

## Planning, Heritage and Design Statement

Flat 1, 28 Arkwright Road, NW3 6AA

Prepared on behalf of Gavin Sharpe

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### Contact details

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## Appendices

Appendix 1 - List Entry Description

## 1 Introduction

- 1.1 Knight Frank LLP has been instructed by Gavin Sharpe to coordinate the preparation and submission of a retrospective planning application and listed building consent application for double doors to the lounge and a side door to the study at Flat 1, 28 Arkwright Road, London (hereafter referred to as 'the site').
- 1.2 This Statement, along with existing and proposed plans, demonstrates that the proposed development complies with The National Planning Policy Framework (2012), the Camden Core Strategy (adopted 8 November 2010) and the Development Policies Document (adopted 8 November 2010).
- 1.3 This Planning, Heritage and Design Statement should be read in conjunction with the submitted plans and other supporting documents which accompany the planning application. These include:
- Existing plans (plan ref. 1010-01 rev A); and
  - Photographs of the existing elevations.

## 2 Site and Surrounding

### Site

- 2.1 The site (0.1ha) is located on the corner of Arkwright Road and Frogna and comprises of a large part two and part three storey Edwardian house. The building is surrounded by a number of trees and includes ample off street parking and a patio.
- 2.2 More specifically the application site comprises a ground floor flat and basement which consists of 1 no. bedroom, a kitchen/dining room, lounge, 2 no. offices, 3 no en-suite bathrooms and a utility and dressing room.
- 2.3 The building is Grade II listed and is described in the list entry (no. 1244684) as a red brick and terracotta building with tiled roofs and tall brick slab chimney stacks.
- 2.4 A full copy of the List Entry is enclosed at **Appendix One**.

### Surrounding Area

- 2.5 The site is located within the Redington Frogna Conservation Area to the south-west of Hampstead.
- 2.6 The surrounding area is predominantly residential. However immediately east of the site is UCS Active Leisure Centre and north east The University College School. To the south is Arkwright Road and to the west are further residential properties.
- 2.7 The site is well served by public transport and is in close proximity to Finchley Road and Frogna Rail and Tube Station (0.3 miles), Hampstead Tube Station (0.3 miles) and Belsize Park Tube Station (0.9 miles).
- 2.8 There are also a number of bus services which connect the site to central London. These are located on Broadhurst Gardens, Priory Road/Canfield Gardens and Fairhazel Gardens.

### 3 Planning History

3.1 A review of the Council's online statutory register has been undertaken and the below application, which relates to the application site, was considered to be relevant to this application.

Application reference	Description	Decision
2015/1210/L	Internal alterations to Grade II listed building and the conversion of the existing basement (retrospective).	Approved 12 May 2015
LWX0103658	Internal works to the existing mezzanine floor within the front ground floor room – Flat 1, 28 Arkwright Rd, London.	Approved 11 September 2001

## 4 The Proposal

- 4.1 Retrospective listed building consent and planning permission is sought for the installation of double doors to the lounge and a side door to the study.
- 4.2 The applications are retrospective as these works have already been carried out.

## 5 Planning Policy Justification

- 5.1 Under the provisions of Section 38 of the Planning & Compulsory Purchase Act 2004, local planning authorities are required to determine planning applications in accordance with policies contained within the Statutory Development Plan unless material planning considerations indicate otherwise.
- 5.2 This Chapter of the Planning Statement sets out an assessment of the proposal in respect of the National Planning Policy Framework (**NPPF**) (March 2012), The Camden Core Strategy (adopted November 2010), The Development Policies Document (adopted November 2010) and The London Plan

### National Planning Policy Framework

- 5.3 The **NPPF** sets out the Government's planning policies and how these are to be applied. The document constitutes guidance for local planning authorities and revokes the guidance contained within the Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs).

### Conserving And Enhancing The Historic Environment

- 5.4 Paragraph 129 states '*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) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*'
- 5.5 The Listed Building entry for the application site is enclosed at **Appendix One** and sets out the value of the building as a heritage asset.
- 5.6 Paragraph 131 continues, '*in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets...*'
- 5.7 We consider the works set out in **Chapter Four** of this report and identified on Plan ref. 1010-01 are acceptable and appropriate in the context of the listed building.
- 5.8 In respect of the proposed work, we consider these to be fairly minimal to allow a higher standard of residential amenity. The works are not considered to negatively affect the listed building; on the contrary, the development has enhanced the listed building.

