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**Design, Planning &
Heritage Statement
(DP&HS)**

Proposal: **Conversion of
two flats to a
single dwelling,
reinstatement of
original entrance
and rear
extension**

Site: **17a Cannon Place
London NW3 1EH**

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1.0 Introduction

- 1.1 In May 2006 the government introduced changes to the planning system and particularly changes to the development control system. One of the requirements from the Circular 08/2005, and titled Guidance on the changes to the development control system is that certain types of planning application require a Design and Access Statement. Guidance on Information Requirements and Validation is contained in the DCLG publication of the same name.
- 1.2 The statutory requirements for a Design and Access Statement are detailed in Town and Country Planning (Development Management Procedure) Order 2010. Part 2. This submission is made in accordance with this Statutory Instruction. This DP&HS also takes account of the advice contained in CABE's supplementary guidance which is intended as a best practice guide to the writing and using of such statements.
- 1.3 This statement covers the design principles, regard to heritage, other planning considerations and concepts that have been applied to the proposed development and how the access to the development has been provided.
- 1.4 This guide explains the thinking behind the application and the statement accompanies the application. The statement can be linked to the decision by virtue of any planning conditions.

2.0 National Design Guidance

2.1 The Government published on 27th March 2012 new advice in the form of National Planning Policy Framework (NPPF) which was produced to make the planning system less complex and more accessible, to protect the environment and promote sustainable growth. The NPPF provides some design comments;

The Government attaches great importance to the design of the build environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

2.2 With reference to decision making the NPPF comments;

Planning policies and decisions should aim to ensure that developments:

- **Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- **Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;**
- **Optimize the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and public space as part of developments) and support local facilities and transport networks;**
- **Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;**

- **Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and**
- **Are visually attractive as a result of a good architecture and appropriate landscaping.**

Local planning authorities should consider using design codes where they could help delivery 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, materials and access of new development in relations to neighbouring buildings and the local area more generally.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Although visual appearance and the architecture or individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

2.3 The approach to design is therefore to ensure quality and improvement in all forms of development.

2.4 With regard to Conservation Areas the NPPF states in para 136;

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.

2.5 These tests are largely repeated in the development plan policies.

3.0 Proposal and Assessment

3.1 The application comprises of the following plans/documents:-

- S00 Location Plan
- S20 Photo Survey 1 Existing
- S21 Photo Survey 2 Existing
- S2B Lower Ground Floor Plan Existing
- S3B Ground Floor Plan Existing
- S6 Section A Existing
- S7A Section B Existing
- S8A Section C Existing
- S10A Front Elevation Existing
- S11A Rear Elevation Existing
- P2B Lower Ground Floor Plan Proposed
- P3B Ground Floor Plan Proposed
- P6A Section A Proposed
- P7A Section B Proposed
- P8 Section C Proposed
- P10 Front Elevation Proposed
- P11 Rear Elevation Proposed

3.2 The proposal seeks permission for the conversion of the current flats at Lower Ground and Upper Ground Floors level into a single dwelling. The existing small front extension is to be removed and replaced with reinstated front steps and porch, and the property will be extended to the rear engaging the contemporary extension. A New shallow balcony and stairs to be formed off the Upper Ground Floor to allow access to the rear garden.

4.0 Design Considerations

Layout

4.1 This is shown in plans P2B and P3B.

Scale

4.2 This is the height, width and length of the buildings in relation to its surroundings. The scale of the development is appropriate to its surroundings.

Appearance

4.3 This is shown on plans P10 and P11 and photos below. The reinstatement of the original entrance will ensure the dwelling reflects the local character of the area.

Access and Parking

4.4 The amount of parking will remain the same, but it will be moved along with the crossover to the side of the front garden.



