

- Planning and Heritage Statement -

In support of a planning application regarding the erection of an infill extension at basement and at ground floor levels together with internal living arrangements and subdivision of the garden to provide private amenity at -

/114 Prince of Wales Road, London, NW5 3NE

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Local Authority – London Borough of Camden

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1.0 Introduction

- 1.1 This statement is submitted in support of a planning application regarding the erection of an infill two storey rear extension together with internal improvements and subdivision of the garden at No.114 Prince of Wales Road, London, NW5 3NE.
- 1.2 There is an existing certificate of lawfulness for the established use of the building as 4 flats.
- 1.3 The principle of development was weighed against the site's opportunities and constraints. This proposal should be looked upon favourably as it will involve both enlargement and improvement of the existing flats without compromise to neighbour amenity or the character and setting of the West Kentish Town Conservation Area. The conditions for development clearly follow the 'golden thread' of the NPPF, as will be discussed in the latter stages of this statement.
- 1.4 This 'Planning, Design and Access Statement' is submitted in support of the application and is pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. This application should be read in conjunction with the submitted forms and the accompanying drawings.
- 1.5 The proposal endorses the relevant Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant policies taken from the London Plan 2015 (with further alterations). At a local level, the proposal was considered alongside the Camden Core Strategy and the Development Plan policies together with the suite of Camden Planning Guidance documents and the Conservation Area statement relevant to West Kentish Town.

2.0 Site and Surrounding Area

2.1 The existing property is a four storey mid-terrace townhouse located on the northern side of Prince of Wales Road. The site falls within the administrative boundaries of London Borough of Camden. The application site is located within walking distance of Kentish Town underground station and carries a Public Transport Assessment (PTAL) rating of 5 (very good). The surrounding area is predominantly residential in nature with Prince of Wales Road comprising of a mix of houses and flats. The site falls within a Controlled Parking Zone (CPZ) and also within the confines of the West Kentish Town Conservation Area. The impact on this heritage asset is addressed accordingly within this statement.

