



Planning, Design, Access and Heritage Statement on behalf of

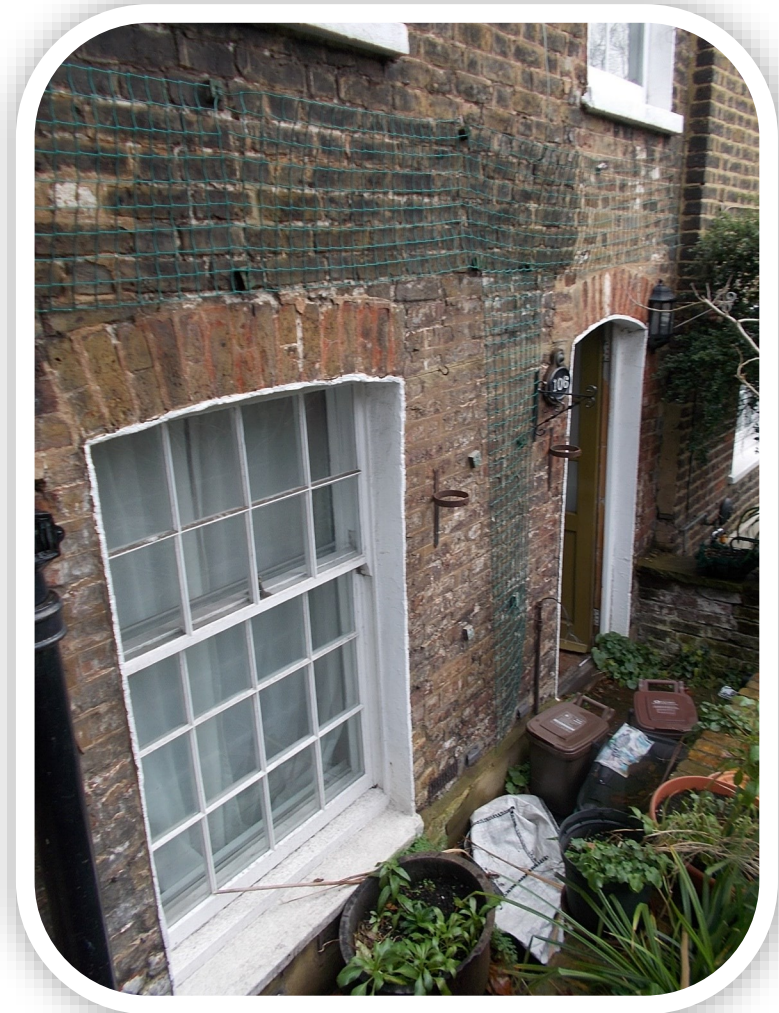
Dr. S. Michie

**Regarding the removal of an attached
single storey unit at the rear and works to
lower the patio, provide new window and
door configuration and landscaping at:**

**106 Highgate Road, Fitzroy Terrace,
London, NW5 1PB**

February 2017

Drawing and Planning Ref: HIRFT



1.0 INTRODUCTION



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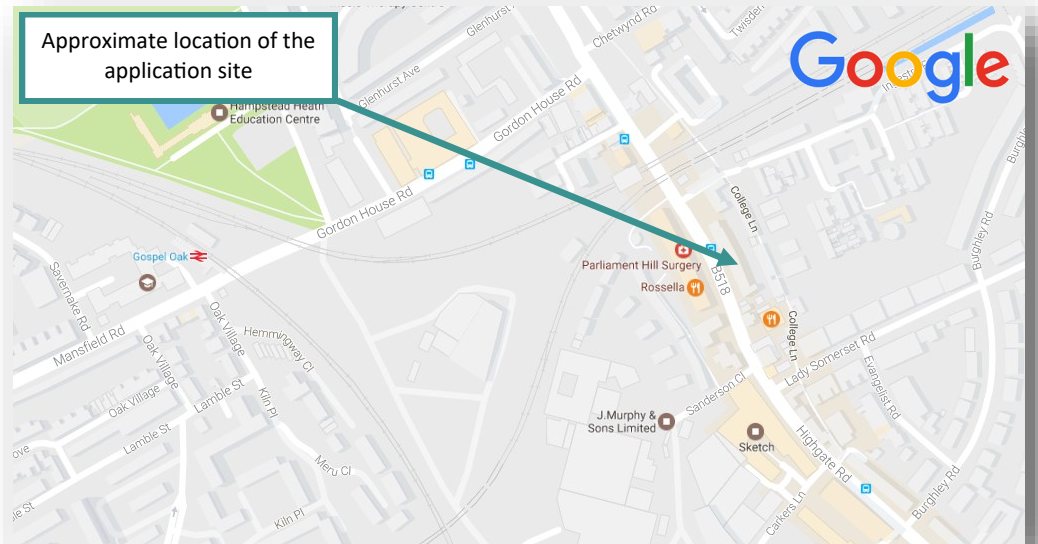


