



# **THE WATER HOUSE, MILLFIELD LANE**

## **Planning Statement**

On Behalf of Mr & Mrs Lewis

June 2017

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## 1.0 INTRODUCTION

- 1.1 This Planning Statement is written on behalf of our client, Mr Lewis (hereby referred to as the 'Applicant') in support of a Full Planning Application for the proposed development at the Water House (hereafter referred to as the 'Site'). The description of development is as follows:

**Erection of a single storey side extension and a part single part two storey rear extension including facade alterations, extension to outbuilding and associated works** (hereafter referred to as the 'Development').

- 1.2 The site is situated opposite the Kenwood Ladies Pond with sole vehicular access from Millfield Lane. The house itself is not visible from Millfield Lane, the proposal seeks to sensitively refurbish the existing house and provide a modest extension to meet the accessibility needs of the Applicant.
- 1.3 The site's sensitive location has informed the design and extent of development. The Development being submitted as part of this application has been informed by the City of London Corporation (CoL), neighbouring residents and local groups. A pre-planning application engagement with the Council was which included a site visit, meeting and follow up note has also informed the Development.
- 1.4 The Development will secure a high quality extension that is proportionate, sympathetic to the existing house and the existing landscape whilst accommodating the accessibility needs of the Applicant.
- 1.5 The purpose of the Planning Statement is to assess the Development against the Development Plan and material considerations and this statement should be read in conjunction with other reports submitted in support of this application.
- 1.6 The application is supported by a series of technical documents required to demonstrate the acceptability of the application proposals in light of Development Plan. The additional supporting documents comprise:
- Application drawings, prepared by KSR Architects;
  - Design & Access Statement, prepared by KSR Architects;
  - Acoustic Report, prepared by ACA Acoustics;

- Draft Construction Management Plan, prepared by Cannon Consulting Engineers;
- Ecology and Nocturnal Survey, prepared by MKA Ecology;
- Hydrology and BIA, prepared by GEA;
- Statement of Community Involvement, prepared by SM Planning;
- Arboricultural Impact Assessment, prepared by Landmark Trees; and
- Landscape Drawings, prepared by Bowles and Wyer.

1.7 The Development is in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The Development is also in line with paragraph 14 of the National Planning Policy Framework (NPPF) which establishes a presumption in favour of sustainable development for planning applications which accord with the Development Plan, this application should also be approved without delay.

## 2.0 THE SITE AND SURROUNDING AREA

- 2.1 The Site comprises a 2-storey house built c. 1960 that features a pitched roof, a glazed southern facade and an extended wing that accommodates a swimming pool. The house is set in extensive grounds which includes significant trees, an ornamental pond, timber shed and a studio building to the north. Water House is not visible from the Heath due to extensive tree cover. The site is surrounded by high timber fences, allowing a glimpse of the top of the gable and roof ridge on Millfield Lane.
- 2.2 The site lies between Millfield Lane and Fitzroy Park, both private roads; the main and vehicular access is from Millfield Lane, with a secondary pedestrian access from Fitzroy Park via a narrow footpath between nos. 51 and 53. Millfield Lane. To the west, opposite the site's vehicular entrance here is the entrance to the Kenwood Ladies Pond. The Lane and the Pond are surrounded by significant woodland and tree cover.
- 2.3 The area between Fitzroy Park and Millfield Lane is characterised by a variety of houses in different styles, forms and sizes in a variety of irregular sized and shaped plots. The majority of houses were constructed post-war and uniquely designed. The sites have large gardens and significant tree cover. The site is located in the Highgate conservation area and is not listed nor a positive contributor. The site, along with all the others between Fitzroy Park and Millfield Lane (except Dormers and Fitzroy Lodge), are designated Private Open Space (POS).