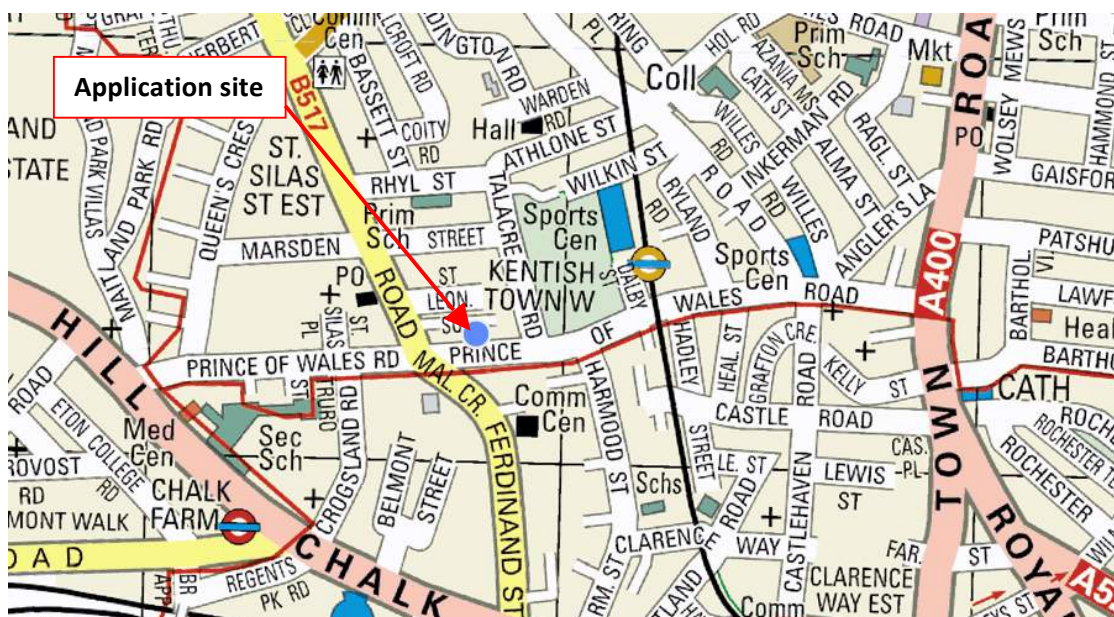


Fig. 1: Map of the local area and location of application site

2.2 The application building is constructed from and characterised by brick. The façade of the building is reliant on stepped access with the boundary demarcated by wrought iron railings. Properties along the road typically provide separate external accesses to the basement level. The lower half of the property, like others in the road feature stucco embellishments with the windows above featuring architraves to reflect the building's original Victorian architectural style. The rear benefits from a double storey extension serving the basement and ground floor levels. The rear also exposes the butterfly roof form as from Prince of Wales Road, this feature is disguised by a parapet wall. The property currently has a shared garden area, which is accessible to the basement and ground floor flats. Figures 2, 3 and 4 below provide photographs of the front and rear elevations of the building.



Fig. 2: Existing Front Elevation



Fig.3: Existing Rear elevation (infill area)



Fig.4: Existing Rear elevation

3.0 Relevant Planning History

- **2006/4234/P** - Use of the top two floors as two self-contained flats (Class C3).
Granted 09/10/2006
- **9100761** - Erection of a mansard roof extension to upper maisonette as shown on drawing no. 1009/1 – Refused – Appeal dismissed
- **CTP/G10/18/51/30326/R1** - Change of use, to form no1 3-bedroom maisonette, no1 1-bedroom flat and no1 bed sitting flat, including works of conversion, the formation of a door opening in the front basement area and the erection of a staircase to street level – **Granted 03/10/1980**

4.0 Relevant Planning Policies

Central Government Guidance

National Planning Policy Framework (NPPF)

- 4.1 The National Planning Policy Framework (NPPF) document sets out the Government's most up-to date vision for growth with a presumption in favor of sustainability. The Ministerial Foreword states that: *"sustainable development is about positive growth – making economic, environmental and social progress for this and future generations"*.
- 4.2 This reflects the three aspects of sustainable development—economic, social and environmental. Economically, demand for development should be met to support growth; socially, development should be considerate and not impact upon others' enjoyment of properties and areas. Environmental issues include the protection of the natural, built and historic environment.
- 4.3 Paragraph 17 of the NPPF sets out core planning principles. Of particular relevance to the development is that Councils must look to:
- "Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth and;*
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."*
- 4.4 Paragraph 58 states that local planning policies and decisions should aim to ensure developments optimise the potential of sites in order to accommodate development. Paragraph 59 of the NPPF concerns design noting the following:
- "Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally"*.
- 4.5 Chapter 7 is titled 'Requiring good design' and sets out that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people.
- 4.6 Paragraph 126 is the opening paragraph to Chapter 12 which expands on the conservation and enhancement of heritage assets. This section sets a clear strategy

to Local Planning Authorities to ensure that the following principles are taken into account when LPAs define strategies for their historic environments and in doing so should take into account:

- *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

4.7 Paragraph 137 of the NPPF requests that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

Regional Planning Policy

The London Plan 2011 (updated as Further Alterations to London Plan 2015)

4.8 The London Plan provides the Spatial Development Strategy for Greater London. Policy 7.2 is entitled ‘An Inclusive Environment’ and stipulates that:

“Applicants for planning permission should demonstrate their commitment to achieving high quality inclusive design, how their proposals ensure an accessible environment, how they have engaged with users (including for example organisations of disabled and older people) and the processes used to achieve these.”

4.9 Policy 7.4 is entitled ‘Local Character’ and under paragraph 7.14 of the document states:

“The physical character of a place can help reinforce a sense of meaning and civility – through the layout of buildings and streets, the natural and man-made landscape, the density of development and the mix of land uses. In some cases, the character is well preserved and clear. In others, it is undefined or compromised by unsympathetic development. Through characterisation studies, existing character can be identified and valued, and used to inform a strategy for improving the place.”

4.10 Policy 7.6B states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing.

- 4.11 Criterion D of Policy 7.8 discusses the key aims towards preserving and looking after Heritage Assets and Archaeology in London. For reference purposes, the policy is highlighted below:

“Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”

Housing Supplementary Planning Guidance (November 2012)

- 4.12 The London Plan Housing SPG specifies requirements which new development must meet. The internal figures are commensurate to house conversions where significant weight should be attached to their lawful layouts and sizes.

Local Planning Policy

- 4.13 Camden’s Planning Policy Framework is made up of the Core Strategy and the Development Management Policies together with a suite of Camden’s Planning Guidance (CPG) documents and the West Kentish Town Conservation Area statement (2005).

