

10 Highfield Mews, Compayne Gardens, London, NW6 3GB

Introduction

This statement should be read in conjunction with the design, access and heritage statement; daylight, sunlight and overshadowing report (January 2017) and drawings forming planning application reference 2017/0634/P, which was validated by the LPA on 28 February 2017.

Site and surroundings

Comprises a dwelling with accommodation on four levels and forming one of a group of three houses located behind Flats 1 - 9 Highfield Mews. Highfield Mews was built as a single development in the early part of this century.



Figure 1. The application property includes the open front door and accommodation beyond to the right.

Planning history

On 16 December 2016 conditional planning permission (LPA Ref: 2016/5785/P) was granted for a single storey side extension at first floor level with Juliet balcony; erection of replacement ground floor rear extension; erection of rear dormer and other external alterations in respect of this dwelling.

Designations

The application property is neither a statutory nor a locally listed building of special architectural or historic interest but is located within the South Hampstead Conservation Area which is a designated heritage asset as defined in the National Planning Policy Framework (NPPF).



Figure 2. The rear elevation showing location of proposed first floor side extension above the existing conservatory.

The proposals

The current application is identical to the permission granted in 2016 except the proposed first floor extension would, in part, be 850mm wider than that forming part of the existing approval. In all other respects the application proposals are as already approved. This widened extension would allow for a more spacious and better proportioned room and the formation of an en-suite facility.

Residential amenity

This slightly wider extension would not have any detrimental impact on the neighbouring properties in terms of daylight, sunlight, overshadowing, outlook and privacy compared to the already approved scheme. It should be noted that the wider part of the extension would be set back 2.5 metres behind the existing front wall of the application property, thereby diminishing its presence and impact.

Planning and heritage policy

The most relevant guidance is contained in Camden's Local Development Framework Development Policies document as follows:

Policy DP24 - *Achieving High Quality Design*;

Policy DP25 - *Conserving Camden's Heritage*; and

Policy DP26 - *Managing the Impact of Development on Occupiers and Neighbours*.

It is considered the application proposals would comply with all three of these policies. In particular, the design of the extension would match the host dwelling in terms of materials and detailing. In fact the building up from the existing side wall, as now proposed, would result in a more convincing visual outcome than the previously approved scheme. Consequently, the character and appearance of the conservation area would at least be preserved and arguably enhanced by these proposals .

Policy DP26 makes particular reference to the importance of protecting the quality of life for occupiers and neighbours in respect of any new development. Issues of visual privacy and overlooking; overshadowing and outlook; and sunlight / daylight levels are referred to in this policy. The supporting text to this policy (Paragraph 26.3) states the following:

... to assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the council will take into account the standards recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (1991).

The NPPF includes heritage guidance under Paragraphs 126–141. The proposed development would be in line with advice in Paragraph 131 as it would constitute *new development making a positive contribution to local character and distinctiveness*. Furthermore, Paragraphs 132, 133 and 134 confirm that development resulting in harm to a heritage asset should be resisted unless public benefits outweigh this harm.

It is considered the application proposals would not cause any harm to the significance of the designated heritage asset that is the conservation area for the reasons already mentioned in this statement.



Figure 3. The proposed first floor extension would be glimpsed through the gap between Flats 1-9 Highfield Mews and 75 Compayne Gardens.

Assessment

The application proposals would satisfy the BRE criteria in respect of daylight, sunlight and overshadowing in relation to neighbouring properties and as such the requirements of Policy DP26 would be met.

The design and impact on the conservation area would be acceptable and would not cause harm to the designated heritage asset that is the conservation area.

The glimpse of the proposed first floor extension from Compayne Gardens would be entirely acceptable, at least preserving the character and appearance of this part of the conservation area.

Conclusion

It is respectfully requested that planning permission should be granted for the application proposals that would comply with the relevant policies and guidance mentioned in this statement. Moreover, the proposals would not cause harm to residential amenity or the character and appearance of the conservation area.