### 3.0 PLANNING HISTORY

<b>Application Reference</b>	<b>Description</b>	<b>Date of Decision</b>	<b>Status</b>
<b>2011/4390/P</b>	Erection of a new 2 storey plus basement dwellinghouse (Class C3) with garage, including associated green roofs and landscaping works, following the demolition of the existing dwellinghouse.	<b>12/04/2016</b>	<b>Refused</b>
<b>2011/4392/C</b>	Demolition of existing dwelling house.	<b>12/04/2016</b>	<b>Refused</b>
<b>2008/1396/C</b>	Demolition of existing 2 storey dwelling and single storey swimming pool building.	-	<b>Withdrawn</b>
<b>2008/1303/P</b>	Demolition of existing 2 storey dwelling and single storey swimming pool building, and replacement with new dwelling with accommodation over basement, ground and first floor levels with single room located within roof space at second floor level.	-	<b>Withdrawn</b>

- 3.1 **2011/4390/P** – the application was refused by the Council on 12 April 2016 and subsequently withdrawn at appeal on 07 February 2017.
- 3.2 Since the previous application was refused, the Site has been purchased by the Applicant who has carefully considered the context of the existing house and its setting. As such this planning application seeks to provide modest and sympathetic alterations to accommodate the accessibility needs of the Applicant.

## 4.0 PROPOSED DEVELOPMENT

- 4.1 This section describes the proposed development and defines the principal components of the scheme. The application is accompanied by a comprehensive set of visual and illustrative material, prepared by KSR Architects which illustrates the Development and explains rationale behind the design.
- 4.2 This application seeks consent for:
- Erection of a single storey side extension and a part single part two storey rear extension including facade alterations, extension to outbuilding and associated works.*
- 4.3 The Development includes the refurbishment and a modest extension to the rear and to the side of the existing house and the inclusion of ramped access into the house to ensure the layout accommodates the accessibility needs the Applicant. The increased footprint would 193 sqm.
- 4.4 The Development proposes a modest extension to the outbuilding to the rear to comfortably accommodate the accessibility and space requirements of the Applicant.
- 4.5 The primary access into the Site is to continue from Millfield Lane which would be used during construction. Due to the sensitive nature of Millfield Lane, a draft Construction Management Plan (CMP) has been prepared in support of this application following consultation with CoL, neighbouring residents and local groups to ensure the construction impact is minimised in this sensitive location. Details of engagement with the local community and neighbouring residents is set out in the Statement of Community Involvement (SCI) prepared by SM Planning.
- 4.6 The surrounding character has been a key driver in the development of the proposals. In this respect the proposals retain an appropriate level of amenity space and enhanced landscape reflective of Millfield Lane and the Highgate Village Conservation Area. The proposed extension is set out so as to have a minimal effect upon the local trees. It is proposed that 6no existing trees will be removed to enable the proposed development. However, the loss of the tree is considered to have a low impact as defined in the Arboricultural Impact Assessment. Specialist construction techniques are proposed to be used both onsite and along Millfield Lane to ensure trees of significance are retained and the character of the area is not altered by the proposal. The replacement landscaping, as detailed within the Design and Access Statement, will complement the Conservation Area and contribute positively to its character and result in an appropriate setting.



## 5.0 RELEVANT PLANNING POLICY

- 5.1 This section provides a commentary on the Development in the context of development plan policy, policy guidance and other material considerations. An assessment of Development Plan and specific local policy issues are dealt with in the relevant sections of Section 6 within the statement.
- 5.2 In accordance with Section 38(6) of The Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 5.3 The Development Plan for the borough currently comprises the following documents:
- The London Plan (March 2016);
  - Camden Core Strategy (2010); and
  - Camden Development Policies (2010).
- 5.4 Notwithstanding the above, the new Local Plan was due to be adopted on 26 June 2017. However, the adoption has been deferred by several weeks. The new Local Plan (2016) will replace the Camden Core Strategy (2010) and Camden Development Policies (2010). The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan.
- 5.5 While the determination of planning applications will continue to be made in accordance with the existing Development Plan until formal adoption, substantial weight is now attached to the relevant policies of the emerging Local Plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report. Thus it is anticipated this application will be assessed against this new Plan rather than the LDF.
- 5.6 Likewise, the Highgate Neighbourhood Plan (2016) has been subject to an Examination in Public and is subject to a referendum in June 2017, once voted upon the plan will form part of the Development Plan, as such is a material consideration for the purposes of this application.

## **Material Considerations**

5.7 Other material considerations relevant to the determination of this application is:

- The National Planning Policy Framework (NPPF) (2012);
- Highgate Conservation Area Statement (YEAR); and
- Camden Planning Guidance.

## **National Planning Guidance**

5.8 The NPPF (March 2012) sets out the Government's overarching objectives for the planning system to enhance and improve the places in which people live their lives, and at the heart of it is

*"The presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking" (para 14).*

5.9 Delivering a wide choice of high quality homes, creating sustainable, inclusive and mixed communities is key to the NPPF (paragraphs 49 & 50).