Local Development Framework Core Strategy

- 4.11 Policy CS1 refers to making efficient use of land and in particular stipulates that development will be resisted if it is found to make inefficient use of Camden’s limited land. In addition to this there is also a requirement seeking that development makes full use of its site, takes into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.
- 4.12 Paragraph 4.10 of the Core Strategy stipulates that many parts of the Camden, are predominantly residential in character. Many areas are recognised as falling within conservation areas and in such cases the Council will seek development to preserve and enhance their valued character and heritage assets. It is also an expectation that these parts of the borough will experience smaller scale development and more incremental change in future years.
- 4.13 Paragraph 4.17 recognises that Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings, taking account of context and local character is regarded as being particularly important.
- 4.14 Paragraph 15.6 of the Core Strategy stipulates that:

“Extensions and alterations to existing buildings on open space should be proportionate to the size, including the volume, of the original building.”

Local Development Framework Camden Development Policies 2010

4.15 Policy DP24 is entitled ‘Securing High Quality Design’ the policy is highlighted in full below:

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments 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.”*

4.16 Policy DP25 refers to the preservation of the borough’s heritage assets and has a specific sub section on Conservation Areas. The relevant section is duly highlighted below:

“Conservation Areas

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.”*

4.17 In the interests of neighbour amenity, policy DP26 fittingly follows on from the previous two policies. The policy asks that regard is given to visual privacy,

overshadowing, outlook and light. In addition to the above, facilities for refuse, storage and recycling are also encouraged.

West Kentish Town Conservation Area Statement

- 4.18 The Conservation Area statement provides a useful insight to the Council's expectations for this designated heritage asset. The application property is just one in many Victorian terraced properties in this road that are recognised as having a positive contribution to the character. The statement also recognises that the application property has PVCu windows a feature that detracts from the character. In general nos. 112-132 are recognised as being built between 1849 to 1862 with this grouping being characterised by their yellow stock brick with stucco window and door architraves. Channelled stucco is also recognised as being a key feature together with their defined cast iron railings with decorative spear heads. The development will seek to retain all the building's key features and will preserve what is important about the conservation area.
- 4.19 Having regard to new development, the statement refers back to superseded development policies. However, there is no embargo for rear extensions providing that they are in harmony with the original form and character of the house and respond to the historic pattern of extensions within the terrace. The statement mentions that the assessment for extensions to the rear are dependent on the particular site and circumstances.

Camden Planning Guidance 1: Design

- 4.20 Paragraph 2.9 states that good design should: *"positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views"*.
- 4.21 Paragraph 2.12 states that: *"Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials."*

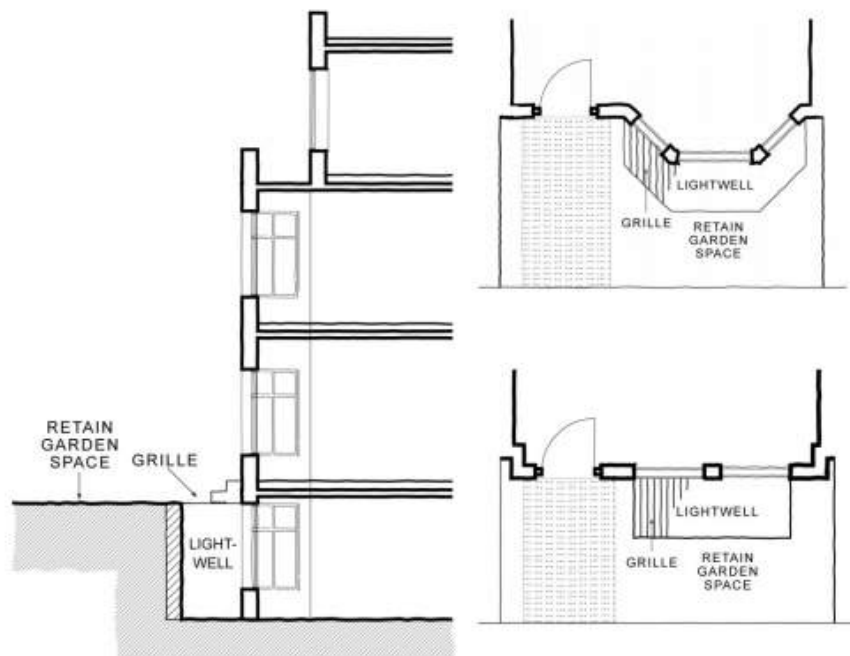
Camden Planning Guidance 4: Basements and Lightwells