- 1.1 Drawing and Planning Ltd. have been instructed by Dr. S. Michie to prepare a Planning, Design, Access and Heritage Statement in support of a planning application and an application for listed building consent regarding the removal of the existing attached single storey unit and associated works to lower the existing patio area, plus provision of a new window and door configuration and landscaping at 106 Highgate Road, Fitzroy Terrace, London, NW5 1PB.
- 1.2 This application seeks the removal of a brick-built rear storage unit which is attached to the host building. It will be demonstrated this feature is of no significant relevance to the listing of the building or host terrace and that the character and appearance of the wider area together with the amenity of neighbouring occupants will not be harmed by the proposed arrangements.
- 1.3 In recognition of the terrace's Grade II listed status and the application site's location within a Conservation Area, this statement addresses the impact of the works on the building's Grade II listing and overall setting of this mid-terrace property.
- 1.4 The application follows the withdrawal of application nos. 2016/2430P and 2016/2519/L, which proposed various alterations to the property. This application scales back the nature of the works proposed to this family dwelling, with these element being submitted separately.
- 1.5 This 'Planning, Design Access and Heritage Statement' is submitted in support of the application and is pursuant to Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This application should be read in conjunction with the submitted forms and the accompanying drawings.
- 1.6 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 2016. At a local level, the works were considered alongside the Camden Local Development Framework Core Strategy, Local Development Framework Camden Development Policies 2010 and a suite of Supplementary Planning Documents and Conservation Area Appraisals.

