveness.

Development Plan

- 2.5 The proposal has been assessed in relation to the 'development plan' which comprises relevant policies contained within the London Plan, dated July 2011, the Council's Core Strategy, adopted in November 2010 and Development Policies also adopted in November 2010.

Core Strategy

- 2.6 One of the main objectives identified in the Council's Core Strategy is to manage change and growth in a manner that respects the character, heritage and distinctiveness of the Borough for it to continue to be a popular place to live, work and visit.
- 2.7 The application property is identified as being within the Elsworthy Conservation Area. The following policies from the Core Strategy are therefore considered to be of particular relevance in the determination of this application:
 - CS5 Managing the impact of growth and development; and

- CS14 Promoting high quality places and conserving local heritage.

Development Policies

2.8 Development Policies sets out more detailed policies to aid in delivering the overarching objectives of the Core Strategy. Relevant Development Policies are:

- DP24 Securing high quality design;
- DP25 Conserving Camden's heritage; and
- DP26 Managing the impact of development on neighbouring occupiers.

Supplementary Planning Documents

2.9 Regard is also had to the Elsworth Conservation Area Appraisal adopted in 2009 and produced by the Council to provide a basis for guiding development and the approach to be taken in the preservation and enhancement of the conservation area.

3 PLANNING POLICY COMPLIANCE

NPPF

3.1 Paragraph 14 states:

*“At the heart of the NPPF is a **Presumption in favour of sustainable development....”***

3.2 As well as the five ‘guiding principles’ of sustainable development, the NPPF also relies upon The United Nations General Assembly definition: “meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

3.3 In that context, the NPPF identifies three dimensions to ‘sustainable development’:

- An economic role;
- A social role; and
- An environmental role.

3.4 In essence, sustainable development means ensuring positive growth whilst conserving the natural, built and historic environment and without making lives worse for future generations.

3.5 A presumption in favour of sustainable development is seen by Minister’s as a “*golden thread running through both plan making and decision-taking*”. It makes clear that the starting point for decision making is the development plan and applications for development proposals that accord with an up-to-date Plan should be approved without delay.

3.6 The proposed development would meet the needs of the present occupiers without compromising the ability of future generations to come and without causing harm to the built environment. As evidenced throughout this statement, the proposal also fully complies with the development plan as well as the advice offered in the NPPF. For these reasons the proposal comprises sustainable development and should be approved.

Development Plan

3.7 Consideration has been given to prevailing development plan policies. Every effort has been made to ensure the proposals, whilst meeting the expectations of modern

day living, do not harm the architectural quality and integrity of the existing building, the significance of the Conservation Area or the living conditions of neighbouring occupiers. To that end, the proposed development would be executed to a very high standard ensuring the proposal is respectful and harmonious with the integrity of the existing building, the townscape character and local distinctiveness of the area and would not impact unacceptably upon neighbouring occupiers satisfying the objectives therefore of Core Strategy policies CS5, CS14 and Development Policies DP24, DP25 & DP26.

Impact upon the Existing Building and Surrounding Area

- 3.8 Wadham Gardens and the surrounding townscape contains a mix of fine detailed buildings, whilst uniquely designed they share a common form and style with a varied mix of materials and two storey bays which create a strong architectural vocabulary within the Elsworthy Conservation Area.
- 3.9 The host building is uniquely designed, its style and form being deliberately conceived to curve with the road, but shares a common architectural language which is replicated in the proposals and retains original architectural detailing to respect the existing building and surrounding streetscape whilst responding to local character and distinctiveness.
- 3.10 The proposed minor modifications to the approved scheme would be entirely appropriate and respectful to the existing building resulting in modest additions which would be subordinate to the host dwelling ensuring therefore that the architectural quality and character of the building is not compromised. Further, the extension would be constructed using a palette of materials compatible with the existing building to be respectful to it and not undermine its quality, character or visual appearance.
- 3.11 Views of the rear of the building and annex as a single composition are extremely limited given the setting of the buildings on the curve of Wadham Gardens where it meets Elsworthy Road. The proposed development is entirely appropriate to its context ensuring therefore that the architectural integrity of the existing building is not compromised and the character and appearance of the conservation area is preserved in compliance therefore with relevant development plan policies.

Impact upon Residential Amenity

- 3.12 The modest alteration to the (approved) first floor extension to the annex and new bay window to the master bedroom suite is not considered to have a worsening

effect upon the living conditions of neighbouring occupiers due to the position of the building on its plot in relation to neighbouring buildings, distances involved and also screening from mature trees and foliage along the boundary.

- 3.13 Notwithstanding the above, the applicant would be willing to accept a condition requiring windows to be obscurely glazed should the Council consider this appropriate and necessary for the scheme to be acceptable to prevent any perceived loss of privacy.
- 3.14 Whilst there is a window on the flank elevation of the neighbouring property, no. 6 Wadham Gardens, this window serves a stairwell, is not a habitable room therefore and given the position of the bay extension, it would not be unduly prominent when viewed from the neighbouring building.
- 3.15 The proposal would not cause harm or injury to the amenities of adjoining occupiers and therefore accords with the requirements of relevant development plan policies.

In Summary

- 3.16 In summary and for the reasons set out above, the proposals comply with the broad aims and objectives of prevailing development plan policies, in particular Core Strategy policies CS5 and CS14 and Development Policies DP24, DP25 & DP26 and should therefore be approved without delay in accordance with the NPPF.

4 CONCLUSIONS

- 4.1 Alterations to the rear elevation at first floor level are minor changes to the approved scheme granted planning permission in February 2015 (2014/4948/P).
- 4.2 The new bay window to the master bedroom and the bay treatment for the first floor (approved) extension to the annex are respectful to the style of the existing building, reinforce local character and distinctiveness without causing harm to existing residential amenity.
- 4.3 The proposals comply with all relevant development plan policies, supplementary planning guidance and with central government advice in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. In our judgement no other material considerations weigh against it.
- 4.4 Accordingly we trust that Camden Council will determine that the application for planning permission can be approved.