5.9 Taking the above into consideration we consider that the works set out in **Chapter Four** of this report and assessed above are in accordance with paragraph 129 and 131 of the **NPPF**.

### **Local Planning Policy**

5.10 The statutory plan for Camden Council consists of the Camden Core Strategy (adopted November 2008) and the Development Policies Document (adopted November 2010).

5.11 Set out below is an assessment of the relevant policies.

#### **Core Strategy (adopted November 2010)**

##### **Policy CS14 Promoting high quality places and conserving our heritage**

5.12 **Policy CS14** relates to conserving heritage and states *'The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:*

- *requiring development of the highest standard of design that respects local context and character;*
- *preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens.'*

5.13 The proposal is of a high design standard and is therefore respectful of local context and character.

5.14 We consider the proposal has enhanced the listed building by improving the residential amenity.

5.15 We therefore consider the proposal fully accords with **Policy CS14** of the Core Strategy.

#### **Development Policies Document (adopted November 2010)**

##### **Policy DP25 Conserving Camden's Heritage**

5.16 **Policy DP25** relates to Conservation Areas and Listed Buildings and states that *'In order to maintain the character of Camden's conservation areas, the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.'*

5.17 The proposal is for minor alterations and therefore not considered to impact on the character and appearance of the Conservation Area.

- 5.18 The policy continues *'To preserve and enhance the borough's listed building, the Council will prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention; only grant consent for a change of use or alterations and extensions to a listed building where it consider this would not cause harm to the special interest of the building; and not permit development that it considers would cause harm to the setting of a listed building.'*
- 5.19 The proposal does not include any demolition and we consider the proposal does not cause harm to the special interest of the building.
- 5.20 We therefore consider the proposal is in accordance with **Policy DP25** of the Development Policies Document.

### **The London Plan (July 2011)**

- 5.21 In July 2011 the Mayor published the replacement of the spatial development strategy for London – known as the London Plan. This document sets out a fully integrated economic, environmental, transport and social framework for the capital to 2031.

### **Policy 7.8 Heritage Assets and Archaeology**

- 5.22 Policy 7.8 (D) relates to planning decisions and states *'development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'*
- 5.23 It is considered that the proposal will help to conserve the significance of the heritage asset by allowing a higher standard of residential amenity, and is sympathetic in its scale and choice of materials.
- 5.24 It is therefore considered that the proposal fully accords with **Policy 7.8** of The London Plan (2011).

### **Policy Summary**

- 5.25 We have assessed the proposal against the relevant national and local planning policies and consider that it fully accords with paragraphs 129 and 131 of the **NPPF** and **Policy CS14** of the Core Strategy and **DP25** of the Development Policies Document and **Policy 7.8** of The London Plan.

## **6 Design and Access**

6.1 This design and access element has been prepared in accordance with Section 3 of Circular 01/2006.

### **Use**

6.2 The site will remain as a single residential unit.

### **Amount**

6.3 The floor space will remain as existing.

### **Layout**

6.4 The layout of the property will remain the same.

### **Scale**

6.5 The scale of existing accommodation remains unchanged.

### **Appearance**

6.6 The proposal is for the installation of double doors to the lounge and a side door to the study. The doors are already in situ, and photographs have been included within the submission.

### **Landscaping**

6.7 No landscaping amendments are proposed.

### **Access**

6.8 The access will remain, for pedestrians from Arkwright Road.

## 7 Conclusion

- 7.1 Knight Frank LLP has been instructed by Gavin Sharpe to coordinate the preparation and submission of a retrospective planning application and listed building consent application for double doors to the lounge and a side door to the study at Flat 1, 28 Arkwright Road, London.
- 7.2 The proposal comprises minor works to the building which are proposed to improve the residential amenity and retain the existing viable use of the heritage asset.
- 7.3 We have assessed the proposal against the relevant national and local planning policies and consider that it fully accords with paragraphs 129 and 131 of the **NPPF** and **Policy CS14** of the Core Strategy and **DP25** of the Development Policies Document and **Policy 7.8** of The London Plan.
- 7.4 It is therefore considered there are no reasons why the application should be not approved.

## Appendix 1 - List Entry Description