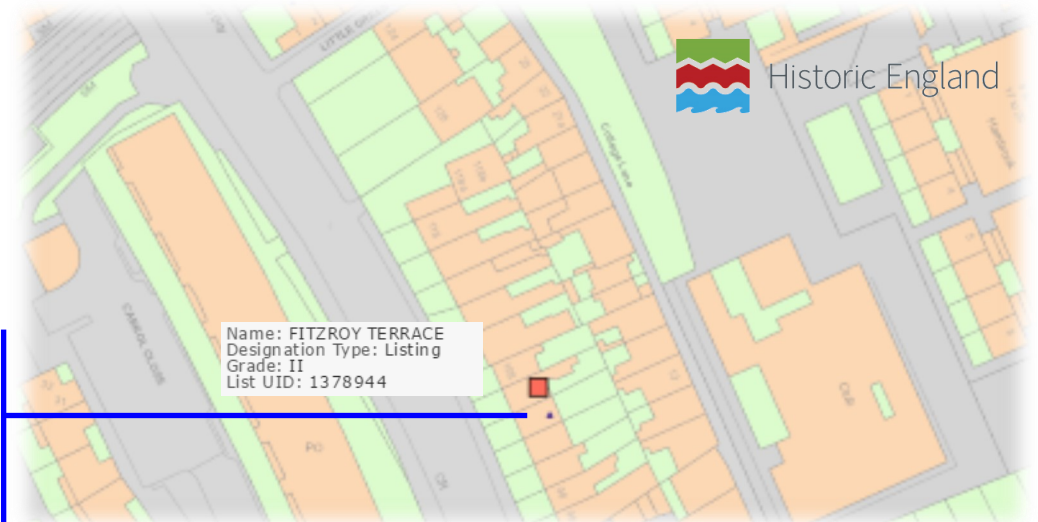
2.0 SITE AND AREA ANALYSIS

- 2.1 The application building is a four storey late C18 Victorian terrace with basement and rear extension. The property is located on the eastern side of Highgate Road. The property serves as one dwelling and is one of 6 terrace houses that are Grade II listed. The listing details are show below and are taken from Historic England's records. The application site also falls within the confines of the Dartmouth Park Conservation Area which is within the administrative boundaries of the London Borough of Camden.
- 2.2 A general site location map highlighting the approximate location of the application building is located opposite and is accompanied by the OS extract below taken from the Historic England website. Land levels rise from west to east with the property benefitting from a lower ground level at the rear. This application seeks to the apply consistent levels to the rear of the site.
- 2.3 The application plot has an area of approx. 103 sq.m. An extract from the Camden Policy Map is located on page 9 of this statement which confirms that the site falls within the defined Urban Area and the Dartmouth Park Conservation Area. The associated CA appraisal confirms the following about the listed terraces:
- "Nos 98-108 (Fitzroy Terrace) is an elegant terrace (listed) with mansard roof, dating from the early C19 with three storeys and semi-basement (unusual entrance level) occupying tight plot widths. Although not visible from the road, the terrace has an unusual, attractive rear elevation."***
- 2.4 The application follows applications refs: 2016/2430/P and 2016/2519/L both of which were voluntarily withdrawn by the applicant to pursue matters separately. This application is materially different in that the applicant is seeking to remove built form in addition to restoring land levels. An application involving the retention of the existing roof terrace is submitted concurrently with this application.
- 2.5 The application building in general is typical of a London Victorian terrace. The store to the rear is not believed to be an original element and is of poor quality as it is made from single skinned brick and used separately to the main dwelling. This element is only accessible externally and limits the amenity area to the rear of the property.

TQ2885NE: HIGHGATE ROAD (East side) Nos.98-108 Fitzroy Terrace. Terrace of 6 houses. Late C18, altered and repaired. Believed to have been built to house servants of the Fitzroy family. Yellow stock brick with red brick dressings; central name plaque. 3 storeys and semi-basements. 2 windows each except No.98 with 1. Semi-basement openings mostly segmental-arched; doors mostly part-glazed. Round-arched 1st floor sashes with gauged red brick heads and intersecting tracery; main entrances formerly at this level. 2nd and 3rd floor, gauged brick flat arches to recessed sashes. Coped parapet. Interiors noted to retain good original features.



Extract from Bing maps to highlight the general location of the application site.



OS Map - Historic England

Aerial Photography



Aerial photograph outlining the location of application site and surrounding area taken from Bing maps

Photographic Analysis



The 'as existing' rear elevation with property to south in view



The existing rear elevation



The neighbouring property to the north



A view of the front elevation



Existing rear storage outbuilding



The rear amenity area

3.0 PLANNING POLICY CONTEXT



National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) document sets out the Coalition Government's most up-to date vision for future growth. At the heart of the document is a presumption in favour of sustainable development. In the opening paragraph the Minister for Planning identifies that:

“The purpose of planning is to help achieve sustainable development.”

- 3.2 Paragraph 17 of the NPPF sets out the core planning principles. Of particular relevance to the proposed development the document states that Council's must look to:

“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

take account of the different roles and character of different areas, promoting the vitality of our main urban areas

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”

- 3.3 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, and notes 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”.

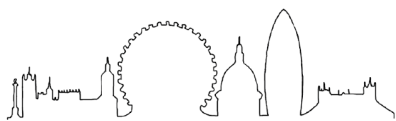
- 3.4 Chapter 7 is titled 'Requiring good design' and sets out that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people. Paragraph 60 recognises that:

“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.”

- 3.5 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.”***

- 3.6 Paragraph 186 states that “Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development.” Paragraph 187 goes insofar as to state that “Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.”



