



Planning, Design and Access Statement

Planning application for nine replacement windows at Cedar Croft, Ainger Road, London

NW3 3AU



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The statement is structured as follows:

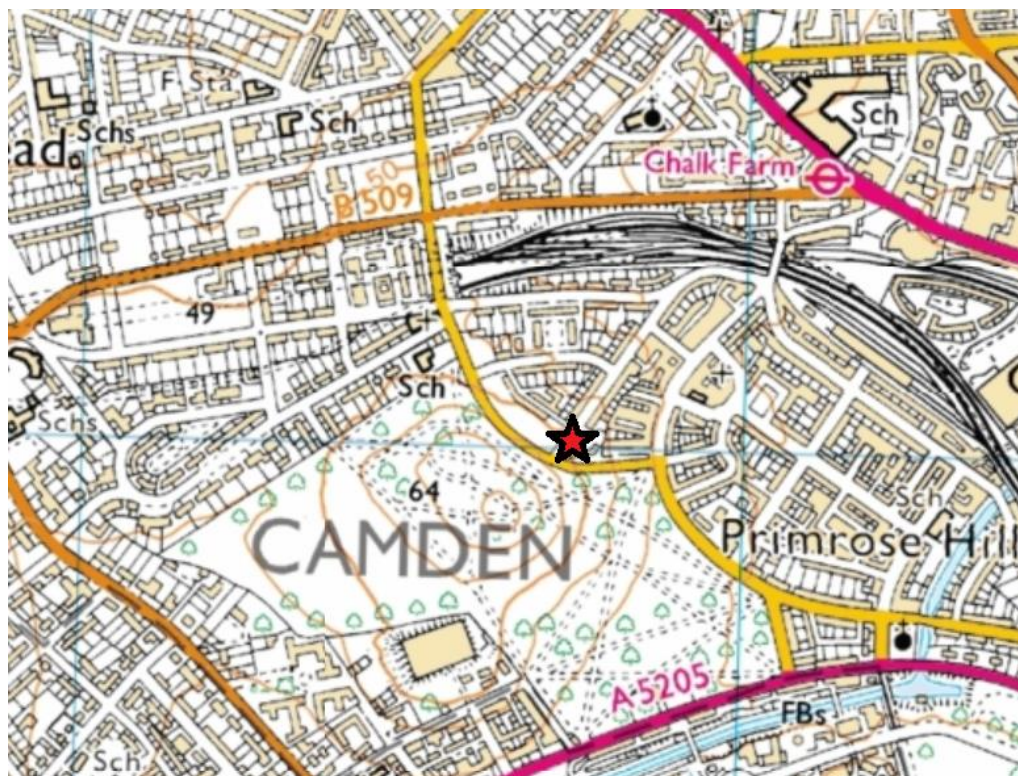
- 1.0 Introduction
- 2.0 Site description
- 3.0 Proposed Development
- 4.0 Planning History
- 5.0 Planning Policy
- 6.0 Analysis
- 7.0 Conclusion

1.0 INTRODUCTION

- 1.1 This statement has been prepared to support a householder application for retrospective planning permission for the installation of nine replacement windows at the site known as Cedar Croft, Ainger Road, London, W3 3AU.
- 1.2 Camden Council carried out an enforcement investigation at the site in relation to the installation of the windows. As a result of this investigation, the applicant instructed GC PLANNING PARTNERSHIP LTD to carry out an assessment of the case and submit a householder planning application to remedy any breach.
- 1.3 The Statement explains the design thinking behind the application for planning permission. It includes a written description of the proposal, its setting, considers the planning history and planning policy, and provides a justification for the proposal. The Design and Access Statement has been produced in accordance with the Town and Country Planning (Development Management Procedure Order) 2015.

2.0 BACKGROUND AND SITE DESCRIPTION

- 2.1 The street known as Ainger Road is located within a well-established residential area of Primrose Hill. The site is a short walk from Chalk Farm underground station, London Zoo and central Camden.



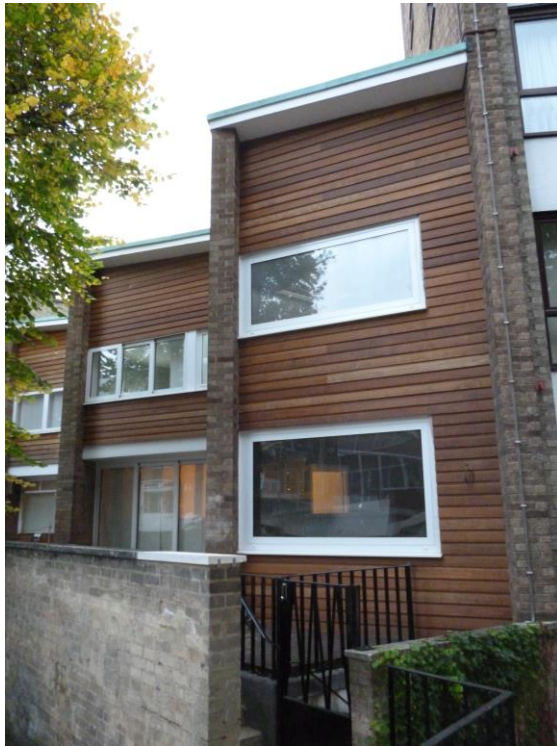
OS Map showing the location of the application site

- 2.2 The application site is located at the southern end of Ainger Road on the east side of the highway. Although Ainger Road consists mostly of medium-sized Victorian terraced dwellings, the southern end of the street where the application site is found consists of a mixture of small and large blocks of flats and dwelling-houses built during the 1970's.
- 2.3 The site itself contains a family-sized terraced dwelling which forms part of a terrace of three two-storey dwelling-houses built in the 1970s. The application dwelling also adjoins a large block of residential flats known as Hill View. To the rear of the site is a block of garages.