5.0 Development Plan

5.1 The relevant documents given full s36 weight are the London Plan and the Camden Development Policies Adopted Version 2010. The relevant policies are;

London Plan

- 7.4 Local Character
- 7.8 Heritage Assets and Archaeology

Camden Development Policies

- DP22 Promoting Sustainable Design and Construction
- DP25 Conserving Camden's Heritage
- CPG6 Amenity Considerations

5.2 The relevant policies taken from the London Plan are as follows:

5.3 Policy 7.4 Local Character which states;

Strategic

A. Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In area of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Planning decisions

B. Buildings, streets and open spaces should provide a high quality design response that:

a. has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.

- b. contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area**
- c. is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings**
- d. allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area**
- e. is informed by the surrounding historic environment**

5.4 Policy 7.8 Heritage Assets and Archaeology

Strategic

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

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

E. New development should make provision for the protection of archaeological resources, landscapes and

significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

5.5 Both of these policies raise issues and considerations which are also the subject of policies within the Camden Development Policies. The relevant policies taken from the Camden Development Policies are;

5.6 Policy DP22 Promoting Sustainable Design and Construction, states;

The Council will require development to incorporate sustainable design and construction measures. Schemes must;

- a) Demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and**
- b) Incorporate green or brown roofs and green walls wherever suitable.**

The Council will promote and measure sustainable design and construction by:

- c) Expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016.**
- d) Expecting developments (except new build) of 500 sq m of residential floorspace or above or 5 or more dwellings to achieve "very good" in Eco Homes**

assessments prior to 2013 and encouraging “excellent” from 2013;

- e) Expecting non-domestic developments of 500sqm of floorspace or above to achieve “very good” in BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019.**

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaption measures, such as;

- f) Summer shading and planting;**
- g) Limiting run-off;**
- h) Reducing water consumption;**
- i) Reducing air pollution; and**
- j) Not locating vulnerable uses in basements in flood prone areas.**

5.7 This provides criteria assessment for sustainable construction.

5.8 Policy DP25 details the tests to Conserving Camden’s Heritage in Conservation Areas. It requires;

Conservations Areas

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) Take account of conservations area statements, appraisals and management plans when assessing applications within conservations 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 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.**

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) Prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention.**
- f) Only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and**
- g) Not permit development that it considers would cause harm to the setting of a listed building.**

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other Heritage Assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

5.9 This policy follows the statutory test for development in the conservation area. The requirement for development in

conservation areas is a higher test where enhancement or preservation is required to be achieved. Policy CPG6 sets out the Council's approach to Amenity Considerations;

- **We expect all buildings to receive adequate daylight and sunlight**
- **Daylight and sunlight reports will be required where there is potential to reduce existing levels of daylight and sunlight**
- **We will base our considerations on the Average Daylight Factor and Vertical Component.**

Other Material Considerations

5.10 Other material considerations are relevant are The Conservation Area Statement for Hampstead which is supplemented by a Conservation Streetscape audit.

5.11 Hampstead is a Conservation Area of considerable quality and variety, and a range of factors contribute to its special character. The diversity of the conservation has resulted in it being split into eight sub areas. Cannon Place is in Sub Area 11, Christ Church and Well Walk. The Conservation Area Statement for Hampstead comments on Cannon Place;

The south side was built first. Cannon Hall, No.14, is an early 18th century mansion with a courtyard to the front, brown brick with red brick dressings (listed grade II*). Cannon Lodge, No.12, is a mid 18th century house (listed grade II*) and, No.10 was built as the Christ Church Vicarage. This section of the road has high brick boundary walls to the houses. Nos.2-8 are mid 19th century semi-detached villas with rusticated stucco ground floor and gaunt brick above, three storeys with portico and tripartite sash windows. The north side was built in the 1880s. No.1 is a detached studio house dated 1879 by

Batterbury and Huxley (listed). Nos.3&5 are detached houses with two storey double bays on the front elevation, an unusual pair. Nos.7-25 are five pairs of semi-detached villas in gaunt brick with red brick details. Three storey's and semi-basement, with a raised ground floor and a porch with a pediment roof. The pitched roofs have overhanging bracketed eaves and a small dormer window. Nos.23&25 have unfortunately altered the roof profoundly with the introduction of a mansard. No.9 has a garage at semi-basement level which detracts from the character of the building and the group. The rear of the north side can be glimpsed from East Heath Road.