- 4.22 As the application property already benefits from a basement flat there is no requirement for a BIA. It is however important to pay special consideration to the living conditions of residents to ensure that the changes do not adversely impact their living environment. Special consideration therefore has been given to lightwells and the means of obtaining natural light. At paragraph 2.23 of CPG4 it states:

“A lightwell to the side or rear of a property is often the most appropriate way to provide a means of providing light to a new or extended basement development, and can often provide a link to the rear garden.”

- 4.23 In order to comply with building regulation standards, light wells should be secured by either a railing (1,100mm high) or a grille. The development would provide appropriate means of light to an existing basement flat through a generously sized void. Figure 1 below is taken from CPG4 and illustrates how the applicant has sought to comply with the guidance by following the layout guidance commonly encouraged when proposing basement extensions.

Figure 1. Lightwells and railings



5.0 Planning Assessment

- 5.1 This application is for the erection of a rear infill extension at basement and ground floor level together with internal alterations to the existing no4 self-contained 1 bedroom flats and subdivision of the garden area. This planning and heritage statement details the extension and conversion works in addition to addressing the impact of the proposed works on the character and setting of the Conservation Area.
- 5.2 The principle of the use of the building as four flats is long established and supported by both a certificate of lawfulness and an early planning application as detailed under section 3 of this statement. The Council are therefore asked to consider the key changes which are summarised as the following:
- The infill extension to the rear at lower and upper ground floor levels with improved rear garden access arrangements to both of these flats;
 - The sub-division of the rear garden area to provide private amenity to residents of the lower and upper ground floor flats with a dividing fence;
 - The internal changes to the lower and upper ground floor flats to provide improved habitability together with reorganisation of the living and dining areas and the provision of a study/play room;
 - The internal changes to the first and second floor flats are immaterial in planning policy terms, however they demonstrate the applicant's willingness to create a modern and functional living arrangement in all flats.

Character and Appearance

- 5.2 The application site is located within a Conservation Area. Development should seek to preserve or enhance the character setting of such locations. The development is responsive to the requirements specified by DP25 as the extension is favourably located on the rear and out of sight from any public vantage points. Public views of the property and the overall setting of the building in respect to the character of Prince of Wales Road will remain as existing. There is no embargo to extensions in Conservation Areas and it is advised that these are assessed on the individual merits of the site. The extension will correspond to the same depth as the existing extension together with neighbouring extensions namely that present at No.116. It is anticipated that the materials will form an identical match and finish and so will represent a seamless addition to the rear.
- 5.3 The demarcation of fencing of the existing garden area will not appear out of context with the plot. The site to the rear does not form part of public views and it is proposed that the fencing will respond to the existing boundary treatments. The appellant will not object to a condition to control materials before works begin at the site.

Amount of development; scale, bulk and massing

- 5.4 The rear extension will be 4.2m in depth and 4.3m in height. The development will appear as a modest addition with a flat roof, reflecting other extensions in the area including that already present. The proposed design will respond positively to the criteria of policy DP24 where applicable. The extension will fill the gap between the existing extension and the extension of the neighbour at 116 Prince of Wales Road.

Flat details

- 5.5 The proposed works will bring about significant improvements to all the flats with those at basement and ground floor benefitting the most from the works. The basement and ground floor units will see the internal living arrangements being extended and reorganised to offer a modern open plan living arrangement together with double bedrooms that meet the minimum size of 12sqm, as advocated within the London Plan. Both flats will also benefit from a study or bonus room which will give residents further flexibility and space. The ground floor flat will be served by rooflights in the extension which will afford better provision of light to the rooms located to the rear.
- 5.6 The first and second floor flats will be reorganised to again offer better bedroom sizes with again an open plan living arrangement to offer modern units ideal for young professionals.
- 5.7 In terms of amenity, the development will involve subdivision of the rear garden to offer individual and usable amenity areas to residents living within the basement and ground floor flats.

