

# PLANNING APPLICATION SUPPORTING STATEMENT AND DESIGN AND ACCESS STATEMENT

LOWER GROUND FLOOR FLAT,  
45 NASSINGTON ROAD, LONDON. NW3



# **LOWER GROUND FLOOR FLAT, 45 NASSINGTON ROAD, LONDON. NW3**

## **DESIGN AND ACCESS STATEMENT**

This Design and Access Statement has been prepared in accordance with Planning Circular 01/06 and Cobe Guidance 'Design and Access Statements: How to read, write and use them'.

### **Background**

The site is located within the South Hill Park Conservation Area and consists of a Victorian semi-detached property located at the junction of Nassington Road and Tanza Road.

The existing building is of four storeys with an additional storey of residential accommodation located within the roof space.

The property has been sub divided into self contained flats

The application that accompanies this Design and Access Statement aims to improve the existing building and ensure that it makes a positive and improved impact on the character of the Conservation Area.

### **Introduction**

This application aims to provide a single storey rear extension to provide additional habitable accommodation to the existing flat. The property will undergo full internal modernisation and internal refurbishments.

## **ASSESSMENT**

### **Context**

### **Physical**

The site is comprised of a vacant, unmodernised lower ground floor flat, located on Nassington Road within the South Hill Park Conservation Area

## Conservation Area characteristics

The South Hill Park Conservation Area Statement (2001) describes the character of the area as follows:

"Generally, the Conservation Area is characterised by substantial semi-detached villas, many of which are adorned by decorative window, porch and roof features with entrance steps and complementary garden walls. The unique relationship of the dwellings to Parliament Hill and the Heath is also a principle feature of the Conservation Area."

## Economic and Social

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal. Nassington Road is located within walking distance to the local services and facilities provided within the town centre of Hampstead. The site is well connected by public transport with buses serving the town centre and a main line train station situated within walking distance.

Economically, these minor alterations and addition of an extension will potentially increase its value and the proposed changes and improvements to the property will ensure that it is suitable for the current and future housing market.

## Planning History

A search of the Local Authority planning files revealed the following site history:

<u>2014/3902/T</u>	45 Nassington Road London NW3 2TY	REAR GARDEN: 1 x Sycamore - Reduce height by 2.5m, reduce sides by 1.5m	FINAL DECISION	11-06-2014	No Objection to Works to Tree(s) in CA
<u>2009/3068/T</u>	45 Nassington Road, London, NW3 2TY	REAR GARDEN: 1 x Sycamore - Thin and reduce by 20%.	FINAL DECISION	16-07-2009	No Objection to Works to Tree(s) in CA
<u>2009/2570/T</u>	45 Nassington Road, London, NW3 2TY	REAR GARDEN: 1 x Sycamore - Remove branches below 20ft. Reduce height by 20%. 1 x sycamore - Remove branches. 1 x Leyland Cypress - Fell.	FINAL DECISION	17-06-2009	No Objection to Works to Tree(s) in CA
<u>PWX0302323/P</u>	Second Floor 45 Nassington Road	The erection of a dormer window with inset terraced	FINAL DECISION	05-06-	Granted

	London NW3 2TY	area within the rear roof pitch, the erection of a new link between front and rear roof voids, the insertion of 1 side and 1 front rooflights, the insertion of 1 window within the front gable end, and minor alterations to 2 x flank windows, in association with the creation of additional habitable accommodation for the existing second floor self-contained flat.		2003	
<u>PWX0203181</u>	45 NASSINGTON ROAD LONDON NW3 2TY	Alterations to the form of the roof, creation of a roof terrace and installation of four front roof lights and a window in the front gable in connection with a loft conversion to enlarge the existing second floor flat, as shown on drawing numbers; N1; N2; N3.	FINAL DECISION	21- 01- 2003	Refuse Planning Permission
<u>PWX0103956</u>	45 NASSINGTON ROAD LONDON NW3 2TY	Erection of garden shed in rear garden. As shown on drawing no DC01/2 extract from shed brochure.	FINAL DECISION	12- 11- 2001	Grant Full Planning Permission
<u>PW9605014</u>	45 Nassington Road, NW3	Erection of glasshouse in the rear garden. as shown on Location Plan A, and Rosemann Greenhouses technical data.	FINAL DECISION	06- 11- 1996	Grant Full Planning Permission
<u>T9602374</u>	45 Nassington Road London NW3 2TY	Fell 2 of 3 X Sycamore in rear garden	FINAL DECISION	05- 08- 1996	No objection to works-TCA- Council spec
<u>E9/2/1/1071</u>	No.45, Nassington Road, Camden,	The conversion of No.45, Nassington Road, Camden, into four self-contained flats, and alterations in connection therewith.	FINAL DECISION	21- 10- 1965	Conditional

## Policy

### National Planning Policy Framework (NPPF, 2012)

The National Planning Policy Framework (NPPF, March 2012) sets out the presumption in favour of sustainable development at para. 14. It states that:

“For decision-taking this means:

▫ approving development proposals that accord with the development plan without delay; and

▫ where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.”

