

# PLANNING, DESIGN AND ACCESS STATEMENT

21 SWAIN'S LANE (LB Camden)  
Demolition of Outbuilding and Erection of  
Conservatory to the Rear



## Contents

1. INTRODUCTION	1
2. SITE CONTEXT	2
3. PLANNING POLICY REVIEW	5
4. DESIGN	8
5. ACCESS	10

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**Planning Statement**  
15/2507

## 1. INTRODUCTION

- 1.1. This Planning, Design and Access Statement is written on behalf of our client, Gail's Ltd (hereafter referred to as Gail's), in respect of proposals at the ground floor premises at 21 Swain's Lane, London.
- 1.2. The planning application seeks permission for the demolition of one outbuilding and the erection of a conservatory to the rear of the property.
- 1.3. The proposals are intended to facilitate the operation of Gail's, an artisan bakery, from the premises. Gail's operate as a bakery under Use Class A1.
- 1.4. The proposals are submitted alongside two additional applications which seek permission for the installation of shopfront alterations (with associated advertisement consent), and mechanical plant installations.
- 1.5. The rear courtyard is currently in a dilapidated state and makes a negative contribution to the Holly Lodge Estate conservation area. The proposals seek to remove one of the poorly maintained outbuildings and its replacement with a glazed conservatory in order to improve the appearance of the rear courtyard.
- 1.6. Overall the proposals are considered to comply with relevant planning policy and it is requested that planning permission is granted accordingly.

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*The planning application seeks permission for the demolition of one outbuilding and the erection of a conservatory to the rear of the property*

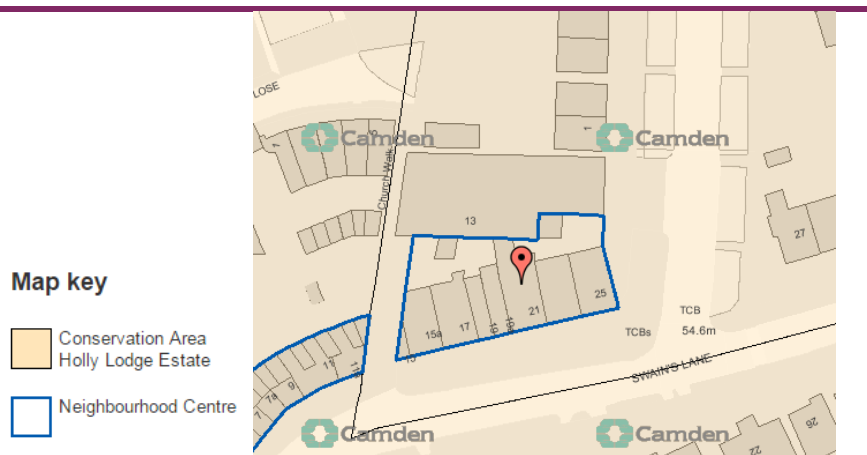
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## 2. SITE CONTEXT

- 2.1. The application site comprises a three storey building with a high pitched roof. The roof also incorporates a terrace for the use of residents on the upper floors. Class A1 retail is located on the ground floor with residential use above. The unit has a rear courtyard which is ancillary to the ground floor retail use. The ground floor was previously operated by 'Elite Meats', a butcher. Access to the residential floors is via a door on the right hand side of the shopfront.
- 2.2. The unit forms part of a parade of shops within a designated neighbourhood centre. The building, designed in sympathy with the remainder of the estate, displays mock Tudor applied timber on the upper levels. The unit is located between a Tesco Express and Fitzroy's estate agents.
- 2.3. The application site is within the Holly Lodge Estate conservation area. The upper floors of this parade are particularly attractive, however the rear yards of the property contribute little to the conservation area. These areas are characterised by unsympathetic plant installations and poorly maintained outbuildings of no architectural or design merit. This area is considered to present an opportunity for improvement to enhance the appearance of the building and the conservation area as a whole.
- 2.4. The parade comprises of a mix of A1, A2 and A3 units at ground floor, typical of neighbourhood centres.
- 2.5. The building is neither Listed nor Locally Listed. It is also not an Asset of Community Value.