2.4 The site is not located in a Conservation Area; however it is fairly close to the western boundary of the Primrose Hill Conservation Area.

3.0 PROPOSED DEVELOPMENT

3.1 The proposal is for the installation of nine replacement windows to the front and rear elevations of the dwelling-house (development already carried out). The windows are a white; they are double glazed and are made from powder coated aluminium material.



Front elevation of the dwelling-house

4.0 PLANNING HISTORY

4.1 There is no planning history for the site.

5.0 PLANNING POLICY

National Planning Policy Framework

5.1 This document replaces previous Government Planning Policy Statements, and Guidance. It is a material consideration that should be given significant weight.

5.2 Paragraph 7 identifies three dimensions to sustainable development. These are: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.3 Paragraph 9 states “pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- Making it easier for jobs to be created in cities, towns and villages;

- Moving from a net loss of biodiversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure;
and
- Widening the choice of high quality homes.

5.4 Paragraph 14 of the NPPF sets out a presumption in favour of sustainable development with Paragraph 197 stating that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

5.5 Paragraph 17 sets out core planning principles, these include achieving a good standard of amenity for existing and future occupants of land and buildings, promoting the vitality of main urban areas, encouraging effective use of land by reusing land that has been previously developed, managing patterns of growth by making the fullest possible use of public transport, walking and cycling. A definition of previously developed land is set out in Annex 2 as *“Land which is or was occupied by a permanent structure, including the curtilage of the developed land... This excludes: ...land in built up areas such as private residential gardens, parks, recreation grounds and allotments.”*

5.6 Paragraphs 56 to 68 address the requirement for good design. Paragraph 64 reiterates previous Government Policy that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. However, Paragraph 65 indicates that local planning authorities should not refuse planning permission for buildings or infrastructure which promotes high levels of sustainability because of concerns about incompatibility with an existing townscape.

5.7 Paragraph 196 confirms that the planning system is plan led and that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. One such material consideration is the NPPF.

The Development Plan

- 5.8 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the London Borough of Camden comprises the Camden Development Policies (2010) and the Core Strategy (2010).

Camden Development Policies (2010)

Policy DP22 – Promoting Sustainable Design and Construction

- 5.9 The Council will require development to incorporate sustainable design and construction measures which demonstrate how sustainable development principles have been incorporated into the design and proposed implementation.

Policy DP24 – Securing High Quality Design

- 5.10 The Council will require all developments, including alterations and extensions to existing building, to be of the highest standard of design and will expect developments to consider:
- Character, setting, context and the form and scale of neighbouring buildings;
 - The character and proportions of the existing building, where alterations and extensions are proposed;
 - The quality of materials to be used;
 - The provision of visually interesting frontages at street level;
 - The appropriate location for building services equipment;
 - Existing natural features, such as topography and trees;
 - The provision of appropriate hard and soft landscaping including boundary treatments;
 - The provision of appropriate amenity space; and
 - Accessibility.

Camden Core Strategy (2010)

Policy CS5 – Managing the Impact of Growth and Development

5.11 The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:

- (a) Providing uses that meet the needs Camden’s population and contribute to the borough’s London-wide role;
- (b) Providing the infrastructure and facilities needed to support Camden’s population and those who work in and visit the borough;
- (c) Providing sustainable buildings and spaces of the highest quality; and
- (d) Protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.

The Council will protect the amenity of Camden’s residents and those working in and visiting the borough by:

- (e) Making sure that the impact of developments on their occupiers and neighbours is fully considered;
- (f) Seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristic of local areas and communities; and
- (g) Requiring mitigation measures where necessary.

Supplementary Planning Guidance

CPG1 - Design

5.12 This SPD provides detailed guidance and standards information in relation to residential extensions and alterations.

this is a contributory feature in defining the overall character and appearance of this part of the street scene. In this connection, the installation of the windows in the front elevation of the building has caused no identifiable material harm to the character and appearance of the street scene or the area. Moreover, the installation of the windows in the rear elevation has caused no identifiable material harm to the character and appearance of the area or the character and appearance of the adjacent Primrose Hill conservation area. Indeed, the windows in the rear elevation cannot be seen from any public vantage points along Primrose Hill Road or St. George's Terrace.

6.4 In conclusion on this issue, it is contended that the character and appearance of the area has been enhanced by the works that have been carried out at the site. In this connection, the white powder coated aluminium double glazed windows are contextually appropriate on this building.

6.5 In addition, the new windows have improved the energy efficiency of the building and reduced the impact of general noise generated from the street and noise generated by vehicles from the highway, thus improving the amenity of occupiers of the building.

7.0 CONCLUSION

7.1 The replacement windows that have been installed in this building have resulted in a significant improvement to the overall appearance of the building and therefore the character and appearance of the area as a whole. Moreover, the installation has not materially harmed the character and appearance of the adjacent Primrose Hill conservation area. In addition, the installation of the windows has made the building more energy efficient.

7.2 The proposal complies with the relevant policies of the local development plan and the National Planning Policy Framework. In this connection, permission should be granted.