GREATER LONDON AUTHORITY

REGIONAL PLANNING POLICY

The London Plan 2016

- 3.7 The London Plan provides the Spatial Development Strategy for Greater London.
- 3.8 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."***
- 3.9 Policy 7.4 Local Character states that development should provide a high quality design response that has regard to:
- "a) 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"***
- 3.10 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.
- 3.11 Policy 7.8 deals with heritage assets and archaeology with part 'd' being the most relevant component of this policy which states:
- "Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail."***

LOCAL PLANNING POLICY

Local Development Framework Core Strategy

- 3.12 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 to ensure that development makes full use of the site, taking into account the quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.
- 3.13 Policy CS5 is entitled 'Managing the impact of growth and development' and encourages high quality and sustainable developments. There is also emphasis on protection of people who live and work in the borough with development needing to reflect the characteristics and requirements of local communities together with protecting and enhancing our environment and heritage.
- 3.14 Policy CS9 places focus on achieving a successful Central London where point 'D' acknowledges that neighbour amenity is an important consideration.
- 3.15 Policy CS14 sets out the criteria for promoting high quality spaces and conserving the borough's heritage. Development should look to apply the highest standard of design that respects local context. There is a duty to preserve and enhance the borough's heritage assets in addition to applying the highest standards of access in all buildings.

Statutory provisions

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: ***'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting [...]'***



Local Development Framework Camden Development Policies 2010

- 3.16 The following policies were identified as being the most pertinent when assessing development of this kind. The original concept of the proposal has a firm affiliation with the key policy sentiments to ensure that the scheme strikes a clear balance with the borough's requirements for new development.

DP24	(Securing high quality design)
DP25	(Conserving Camden's heritage)
DP26	(Managing the impact of development on occupiers and neighbours)

- 3.17 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."**

- 3.18 Policy DP25 deals with development in both Conservation Areas and Listed Buildings. The consensus for both forms of assets will be ensure that development preserves and/or enhances. In the interest of listed buildings the Council 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 or its setting.

- 3.19 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.

- 3.20 The Development Plan policies are accompanied by a suite of Supplementary Planning Guidance documents (SPGs). The following SPGs are of acknowledged importance to the proposal:

Camden Planning Guidance 2011:

- 3.21 CPG1, CPG2 and CPG4 are relevant to the consideration of the application and are guidance documents that form a useful tool to clarify many aspects already addressed by planning policy at a local level.

Camden Planning Guidance 1: Design (CPG1)

- 3.22 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"***.

- 3.23 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."***

- 3.24 Paragraph 4.24 outlines the general principles for development in rear gardens stating that it should:

- ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden**
- not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area • use suitable soft landscaping to reduce the impact of the proposed development**
- ensure building heights will retain visibility over garden walls and fences**
- use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees (also see Landscape design and trees chapter in this CPG), or adjacent structures**
- address any impacts of extensions and alterations upon water run-off and groundwater flows, both independently or cumulatively with other extensions, and demonstrate that the impact of the new development on water run-off and groundwater flows will be negated by the measures proposed. Reference should be made to CPG3 Sustainability (Flooding chapter).**



CPG4 Basements and Lightwells

Conservation areas and listed buildings

2.9 In the case of listed buildings applicants will be required to consider whether basement and underground development preserves the existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, and any features that are architecturally or historically important. Where the building is listed, new basement development or extensions to existing basement accommodation will require listed building consent, even if planning permission is not required. The acceptability of a basement extension to a listed building will be assessed on a case-by-case basis, taking into account the individual features of the building and its special interest. Applicants should contact the Council at the earliest opportunity to discuss such proposals.

2.29 The engineering interpretation will require calculations of predicted ground movements and structural impact to be provided. Examples of these calculations are given in appendix D of the Camden Geological, Hydrogeological and Hydrological Study. The sides of excavation always move to some extent no matter how they are supported. The movement will typically be both horizontal and vertical and will be influenced by the engineering properties of the ground, groundwater level and flow, the efficiency of the various support system employed during the underpinning and the efficiency or stiffness of any support frames used.