*The upper floors of this parade are particularly attractive, however the rear yards of the property contribute little to the conservation area.*

### Proposals Map with Site Identified



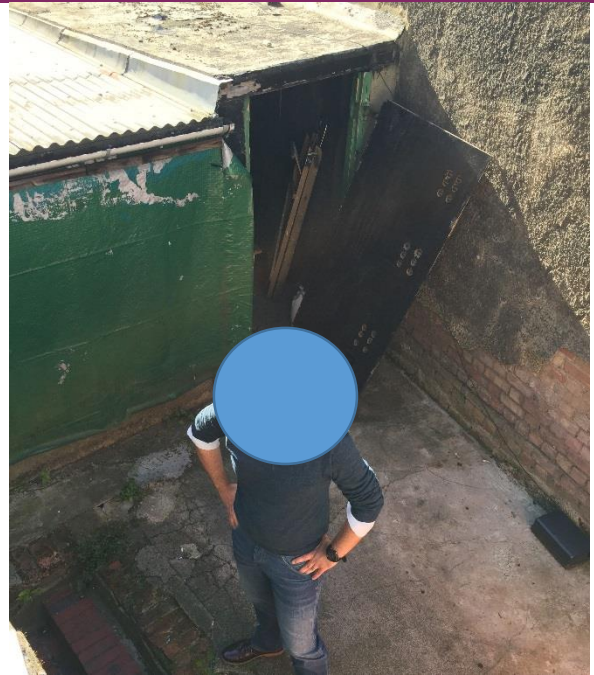
Source: LB Camden

View of Rear Looking North West



Source: Planning Potential

View of Existing Courtyard Area



Source: Planning Potential

Existing Roof of the Outbuildings, Looking West



Source: Planning Potential

Rear Elevation



Source: Planning Potential

2.6. The images show the rear yard of the property including the outbuildings which are proposed to be removed and replaced with a glazed conservatory.

#### **Planning History**

2.7. There is no relevant history in relation to this application.

### 3. PLANNING POLICY REVIEW

#### National Planning Policy Framework - 2012

- 3.1. The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies and how these should be applied, and states a presumption in favour of sustainable development.
- 3.2. **Paragraph 56** states that the Government attaches great importance to the design of the built environment, and that good design is a key aspect of sustainable development.
- 3.3. **Paragraph 128** requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution made by their setting.
- 3.4. **Paragraph 129** states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).
- 3.5. **Paragraph 132** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

#### The London Plan – March 2015

- 3.6. The London Plan is the strategic plan for London, setting out a fully integrated economic, environmental, transport and social framework for its development until 2031. The local plans of London boroughs must conform to the London Plan and its policies are crucial in guiding decision-making.
- 3.7. **Policy 7.4** - addresses Local Character, stating that development should have regard to the form, function and character of an area. Buildings should make a positive contribution to the character of an area to positively influence its future character. New design should be informed by the surrounding historic environment.
- 3.8. **Policy 7.8** - Heritage Assets and Archaeology - seeks to protect and preserve heritage assets. Development affecting heritage assets and their materials should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

#### Camden Development Policies – November 2010

- 3.9. **Policy DP 24** – Securing High Quality Design – states that the Council will expect development to consider:
  - a) character, setting, context and the form and scale of neighbouring buildings;
  - b) the character and proportions of the existing building, where alterations and extensions are proposed;
  - c) the quality of materials to be used;
  - d) the provision of visually interesting frontages at street level;
  - e) the appropriate location for building services equipment;
  - f) existing natural features, such as topography and trees;



- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility”

3.10. The policy states that design should respond creatively to the site and context. The Council will support high quality contemporary design. Extensions should be subordinate to the original building in terms of scale and situation unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building.

3.11. **Policy DP 25 – Conserving Camden’s Heritage** – states that in order to maintain the character of Camden’s conservation areas, the Council will:

- “a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.”

3.12. **Policy DP 26 – Managing the Impact of Development on Occupiers and Neighbours** – seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we that will be considered will be:

- “a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation”.

The Council would also require development to provide:

- “h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;



- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical”.

