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Date: 24/08/2015



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Design and Access Statement

Proposal -

Erection of a single storey rear extension, replacement of existing staircase at front elevation and alteration to front door on lower ground floor.

Application -

The application site is a ground floor and lower ground floor flat with access to the rear garden. The property is not listed and is not located in a conservation area.

Design -

The proposed rear extension is to be subordinate and in keeping with the character of the host building and will not be detrimental to the character of the neighbouring properties or to the amenity of the neighbouring properties. Furthermore the rear extension will not be visible from the street and is in keeping with other similar developments along the terrace and in the local area. The front steel staircase will be replaced with a similar staircase that is safe and not dangerous to walk down.

Materials -

Windows and new French doors to be sash or upvc to match existing and will be sympathetic to the character of the building. The design and style of the rear extension, as well as the materials will match those of the original building and terrace and will be painted in tones sympathetic to the character of the building. The extension will be subservient to the main building. The new patio will be brick and timber.

Parking -

No changes are proposed to the current parking arrangements.

Access -

No changes proposed to the main access to the property.

Landscaping -

There are no trees on site. The garden patio will be relocated 2.4m towards the rear of the garden to allow for the new extension.

Planning Statement-

Camden Local Development Framework (LDF) Core Strategy and Development Policies, 2010 are relevant for determining this application. All policies should be consistent with the **National Planning Policy framework (NPPF)** and the **London Plan**.

Core Strategy

CS5 - Managing the impact of growth and development

The proposed development provides a sustainable building and space to the highest quality, and at the same time, it makes sure that the impact of development on occupiers of the flat and neighbours is fully considered.

CS14 - Promoting high quality places and conserving our heritage

The proposed development is of the highest standard of design and fully respects local context and character. The rear extension is subordinate to the host building and are not visible from the street. The replacement of the existing staircase is for the purpose of improving safety and the staircase will match other staircases along the terrace. The development therefore complies with the relevant objectives of the Core Strategy.

Development Policies

Policy DP24 - Securing high quality design

Core Strategy policy CS14 - *"Promoting high quality places and conserving our heritage sets out the Council's overall strategy on promoting high quality places, seeking to ensure that Camden's places and buildings are attractive... and are built to the highest standard of design that respects local context and character"*. The proposal meets this policy by enhancing the overall appearance of the building, The proposed development considers the character of the building, the setting, context, form and scale of the neighbouring buildings, and proposed rear extension and alterations to the front elevation are visually seen as features of the surrounding properties and an acceptable form of development.

Policy DP26 - Managing the impact of development on occupiers and neighbours.

The amenity of the neighbours will not be harmed by the rear extension, new front door on the lower ground floor level or the new replacement staircase at the front, and there will not be a loss of privacy, overlooking or any other harm to the amenity of the neighbours.

The proposal will significantly enhance the habitable space of the flat and will not be detrimental to the amenity of neighbouring properties. The proposal therefore conforms with Policy DP26.

National Planning Policy Framework

Policy S47 *The Presumption In Favour Of Sustainable Development*

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- Specific policies in that Framework indicate that development should be restricted.*

The proposed development is sustainable development and is in keeping with the character of the area while not causing a detrimental impact on the neighbours amenity or on the character of the area and should therefore be approved.