- 5.12 The application dwelling is not listed, but is identified as a building making a positive contribution. A number of listed buildings are also in the place, however it is not considered that the proposal has any material impact on the listed buildings, due to the small scale nature of the proposals and the limited visual relationship to the listed buildings.
- 5.13 Additionally the Cannon Place audit has the following comments;

Granite kerbs stones.

Drainage channels: North = 1 row granite setts;

South = three rows granite setts.

Footways: York stone (both sides).

Windsor lantern on cast-iron column (lantern mounted on bent piping with tiny scroll decoration.

Large granite bollard on corner with Christ Church Hill.

Christ Church: Three stone piers with decorative iron brackets for (missing) lanterns.

No. 1: TNP Cannon Place on garden wall.

No. 12: Cannon Lodge, square pink granite sett crossover.

No. 14: Cannon Hall, square pink granite sett crossover. 3 large cannons as bollards. TBP Cannon Place in wall at corner with Squares Mount.

4 C 19th lighting columns with 2 Windsor and 2 repro lanterns.

5.14 It makes no reference to No. 17.

6.0 Planning Assessment

Character of Area

6.1 The character of the area is 4-5 storey and terraced, Victorian houses providing a distinct style of development along both sides of the road. Opposite the application site the character is less uniform.

6.2 The dwellings have small, but well matured front gardens that provide some attractive greenery in the street scene and form part of the character of the Conservation Area. Car parking is limited and there are also some of these front areas on the street.

6.3 The site is in the Hampstead Conservation Area, however No. 17 Cannon Place does not have a reference or mention in the Conservation Streetscape Audit. It currently has tiled steps leading to a side entrance to the property rather than the original stone steps leading to a front porch which can be seen on the neighbouring properties. These tiles are not a feature worthy of retention. The advantage in reforming the front porch will be a considerable enhancement to the property and to the conservation area.

6.4 The components of the proposal to the rear of the property are to extend the lower ground floor and to extend the bathroom and kitchen to the boundary and turn them into a laundry/bath and study area.

6.5 The ground floor is altered only to extend the kitchen.

- 6.6 Having regard to the levels these parts of the scheme are less visual in the conservation area, because of they were located at the rear of the property. Furthermore they are at a low ground level and this adds to the limited impact they have. The garden is mature and provides good boundary treatment and planting which again screens the proposal.
- 6.7 Works are also proposed to the patio and the rear balcony, these are minor works.
- 6.8 Whilst the visual impact is limited on the works to the rear, they are well designed, in proportion and detail, will enhance what is a rather piecemeal elevation that lacks some coherence in its form and proportion.
- 6.9 The development would therefore as a whole seek to enhance the conservation value of No. 17 by reinstating the original entranceway and steps which have previously been removed. The rear works will see a more coherent rear elevation. This will be highly beneficial for the appearance of the dwelling by bringing it back into line with the surrounding houses along Cannon Place.
- 6.10 The proposal has no material harmful effect on amenity or other impact on 15 Cannon Place. The proposed causes no impact on any habitable neighbouring windows.
- 6.11 Cannon Place has seen change and the Conservation Area Statement comments on some of the changes, but the space can accept some change and will continue to evolve. These changes will enhance the Conservation Area and can therefore be granted planning permission.

7.0 Design Conclusions

- 7.1 The proposal has creatively and sympathetically been designed to enhance the character of the Conservation Area. The proposals have no adverse impact on the character of the locality.
- 7.2 The proposal has been designed to respect the setting and character of the Conservation Area. This has been achieved by way of attention to scale, layout, and proportion, use of materials and details of openings. It is a scale and form consistent with the Conservation Area.
- 7.3 The proposal meets the statutory test set out in the act and the requirements of the development plan.
- 7.4 It is for these reasons that Planning Permission can be granted.