Impact on neighbouring properties and intensification of site

- 5.8 The proposed extensions would not harm any of the adjoining neighbouring properties given the appropriate scale of the works and the fact that the extension will border the extension of similar proportions at No.116. In terms of its impact on neighbouring properties and the continued usage of the building as 4 self contained flats, the proposed scheme is considered acceptable and complies with the Council's relevant policies and guidance. In view of this the development is fully compliant with Policy DP26.

Environmental Sustainability

- 5.9 Due to its 'very good' PTAL rating the proposal would allow occupiers good accessibility to local and wider amenities by foot, bicycle and through nearby public transport links.

Access

- 5.10 The proposed access will remain as per the existing with the exception of the extension at the rear where the basement will involve the excavation to create a new void. This void will offer residents of the basement flat stepped access to the private rear garden area and light to the two rooms at the rear. The upper ground floor flat again will offer stepped access to the garden area over a grille, forming a

bridge. The arrangement will only improve the levels of light or privacy currently afforded to the basement flat and it is on this basis the development is responsive to the guidance contained within CPG4.

Surface water run-off

5.11 All surface water run-offs are into existing systems; no additional run-off will occur as the proposal is within an existing building with this accordingly being altered to reflect the new arrangement at basement level at the rear to help mitigate against flooding.

Flood risk

5.12 The site is located within a low risk zone for flooding.

Waste (storage of non-recyclable and recyclable household waste)

5.13 The development will not trigger any change to the refuse storage arrangements thereby complying with the relevant Council policies and guidelines.

Sound Insulation

5.14 The layout of the flats harmoniously corresponds to those above and below to avoid any conflict to the living arrangements of the building. As part of the refurbishment works, the floor levels will be insulated to minimise the passage of sound between the flats. Works to the extension will of course accord with Part M1 and M2 of the building regulations.

