

metropolis<sup>pd
as
green</sup>
Planning and Design

Planning Statement

5a Greville Place
London, NW6 5JP

On behalf of
Ms L Brightwell

18 May 2015
Job Ref: 2400



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Appendix 1

1.0 Introduction

- 1.1 This statement has been prepared by Metropolis Planning and Design, in support of applications for Planning Permission and Listed Building consent at 5a Greville Place, London, NW6 5JP.
- 1.2 The description of development for the applications is as follows:-

'The erection of a single storey rear extension at lower ground level, together with associated internal and external alterations, in connection with the existing dwellinghouse'.

- 1.3 This statement has been prepared to provide a summary of the application proposals, and to assess the development against the prevailing planning policy framework.
- 1.4 This statement should be read alongside the plans, drawings, and supporting documentation submitted as part of the application.

2.0 Site and Surrounding Area

- 2.1 The application site is situated within the Kilburn Ward of the London Borough of Camden.
- 2.2 The subject property comprises a single family dwellinghouse, which sits toward the southern end of Greville Place. Accommodation is arranged over lower ground, ground and first floors.
- 2.3 The building is Grade II listed, and is located within the St. John's Wood Conservation Area.
- 2.4 The surrounding area is predominantly residential in character, with a variety of differing built housing forms and design.

3.0 Planning History

3.1 The most relevant planning history for the application site relates to comprehensive refurbishment and extension proposals granted Planning Permission and Listed Building Consent in March 2012 (Refs:- 2011/4860/P; 2011/4864/L).

3.2 The consented proposals involved:-

“Enlargement of existing lower ground floor beneath front garden and to rear and creation of terrace on roof of rear lower ground floor extension, erection of roof extension, re-landscaping of front garden and installation of new gate piers and railings, and alterations to fenestration all in connection with existing dwellinghouse (Class C3).”

3.3 The extensive works were never carried out by the previous Applicant, and the property was subsequently sold.

3.4 The current homeowner and occupier of the property has since commissioned a new application proposal with a significantly reduced scope of works to suit their family living requirements.

4.0 Pre-application Engagement

4.1 The application proposals are the benefit of extensive pre-application discussion with both Development Control and Conservation and Design Officers at the Council.

4.2 An initial pre-application meeting was held in February 2015 at the application site, with ongoing subsequent dialogue with Officers leading up to the current submission.

4.3 The Council recorded their in principle support for the design option advanced as part of this application within their correspondence dated 10 March 2015, as contained within Appendix 1.

5.0 The Development Proposals

- 5.1 Full detail of the design evolution and response has been set out within the Design and Access Statement, and scheme drawings which accompany this submission.
- 5.2 In summary, the application proposals involve the construction of a new single storey, light weight / glazed extension to the rear of the property.
- 5.3 The proposals involve the removal of the steel balcony and includes the widening of existing openings at lower ground floor level to create an open plan living / kitchen environment.

6.0 Planning Policy Framework

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *"If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, determination must be made in accordance with the plan unless material considerations indicate otherwise"*.
- 6.2 This section provides an evaluation of the proposed development against planning policy relevant to the site.
- 6.3 The policy context comprises three levels of adopted and emerging policy – national, regional and local. The key planning policy documents taken into account at this stage and referred to in this planning statement include the following.

National Policy

- 6.4 National planning policy is set out in the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012.

- 6.5 The NPPF sets out the Government's economic, environmental and social planning policies. At the heart of the NPPF is a presumption in favour of sustainable development; with core planning principles including, amongst others, the requirement to "*drive and support development*".
- 6.6 This means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or out of date, granting planning permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development, or specific policies in the NPPF indicate otherwise.

Regional Policy

- 6.7 On 10 March 2015, the Mayor of London published '*The London Plan - The Spatial Development Strategy for London Consolidated with Alterations Since 2011*' (London Plan, March 2015).
- 6.8 This document is operative as formal alterations to the 2011 London Plan and now forms part of the development plan for Greater London.

Local Policy

- 6.9 The relevant local development plan documents include the London Borough of Camden's Core Strategy (CS) and Development Policies Document (DPD), which were both adopted in 2010, together with Camden's Planning Guidance (CPG) notes.

7.0 Assessment of Planning Considerations

Design

- 7.1 Section 7 of the NPPF (Requiring Good Design) states that the Government attaches great importance to the design of the built environment and this is echoed at a regional and local level.

- 7.2 The NPPF states in Section 7 that planning decisions should seek to ensure development is designed in a way that adds quality to an area but also functions well. The NPPG considers that achieving good design means that spaces should be functional and practical with an ability to adapt for future generations.
- 7.3 London Plan Policy 7.4 (Local Character) also considers function as an important feature of well-designed development, along with scale, massing and the structure of an area.
- 7.4 Camden Development Policy DP24 (Securing High Quality Design) requires all development, including extensions and alterations, to be of the highest standard of design.
- 7.5 Policy DP24 expects extensions and alterations to consider the character, setting and context of neighbouring buildings particularly looking at the form and scale of the neighbouring buildings.
- 7.6 Policy DP24 also requires that proposed developments consider the character and proportion of the existing building particularly in relation to alterations and extensions to buildings. The use of quality materials which compliment the local architectural character of an area is also required.
- 7.7 The application proposals have been developed in accordance with the full range of policy requirements, and are the benefit of extensive pre-application discussion with Officers.
- 7.8 The design seeks to respect the character, form and scale of neighbouring buildings, together with the proportions of the existing building.
- 7.9 The proposed conservatory structure is a single storey extension of 3m from the rear of the building.