CPG2 Housing

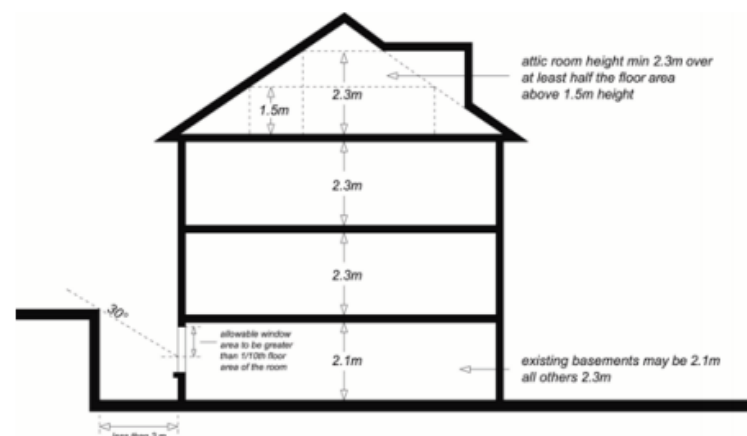
Daylight, sunlight and privacy

4.20 Residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties whilst minimising overshadowing or blocking of light to adjoining properties. Maximising sunlight and daylight also helps to make a building energy efficient by reducing the need for electric light and meeting some of the heating requirements through solar gain. The orientation of buildings can maximise passive solar gain to keep buildings warm in winter and cool in summer.

PASSIVE SOLAR GAIN

Design to optimise the amount of the sun's energy that heats and lights a building naturally.

Figure 9. Ceiling heights and natural light for basements








Camden



Extract from the Camden Policy Map

Map key

-  Designated View
3A.1 Kenwood viewing gazebo to St Paul's Cathedral -
Right Lateral Assessment Area
-  Conservation Area
Dartmouth Park
-  Neighbourhood Plan (adopted)
Kentish Town

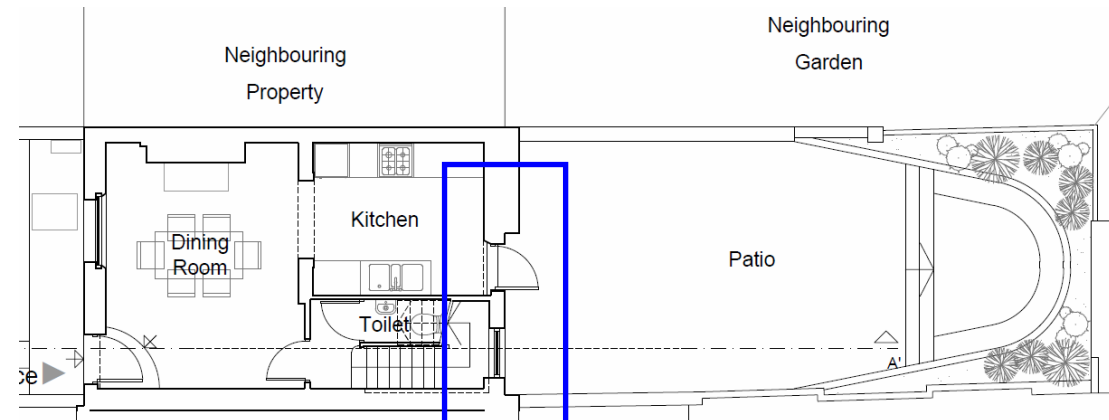
For more information, or if you are unable to view the map, please contact the [Forward Planning and Projects Team](#)