5.10 Good design is also a key aspect of sustainable development and should contribute positively to making places better for people (para 56) and should promote or reinforce local distinctiveness (para 50).

5.11 The NPPF also requires that consideration is given to the impacts of development on the significance (including setting) of designated and non-designated heritage assets (paras 131 - 135).

## **London Plan (2016)**

5.12 The London Plan (March 2016) 4.13 The London Plan sets out the Mayor of London's strategic vision for London over the next 20 – 25 years and provides strategic planning guidance for London.

5.13 The London Plan supports development proposals that take into account local context and character, design principles (set out in Chapter 7) and public transport capacity. It further states in Policy 3.5 (Quality and Design of Housing Developments) that "Housing developments should be of the highest quality in relation to their context and wider environment..." to enhance residential neighbourhoods and protect and enhance London's environment as a whole.

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## Camden Local Plan (2016)

- 5.14 The LDF policies will not be referred to in detail as it is envisaged that the Camden Local Plan will be adopted during the course of this application and before it is determined. Having considered the constraints of the site, the following policies are most relevant to the determination of this application:
- 5.15 **Policy H6** (Housing choice and mix) seeks to secure a variety of housing suitable for existing and future households overall the borough. Subsection 'h' of the Policy seeks provision suitable for families with children, older people, people with disabilities.
- 5.16 **Policy H8** (Housing for older and vulnerable people) notes the Council will support development aimed at meeting the specific needs of older people and vulnerable people. The Policy supports development that adapts or replaces existing provision for older people and vulnerable people to enable housing that is better able to foster independent living and accommodate the occupiers support and care needs.
- 5.17 **Policy C6** (Access for all) seek to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. The Policy expects buildings to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity, ensure there is secure disabled car parking and ensure that development meets the principles of lifetime homes.
- 5.18 **Policy A1** (Managing the impact of development) seeks to protect the quality of life of occupiers and neighbours. The Council will consider the impact of development on outlook, privacy, overshadowing, noise and microclimate.
- 5.19 **Policy A2** (Open space) seeks to protect the and improve open space in Camden by considering the effect of changes in the size, siting and form of existing open space on the amenity value of the land. The Policy seeks to conserve and enhance the heritage value of designated open spaces which make a significant contribution to the character and appearance of conservation areas.
- 5.20 **Policy A3** (Biodiversity) seeks to protect and enhance the biodiversity of sites by requiring the construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species. The Policy also resists the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation.
- 5.21 **Policy A4** (Noise and vibration) seeks to ensure that noise and vibration is controlled and managed.

- 5.22 **Policy D1** (Design) seeks to secure high quality design in development that respects the local character, preserves and enhances its significance, comprises high quality materials and promotes an inclusive environment.
- 5.23 **Policy D2** (Heritage) seeks to preserves and where possible enhance designated heritage assets which include historic parks and conservation areas.
- 5.24 **Policy CC3** (Water and flooding) seeks to ensure development does not increase flood risk and reduce the risk of flooding where possible.

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## 6.0 PLANNING APPRAISAL

6.1 The main planning considerations relevant to the determination of this application are the following:

- Principle of development;
- Conservation and design;
- Neighbouring amenity;
- Impact on trees and ecology;
- Construction Management; and
- CIL and Section 106.

### i) Principle of Development

6.2 The extension to the Water House is proposed on a site designated as Private Open Space (POS). NPPF guidance requires development on Metropolitan Open Land to satisfy certain criteria with the essential objective to preserve its openness.

6.3 Policy CS15 aims to protect designated open spaces and the importance of Hampstead Heath. It states that development on open spaces should be 'limited development ancillary to a use taking place on the land and for which there is a 'demonstrable need', that extensions and alterations to existing buildings 'should be proportionate to the size and volume of the original building' and that development on sites adjacent to an open space should 'respect the size, form and use of that open space and not cause harm to its wholeness, appearance or setting, or harm public enjoyment of the space'.

6.4 Policy A2 of the Local Plan (2016) seeks to protect the and improve open space in Camden by considering the effect of changes in the size, siting and form of existing open space on the amenity value of the land.

6.5 Para 6.36 notes that 'extensions and alterations to existing buildings on open space should be proportionate to the size, including the volume, of the original building'.