#### Camden Planning Guidance 1: Design – September 2014

3.13. **CPG1 Section 4** covers extensions, alterations and conservatories. The chapter reiterates the importance of minimising harm caused on the local area and residential amenity. General principle state that rear extensions or conservatories should be secondary to the building being extended.

#### Camden Planning Guidance 6: Amenity – September 2011

3.14. **CPG6** reiterates the importance of minimising harm caused on the local area and residential amenity.

3.15. **Paragraph 7.4** covers overlooking and privacy. The policy states that extensions should be carefully designed to avoid overlooking. Outlook is highlighted for its importance within **paragraph 7.8**. Developments should be designed so that occupiers have a pleasant outlook.

## 4. DESIGN

- 4.1. The proposals seek the demolition of one rear outbuilding and the erection of a conservatory. Two planters are proposed, one to be located alongside the glazed conservatory and a second located on the flat roof of the outbuilding to the north eastern side of the courtyard.
- 4.2. To facilitate the class A1 bakery use of the premises by Gail's it is necessary to demolish the unattractive outbuilding that detracts from the character of the conservation area. The outbuilding, and the rear of the property as a whole, are not visible from the street and so do not form a prominent part of the conservation area. They can however be seen from inside the unit and from residential windows which overlook the rear of the unit. It is considered that customers and residents will enjoy a more pleasant experience should the outbuilding be removed and the rear of the unit be improved. It should be noted however that the use of the courtyard will be for staff only.
- 4.3. The existing outbuilding has fallen into disrepair and is of no aesthetic value to the conservation area. It is also inadequate for modern day purposes and its installation resulted in a rear window being blocked up, reducing natural light into the property. Its removal will be a welcome change to the rear of the unit and will allow for the rear courtyard to be improved whilst also allowing the previously blocked up window to be utilised once more. This will increase the amount of natural light into the property. The conservatory will be constructed from black powder coated steel frames and glazing which will be a sympathetic extension to the building and an enhancement to the conservation area, in compliance with **DP24 Part A and B**, .
- 4.4. The conservatory has been designed with the upper floor windows of the main building in mind. The framework of black powder coated steel and glazing will ensure that the conservatory is in character with the mock Tudor style of the host building. The roof of the conservatory will have longer panels of glazing. At its highest point, the conservatory will be 2.99m high and 3.5m wide, covering a modest area of the courtyard and almost identical to the existing outbuilding. Planters will also be used to enhance the image for both customers and those who look out onto the space. One planter will be located alongside the glazing of the conservatory and a second will be located on top of the flat roof of the outbuilding on the north eastern side of the courtyard.
- 4.5. It is considered that aesthetically, the removal of the dilapidated outbuilding and its replacement with a design that relates well to the architectural features of the host building, would positively enhance the conservation area. The proposals are not only designed to make the area more attractive but to also allow for natural light to benefit the unit and to improve sustainability. The proposals would be in keeping with the character and scale of the areas and high quality materials are proposed. The proposals are therefore considered to comply with Development Management Policies **DP24**, **DP25** and **CPG1**, discussed in the previous section.
- 4.6. In terms of amenity, the proposals are considered to comply with Development Management **Policy DP26** and **CPG6**. Whilst residential windows are located above the proposed courtyard, the potential for issues regarding outlook and privacy should be minimal as the windows are relatively high up on the elevation. The gradient between the proposed conservatory and the residential windows will be steep, reducing views between the two. There are a high number of rear

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conservatories visible from properties within the local area, in particular Hillway and Langbourne Avenue. Although not specifically mentioned within the Conservation Area appraisal, it is fair to say that conservatories are a frequent addition to the rear of properties within this area and form part of its character.

- 4.7. The proposals, through the removal of a poorly designed and poorly maintained outbuilding, and its replacement with a carefully and sympathetically designed alternative, will have a positive impact on the Holly Lodge Estate conservation area for those residents who overlook the site. The proposals will also increase the amount of natural light into the property by reopening a previously blocked up window

## 5. ACCESS

- 5.1. Access to the building will remain unaltered with the main access to the front elevation and an additional access to the rear both retained.
- 5.2. Overall, we consider that the proposals are entirely acceptable and will enable the operation of Gail's from the unit.