4.0 DESIGN AND HERITAGE



- 4.1 This application proposes the removal of the existing attached single storey storage outbuilding and proposes excavation works to lower the garden level with alterations to the existing window and door configuration plus associated landscaping scheme at 106 Highgate Road, Fitzroy Terrace, London, NW5 1PB.
- 4.2 This development seeks to demolish the existing utility/storage outbuilding, attached to the rear of the property. This room is only accessible from the rear garden area, which is limited in size due to the inappropriate siting of this outbuilding close to the rear elevation of the host dwelling. As part of the proposed works, the applicant will replace a window with a new door at ground floor and replace the existing door with new window. There is no embargo to altering a listed building providing that it is sympathetic to the building's original appearance and features.
- 4.3 The application proposes to demolish the store room and take the built form back to the main rear facing wall of the building. Following the removal of the outbuilding, this development will see the levelling of the rear amenity area at the rear to correspond with the land levels to the front of the property and that of the neighbouring property at No.104 Highgate Road, whom have undertaken similar works albeit with a single storey rear extension. The planning permission in connection with the erection of that single storey rear extension and alterations to rear garden to create an excavated lower ground floor level were approved under application 2014/0361/P.
- 4.4 The approved development at 104 Highgate Road, is considered to be of material relevance to this application as this neighbouring property is also part of the same listing which assists in the applicant's intention of reducing the built form at the site.
- 4.5 From a heritage point of view the removal of the single storey feature will help to 'better reveal' the Grade II listed building within the setting of a Conservation Area. The Conservation Area appraisal notes of the building's attractive rear elevation and it is suggested that the works reflect this statement in that it will improve the appearance of the rear. Furthermore, the works also afford the opportunity for a comprehensive landscaping scheme to be incorporated within the remaining rear garden area, within the building's listed curtilage.

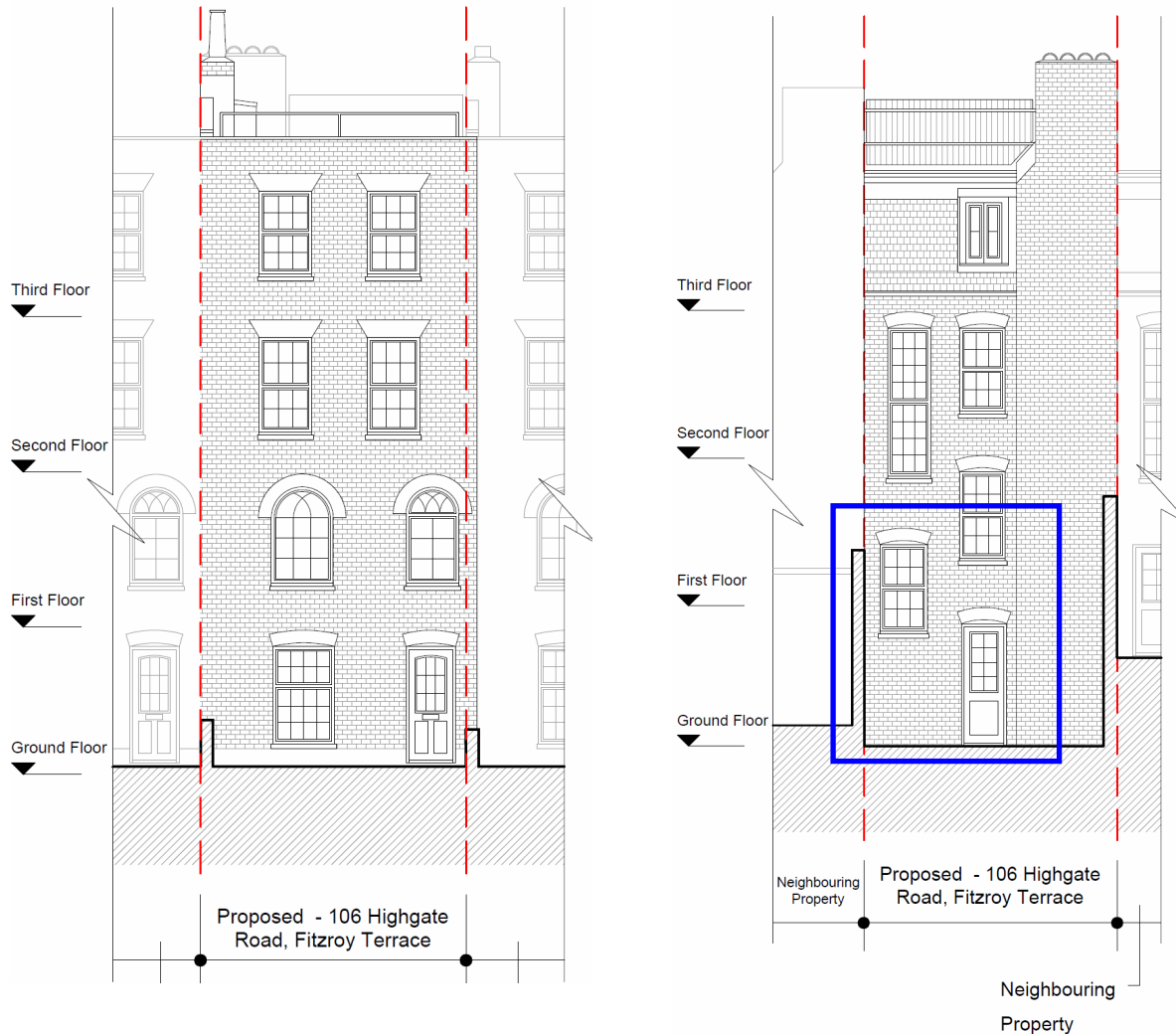
- 4.6 The OS mapping helps towards demonstrating that the existing storage unit is a later addition. This unit self integrates with the existing garden arrangements and sloping land levels. The excavation works will help to level out the land and again reveal the significance of the building. It is suggested that from a neighbouring amenity point of view the works should be supported as the boundary will remain at the same height.
- 4.7 The previous planning application included a Basement Impact Assessment. Whilst largely relevant to the principle of an extension at the rear, which is not sought by this application, the document confirms that there should be no problems from ground water. But suggests that a pump should be kept on site in case of temporary flooding from rainstorms etc. during the excavations. It is suggested that a run-off will be provided for water drainage but the applicant is happy to apply the same method until proper drainage can be implemented.
- 4.8 As shown below the development will leave an area donated to a patio to the rear. Steps would lead down to a rockery and area with there being raised planters. Moreover, the proposed arrangement will provide step-free access to the rear patio area.