6.6 The existing dwelling comprises a footprint of 492 sqm, the Development would result in a footprint of 685 sqm representing an increase by 193 sqm across the Development. The proposed extension which would involve:

- 16 sqm single storey infill extension to the front at ground floor level;
- 124 sqm wrap around ground floor extension to the side and rear;
- 7 sqm side extension to the outbuilding;
- 13 sqm infill extension to the front at first floor level; and

- 28 sqm extension at first floor level to the rear.
- 6.7 The existing dwelling comprises 14% footprint-to-plot ratio across the site. The footprint-to-plot ratio would increase by 18% to equal to a new footprint-to-plot ratio of 32% overall. The increase in footprint and size of extension in themselves could be regarded as disproportionate in size *per se*. However, there are other material considerations this proposal should be balanced against. The primary driver for the alterations and extensions is to accommodate a home that provides level access and adequate circulation space to accommodate the mobility needs of the Applicant. It is to be noted that the footprint and scale under this application is significantly less than the previous scheme ref 2011/4390/P which was deemed acceptable in terms of bulk, size and massing.
- 6.8 Though there is an increase in footprint, this is similar to the enclave of dwellings which form part of Fitzroy Park where they range from 10% (Kenview) up to approximately 32% (51 Fitzroy Park - Granted in 2009). Other plots that are designated as private open space along Fitzroy Park, include No.55 (8%), Farm End Cottage (26%) and the adjacent new build of No.51 (32%). In this regard, the footprint of the extension is not considered excessive or dissimilar to other dwellings within this location.
- 6.9 At the request of the Officer during the pre-application process, an exercise has been carried out to compare the volume of the existing house against the proposed development. Illustrative details of this exercise are within the Design and Access Statement prepared by KSR Architects. The volume exercise demonstrates 1, 071 m<sup>3</sup> and 1,566 m<sup>3</sup> which represents a 32% however due to the siting of the extensions and the typography of the Site, the proposed increase in volume would not appear incongruous or visually obtrusive in the context of the existing house.
- 6.10 There is a significant level change across this Site. The front of the site is measured to be 79.1 OD and the rear part of the Site 84.8 OD. The Development due to its siting would not be visible from the surrounding public realm. The extensions are proposed on the least sensitive areas of the site where there is existing hard standing. So, although the footprint of the building is increasing, the extensions are well designed and visually proportionate to the existing house in terms of overall form and visual impact, and will not set a harmful precedent to other neighbouring sites or harm to the open character of the adjoining open spaces and the Conservation Area.
- 6.11 As noted above, the proposed extension must be balanced against the accessibility needs of the Applicant. The Applicant requires a home that provides step free access appropriately sized rooms and circulation space to accommodate comfortable manoeuvring of a wheelchair. The extensions and refurbishment is necessary to accommodate a fully accessible home and the provision of a fully accessible home is

consistent with Policies H6 and H8 of the Local Plan (2016).

- 6.12 Overall, the Development is visually sympathetic and retains a sense of openness and verdant nature of the Site's setting. Whilst there is an increase in built form, the Development is not disproportionate to other properties along Fitzroy Park and the Development would not harm the open character and setting of this designated open space and we therefore consider the principle of development to accord with the existing Development Plan and the Camden Local Plan.

## **ii) Design and Conservation**

- 6.13 The NPPF considers good design to be a key aspect of sustainable development which should contribute positively to making places better for people. The NPPF states that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including replacing poor design with better design (para 9).
- 6.14 At para 57, the NPPF states that it is important to plan positively for the achievement of high-quality and inclusive design of all development.
- 6.15 Para 137 of the NPPF states Local Planning Authorities should look for opportunities for new development within Conservation Areas 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.
- 6.16 Policy 3.5 of the London Plan (Quality and Design of Housing Developments) states that "housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment...to protect and enhance London's residential environment and attractiveness as a place to live".
- 6.17 Policies D1 and D2 require all developments to be of the highest standard of design and to consider the local character, setting, context and the form and scale of neighbouring buildings.
- 6.18 The Design and Access Statement (DAS) provides a commentary on the design of the Development and how it responds to its context and the ways in which the design has changed as a result of progressive design analysis and consultation with stakeholders. Below we provide a brief appraisal of the proposal in the context of the design policies.
- 6.19 The existing dwelling is considered to make a neutral contribution to the Conservation Area, it is architecturally unremarkable and the existing dwelling does not provide step

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free access or adequate circulation space for a wheelchair user. The area, whilst having a distinctive rural feel, does not have consistent and harmonious architectural language. The dwellings in the area vary greatly in terms of their age and architectural style. The extensions are designed to ensure they are proportionate and appropriately respond to the verdant, informal and rural character of the area. There is sufficient informality with the design which will appropriately preserve the character and appearance and rural informal nature of the area. There is a 'simplicity of detail and use of high quality materials' which is consistent with other buildings in the area.