Fig. 4: Proposed Basement Floor Level

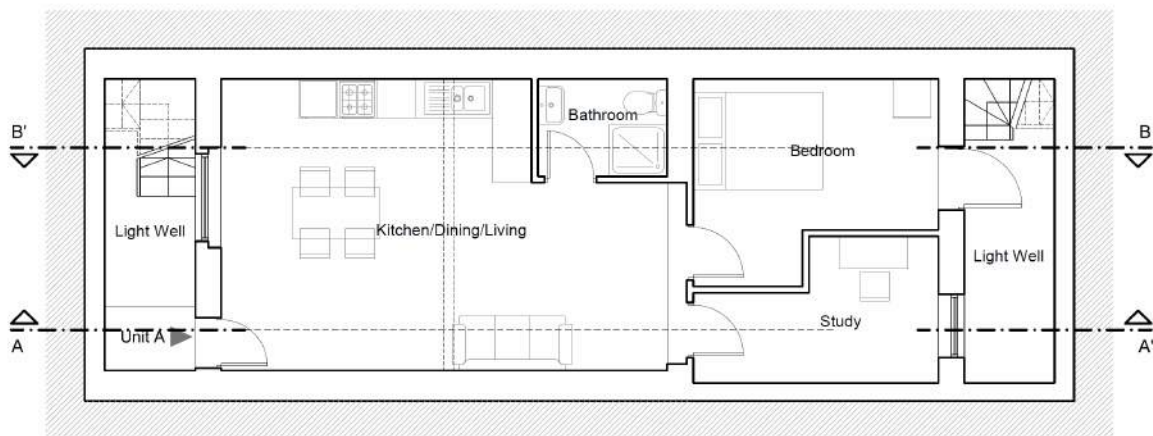


Fig. 5: Proposed Ground Floor Level

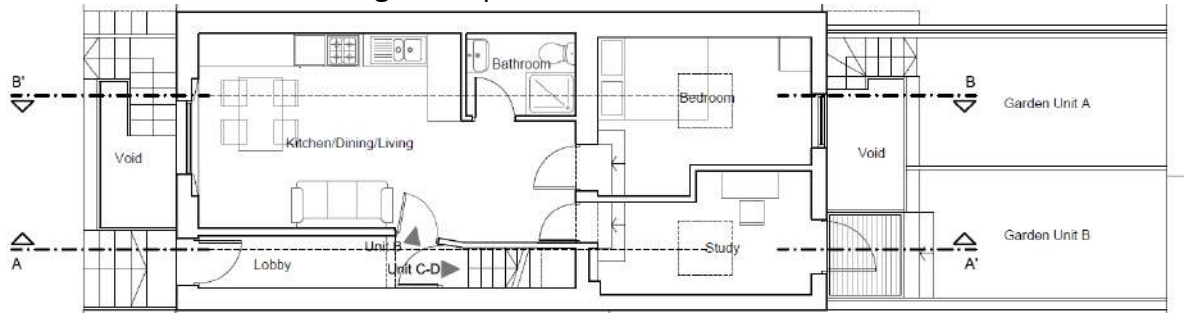


Fig. 6: Proposed First Floor Level

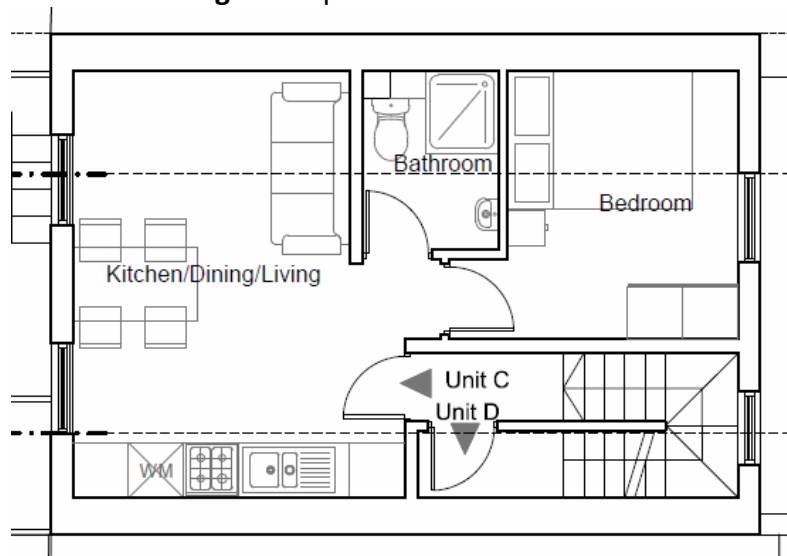
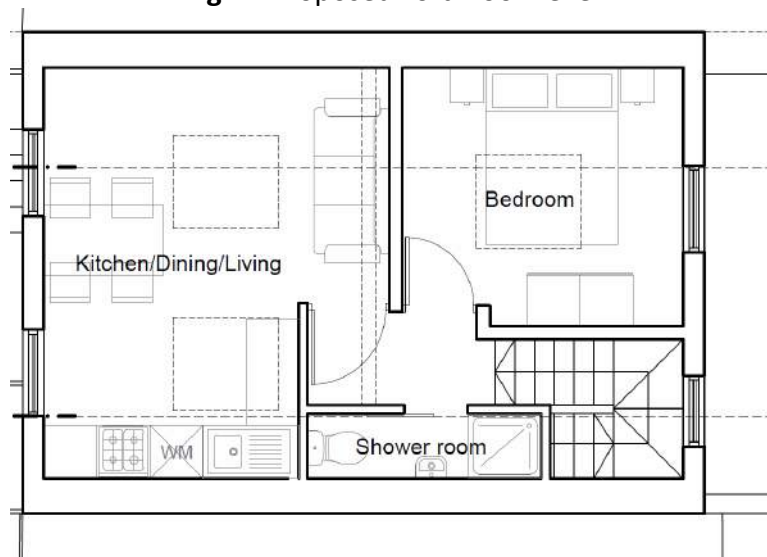


Fig. 7: Proposed Loft Floor Level



6.0 Conclusion

- 6.1 Planning permission is sought for the erection of a rear infill extension at basement and ground floor levels with revised internal arrangements and private garden areas at No.114 Prince of Wales Road, London, NW5 3NE. The building is lawfully used as four flats and the proposed extensions and alterations will offer an improvement to the internal living arrangements across all four levels.
- 6.2 The works will offer a larger living arrangement to the basement and ground floor flats of the building without compromise to the living conditions of neighbouring occupants. The development is fully compliant with the environmental and accessibility standards where possible in a sustainable location (PTAL rating of 5) near commercial, public transport and leisure facilities.
- 6.3 In conclusion and for the reasons outlined within this statement, it is considered that the proposal complies with the relevant NPPF, London Plan and Camden planning policy framework and it is therefore respectfully requested that the application is viewed favourably.