### London Plan

London Plan (2015) Policy 3.5 Quality and Design of Housing Developments requires development to be well designed, with adequately sized rooms and convenient and efficient room layouts. The reconfigured rooms will meet the Government room standards and the layout of the house will be improved.

Policy 7.4 Local Character states that 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 sets out several criteria which development should meet; the proposal complies with this policy because it will have regard to the pattern and grain of the existing spaces and streets, has been informed by the surrounding environment and will contribute positively to local character.

Policy 7.6 Architecture states that development should incorporate the highest quality materials and design appropriate to its context. The proposal has been well designed to blend into its context. The extensions are of a scale appropriate to the building and will use materials to match existing.

### Camden Development Policies 2010-2025

Policy DP24 Securing High Quality Design states that “The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design” and sets out key points for consideration. The proposal complies with this policy because the character and setting of both the existing buildings and neighbouring buildings has been considered, as well as the quality of materials to be used.

Policy DP25 Conserving Camden's Heritage states that the Council will take account of Conservation Area statements when assessing applications, and will only permit development

which preserves and enhances the character and appearance of the area. The proposal's compliance with the Conservation Area Statement is discussed later in this section.

Policy DP26 – Managing the Impact of Development on Occupiers and Neighbours seeks to ensure that development does not cause harm to amenity. The proposed extensions will not have any adverse impact on neighbours in terms of visual privacy and overlooking, overshadowing and outlook, or sunlight, daylight and artificial light levels. The rear extension will have a lower height at the party wall boundary to protect neighbour amenity.

### **Camden Planning Design Guidance**

Camden Planning Guidance Design (CPG1) (2015) is also relevant. The “key messages” with regard to extensions and alterations are set out on page 29:

- ▣ Alterations should always take into account the character and design of the property and its surroundings.
- ▣ Windows, doors and materials should complement the existing building.
- ▣ Rear extensions should be secondary to the building being extended.

The proposal complies with these requirements. The rear extension will be single storey and will clearly be secondary to the original house. Materials will match existing.

### **South Hill Park Conservation Area Statement**

The Conservation Area Statement contains specific guidance relating to extensions and alterations in the Conservation Area.

Policy SHP1 states that “new development should be seen as an opportunity to enhance the Conservation Area” and that all new development should respect existing features. The proposed addition is modest and have been designed to respect and enhance the existing building.

Policy SHP8 states that choice of materials is very important and that materials should closely match existing. The proposal complies with this requirement.

With regard to rear extensions, Policy SHP16 states that “Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings” and Policy SHP20 states that rear extensions should usually be single storey. The proposed rear extension will be single storey.

There are also several rear extensions at nearby properties along this side of the road.

## **INVOLVEMENT**

The proposed scheme will have minimal impacts beyond the site's boundaries and for this reason community involvement has been kept to a minimum. It is not proposed to alter the use or the external appearance of the frontage of the property. Similar examples of development of this type have taken place already within the area.

## **EVALUATION**

Opportunities and strengths

An opportunity to improve external appearance of the building and relate it to the wider surroundings.

Maximise the use of the building and amount of internal space available for use by occupants.

Consent has recently been granted for a similar extension in the local area.

Area has a strong character and comprehensive guidance exists to restrict inappropriate forms of development.

## **DESIGN**

A scheme has been developed that aims to retain and enhance the character of the Conservation Area whilst providing a contemporary styled addition that will enhance the property.

The proposed scheme complies with these guidance notes and SPG's and utilises traditional materials to provide a sympathetic form of development while enhancing internal living space. The proposals utilise a traditional palette of materials including reclaimed London Stock brickwork, timber double hung sash windows and lead/zinc flashings and dressings.

## **Use**

The house is already in residential use and there are no plans to deviate from this use, only to provide additional residential floor space.

## **Amount**

The proposal will increase the size of the property in floor space terms and will provide an improved level of accommodation at ground, first and second floor levels.

## **Scale**

The scale to the rear of the property will alter slightly with the addition of a rear extension but will not be out of character as adjacent properties have this form of development to the rear elevations.

## **Layout**

The proposal will result in changes to the internal layout of property at lower ground level, providing an improved level of internal amenity.

## **Landscaping**

There are plans to improve the existing landscaping treatment to the rear of the house including the provision of a reduced level patio along with general planting improvements designed to compliment and enhance property.

## **Access**

As outlined earlier in this report, the site is located within in close proximity to the local services and facilities.