- 6.20 The verdant character of the area would be preserved through as the boundary treatment along Millfield Lane which is to be repaired and remain the same. The Development would contribute to the character of the area through negotiated improvements to Millfield Lane which is subject to an ongoing discussion with CoL. The site is not visible from the surrounding public realm and as such, the proposal would not impact the Highgate Village Conservation Area, the adjoining Heath or the Metropolitan Open Land (MOL). The proposed design is consistent with the objectives of Policies D1 and D2 of the Local Plan (2016).

### iii) **Amenity**

- 6.21 NPPF encourages positive planning to achieve high-quality architecture, reflective of local surroundings and materials with a good standard of amenity for all existing and future occupants of land and buildings (paras. 12 and 58).
- 6.22 Policy A2 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of privacy, overlooking, overshadowing and outlook, sunlight and daylight. Supplementary guidance on design and amenity is provided in CPG1: Design and CPG4: Amenity.
- 6.23 The nature and scale of the proposed development is similar to that of other dwellings in the area. Due to the siting of the existing building which is well screened from any of its neighbours and the modest nature of the extension, the proposal is unlikely to result in direct overlooking, overshadowing or loss of outlook. A neighbouring resident requested that a window proposed on the rear elevation is frosted, this is incorporated into the proposed plans.
- 6.24 An acoustic report also supports the application outlining how noise from proposed plan equipment is to be managed in accordance with Camden Planning Guidance. The proposed design fully considers the impact of the development on its occupiers and neighbours and is in line with Policy A1 and Camden's Planning Guidance.



#### **iv) Trees, Landscaping and Biodiversity**

- 6.25 The design has been influenced by the existing natural features of the site including the topography and trees. Further details relating to ecology and trees is contained within the Arboricultural Impact Assessment, Ecology Report and Nocturnal Survey supporting this application.
- 6.26 There are trees on or around the site are of varying arboricultural quality. The proposal would result in the loss of 6no low quality trees on site which will be replaced with high quality landscaping. For further details please refer to the Arboricultural Impact Assessment.
- 6.27 An Ecological Survey was carried out to assess the impact of the Development. The following ecological constraints were identified at the Site and it was recommended that:
- Habitat: Pond to be retained within the design scheme;
  - Plants: Presence of Virginia Creeper and Japanese Knotweed to be appropriately managed and dealt with so that it does not spread into the wild;
  - Potential presence of nesting birds: to complete any building and/or vegetation clearance outside of the breeding bird season (complete clearance within the months of September to February inclusive) to avoid impacts on breeding birds; and
  - To carry out a nocturnal survey for bats.
- 6.28 The Preliminary Ecological Appraisal and Daytime Bat Inspection also identified roosting bats as a potential constraint. However, the Nocturnal Bat surveys identified no bat roosts and the report concluded that the development can proceed without the need for a Natural England derogation licence.
- 6.29 The Nocturnal Bat survey report recommends that a provisional mitigation scheme is put in place to ensure that, in the unlikely event of their presence, no bats are harmed during the works, and enhancement for bats are made at the Site with the inclusion of a sensitive lighting and bat boxes.
- 6.30 A management plan is currently being compiled and relevant appropriately qualified/licensed professionals are being engaged to manage and appropriately remove invasive species identified within the Ecological Appraisal. The recommendations contained within the Ecological Appraisal, Arboricultural Assessment and Nocturnal Survey report ought to be secured by way of planning conditions to ensure the proposal

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is in line with Policy A3 of the Local Plan (2016).

