

EASY FORWARD PLANNING

Planning / Heritage Statement

19 Greenaway Gardens, London
NW3 7DH

Eralp Semi
10/09/2015

This statement is submitted in support of a full planning application for the Conservation Area Consent for The Replacement of Rear Window to French Patio Doors, Removal of Side Door.

Introduction

This statement should be read alongside the submitted floor plans, site layout plan and location plan.

The application site is an end of terraced property located on Park Road, London. The application site comprises of a 2 storey large family dwelling. The building has been extended over the years and consist of a large footprint as a result.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan:

“If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Relevant policies in the National Planning Policy Framework and the above documents are discussed below.

The Framework sets out the Government’s planning policies for England and how these are expected to be applied. At paragraph 14 it sets out a presumption in favour of sustainable development:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

It states that for decision-taking, this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or its relevant policies are out-of-date, planning permission should be granted unless:

- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or
- Specific policies in the Framework indicate development should be restricted.

Paragraph 17 of the Framework identifies 12 core principles that should underpin plan-making and decision taking. The 3rd of these states that the planning system should proactively drive and support sustainable economic development to deliver, amongst other things, the homes that the country needs.

Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, his harm should be

weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 216 of the Framework advises that emerging plans may be taken into account in decision making, with weight to be given to such policies according to the stage of preparation of the plan; the extent of unresolved objections to it; and the degree of consistency of emerging policies with policies in the Framework.

Planning Considerations

The Conservation Area was originally designed in June 1985 as “an exceptional example of consistently distinguished Victorian and Edwardian architecture”. The Redington/Frognaal Conservation Area occupies an area of sloping land to the west and south west of the historic center of Hampstead Village. It forms a well-preserved late 19th century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles. On the whole these are built in red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white painted small paned windows. Mature trees and dense vegetation form the dominant features of the street scene. In addition the rear gardens make a contribution of their own to the area’s verdant quality. Of great significance to the area’s character are its contours and slopes causing numerous views and vistas and giving emphasis to many of the buildings.

The proposed change on the rear elevation will be for the replacement of the existing window for the kitchen into french patio doors matching the existing french patio doors for the conservatory.

The proposed change will give access to the garden area from the kitchen which will create better layout and living arrangement for the existing occupiers.

As the proposed window replacement will reduce the size of the kitchen cabinets we are proposing to remove the existing side door and block the opening using matching bricks to existing.

Design Principle

- 1.0** The development of the property should be in keeping with the style and character of the area.
- 1.1** The development should respect the amenity of neighbouring properties in terms of privacy, day lighting and disturbance due to noise from adjacent living areas.
- 1.2** The design of the proposed development should be in keeping with the general standard of the area in terms of design, amenity, layout, facilities and convenience.

Summary And Conclusion

- 1.3 This statement has demonstrated that the proposed development would comply with the policies in the Framework.
- 1.4 Furthermore, the proposed development would not result in any harm to the significance of the property. The proposal would preserve the character of the street scene and would enhance the property.
- 1.5 It is considered that the proposed development will not adversely impact neighbouring amenity or the visual amenity of the host building. Nor is it considered to have a detrimental impact upon the character and appearance of the area. The proposed development will not cause disturbance to neighbouring properties nor to the host property.
- 1.6 Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and the presumption in favour of sustainable development at paragraph 14 of the Framework, it is respectfully requested that this application is approved without delay.

Site Pictures



Image showing existing rear window (kitchen window) to be replaced with a french patio door



Image showing existing side (north) elevation - side door to be removed and opening to be blocked up using matching bricks



Image showing existing front elevation - no proposed changes