New door and window configuration

Proposed Layout

- PROPOSED ELEVATIONS -



Proposed front and rear elevation

- 4.9 Internal works to the new ground floor layout will see the removal of the internal separation partitions between the main entrance door and the dining room area and the lowering of the entire ground floor layout by one step. To facilitate this, a new semi-circular step 'down' will be incorporated upon entering into the dining room and a further step will be added at the bottom of the main staircase leading you up to the first floor.
- 4.10 The elevations are indicative of the improvements made to the rear façade of the building and would allow for the chimney stack to be revealed. The replacement windows and door will correspond with the buildings listing which specifically refers to round-arched openings in the building. In the case of the doorway into the window, a round arch will be incorporated. This will enhance the appearance and the historical significance of the building in that regard. To minimise alteration to the building fabric the established widths and position of both the window and door will be retained as existing.

5.0 CONCLUSION



- 5.1 The proposal concerns the removal of the existing attached single storey outbuilding to facilitate works to lower the existing patio space. Alterations to existing window and door configuration plus associated landscaping at 106 Highgate Road, Fitzroy Terrace, London, NW5 1PB.
- 5.2 The proposal will help to better reveal the rear whilst also reinforcing the appearance of the Grade II listed building and the setting of the Conservation Area. The landscaping arrangements will help to tidy the area to the rear. The proposal will correspond to similar works undertaken locally to a neighbouring listed property.
- 5.3 The development was carried out in full compliance to the relevant Central Government Guidance and Development Plan Policies contained within the London Plan 2016, the Camden Local Development Framework Core Strategy 2010 and the Local Development Framework Camden Development Policies 2010.
- 5.4 For the reasons outlined within this statement, it is requested that the Council look upon the both applications favourably.