### **v) Transport and Construction Management**

- 6.31 The site benefits from vehicular access on Millfield Lane and a pedestrian-only access to the rear from Fitzroy Park. Both accesses to the site do not form part of the public highway network; the unmade section of Millfield Lane is jointly managed by the City of London Corporation and the residents who have a boundary adjacent to the unmade section to the centre line.
- 6.32 There are currently 2no car parking spaces on the site, and the site has a PTAL rating of 1a (poor). The Council's existing Development Plan, namely policies DP18 and DP19 accept that the retention of existing car parking spaces for existing occupiers. The retention of the car parking spaces was also considered acceptable under planning ref. 2011/4390/P given the existing car parking arrangements and low level of public transport accessibility. Further, Paragraph 10.20 of Policy T2 of the Local Plan (2016) notes the Council will consider the retention of existing car parking spaces where the occupier is to return to the dwelling. As such it is considered that the retention of the 2no car parking spaces which is deemed necessary given the accessibility needs of the Applicant, should be considered acceptable.
- 6.33 A review of the planning history and from engagement with neighbouring residents, it is our understanding that Construction Management was the most contentious issue under the previous application. A review of similar applications that a Construction Management Plan (CMP) for extensions are not usually required, however given the sensitivities of the site in terms of access, consultation and engagement has taken place with key stakeholders that would be impacted by this Development. A draft CMP and a Statement of Community Involvement is accompanied with this application. The Draft CMP is a live document, as a contractor is appointed and a detailed construction plan is put in place, this document will be updated in consultation with the Transport Planners, the CoL and key stakeholders. A construction working group would be formed once the document is finalised to monitor and review the impact of construction on Fitzroy Park and Millfield Lane. The proposal is considered to be consistent with the aims of Policy A1 of the Local Plan (2016).

### **vi) BIA/Hydrology**

- 6.34 Although a basement excavation is not proposed, the application seeks to provide a hydro therapy pool to support ongoing rehabilitation. The Ground Investigation Report by GEA considers the impact of this element of the development on the site and surrounding area. The report recommends further testing once the proposal is finalised to cover an outstanding risk. This is expected to be subject to a planning condition to

ensure the proposal is consistent with Policy CC3 of the Local Plan (2016).

### **vii) Community Infrastructure Levy**

- 6.35 From 1 April 2012 the Mayor of London's Community Infrastructure Levy (CIL) was applied throughout Greater London. The Mayor has set £50 per sqm for residential development in Camden.
- 6.36 The London Borough of Camden introduced its CIL Charging Schedule on 1 April 2015 and proposes a rate of £500 per sqm for residential development.
- 6.37 An 'owner of a material interest in the relevant land' can claim relief. A 'material interest' is a freehold interest or a leasehold interest the term of which expires more than 7 years after the date on which planning permission first permits development (as defined in regulation 4(2)).
- 6.38 People who extend their own homes or erect residential annexes within the grounds of their own homes are exempt from the levy. A self-build form therefore accompanies this application.

### **viii) Section 106**

- 6.39 We have reviewed Camden's Planning Guidance 8 and believe the site-specific obligations would be limited to Construction Management Requirements and highways improvement/repair works as necessary and related to construction activity.

## 7.0 SUMMARY AND CONCLUSION

- 7.1 This planning application has been submitted in respect of proposals for the erection of a single storey side extension and a part single part two storey rear extension including facade alterations, extension to outbuilding and associated works at the Water House.
- 7.2 The proposed development will respect the character and appearance of the designated POS, the MOL and the Conservation Area in terms of scale, form and massing. The scheme proposes refurbishment and extensions to ensure the house is fully wheelchair accessible as well as architectural and landscaping improvements that will preserve and enhance the character and appearance of the Conservation Area and the semi-rural setting of Millfield Lane.
- 7.3 The preliminary BIA and Site investigation report submitted with this application demonstrates that the extension and hydro therapy pool would have no adverse structural or hydrological impacts on surface water flows. In addition, no adverse amenity impacts would arise for neighbours. It is expected that the recommendations set out by the ecology and arboricultural surveys would be controlled by way of appropriately worded planning conditions. The CMP would be subject to ongoing discussion with the Council and interested parties is expected to be secured through a Section 106 Legal Agreement.
- 7.4 The proposal complies with the intent of the NPPF, London Plan and Camden planning policies. The Development represent an improvement to accessibility, sustainability and architecture of the existing property, an enhancement to ecology on Site whilst minimising impacts on the surrounding area. The proposal therefore accords with the Development Plan and should be granted planning permission.