- 7.10 Part of the roof structure will form a terrace 1.4m deep across the width of the building with a balcony railing enclosure around the existing French doors to match the width of the existing balustrade.
- 7.11 The conservatory structure is to be a minimalist, contemporary design using lightweight steel frames and large panels of glazing.
- 7.12 The frames are to be anodised black steel and will appear frameless from the exterior with no visible capping pieces over the mullion joints.
- 7.13 The roof of the structure will slope gently towards the terrace. The terrace will be finished with high quality grey basalt stone pavers to compliment the new black steel structure.
- 7.14 The principle of a full width, contemporary rear extension to the property has been established by the previously consented proposals.
- 7.15 In light of the above, it is therefore considered that the proposed extension is acceptable in design terms and are in accordance with the relevant development plan policy guidance.

Heritage

- 7.16 The NPPF Section 12 states that 'heritage assets' should be preserved and enhanced in a manner appropriate to their significance.
- 7.17 Camden's Core Strategy Policy CS14 (Promoting High Quality Places and Conserving Our Heritage) also requires development to preserve Camden's Conservation Areas and Listed Buildings.
- 7.18 Camden's Development Policy DP25 (Conserving Camden's heritage) states only development in Conservation Areas which preserves the character and appearance of the area will be permitted, and the Council will only grant consent for alterations or extension to a listed building where its special interest would be preserved.

- 7.19 The London Plan Policy 7.8 (Heritage Assets and Archaeology) states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic in scale, materials and architectural detail.
- 7.20 In consideration of the previous application proposals on this site, a comprehensive assessment of the effect of the proposals on the listed building and the conservation area was presented.
- 7.21 Overall it was concluded that in terms of the effect on the building itself, and its setting, the net effect would be one of positive enhancement.
- 7.22 It was accepted that the net result would be a better balanced building which would harmonise with the nearby context, and enhance both the setting and the character and appearance of the conservation areas.
- 7.23 The current application proposals represent a significant reduction in terms of impact to both the listed parent building and the conservation area.
- 7.24 The changes to layout are limited to the lower ground floor, and no longer involve the extensive internal reconfiguration or excavation work.
- 7.25 The window to the rear of the existing kitchen will be lowered and widened and a section of the wall between the corridor and the kitchen will be removed to create a functional open plan living and kitchen space. Nibs to both openings are retained to preserve the historical reference to the existing wall.
- 7.26 It is therefore considered that the application proposals conserve and enhance the architectural and historic significance of the listed building in accordance with the relevant tests set out within the Act, the NPPF, and adopted Development Plan policy.

Residential Amenity

- 7.27 The London Plan Policy 7.6 (Architecture) states that development should not cause unacceptable harm to the amenity of the surrounding land and buildings in relation to privacy and overshadowing.
- 7.28 Camden's Development Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to protect residential amenity.
- 7.29 The application proposals will not give rise to any residential amenity concerns in terms of sunlight and daylight, overlooking, loss of privacy or an increased sense of enclosure.

8.0 Conclusions

- 8.1 The proposed development seeks Planning Permission and Listed building Consent for the erection of a single storey rear extension at lower ground level, together with associated internal and external alterations, in connection with the existing dwellinghouse.
- 8.2 The proposals have been designed with high standards to ensure that the development respects the special interest of the Listed Building, together with the character and appearance of the St. John's Conservation Area.
- 8.3 The proposals also seek to ensure that the residential amenity of neighbouring properties is maintained.
- 8.4 We therefore consider that the application proposals pass the Section 38 test of the Planning and Compulsory Purchase Act 2004, meet the requirements of the Planning (Listed Building and Conservation Areas) Act 1990, and that Planning Permission and Listed Building Consent should be granted accordingly.

Appendix 1

From: Ampoma, Nanayaa [mailto:Nanayaa.Ampoma@camden.gov.uk]
Sent: 10 March 2015 18:21
To: David Symonds
Cc: Lakew, Eleanor
Subject: 2015/0308/PRE - Greville Place

Dear David,

I have discussed the application with the Conservation Officer and it would be our preference that the extension is set in at either side. However given that permission was granted in 2011 (2011/4860/P and 2011/4864/L) for something much larger that was full width, it would be unreasonable to request this. Therefore any of options 3C, 3D or 3F would be acceptable.

In short the proposed extension is likely to be supported if one of the above options is undertaken.

I am aware that you are entitled to a formal reply and if you would like one please let me know and I will draft it in the following weeks. However please note that it would be an extended version of the comments above. So in the meantime please feel to submit the application and this e-mail as supporting communication.

Additionally, please let me know what you would like me to do about the discharge applications (2014/6702/P, 2014/6703/P and 2014/6701/P).

Please note that any opinion given in this e-mail is that of an Officer of the London Borough of Camden and does not reflect the view of the Council. This e-mail does not constitute a formal planning decision or a Certificate of Lawfulness and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision. This document represents the Council's initial view of your proposals based on the information available to us at this stage.

Regards,

Nanayaa Ampoma
Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

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