
Planning Statement

22 South Hill Park Gardens



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1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of the applicant in the support of an application for planning permission for the following development:

“Ground floor rear extension in association with existing ground floor flat; subdivision of first floor to create two 1bedroom flats and alterations to fenestration at rear first floor level.”

- 1.2. This site has an extant consent (2016/1026/P) for a rear ground floor extension, and the proposed extension uses the same footprint but is minimally taller. The proposals intend to rationalise the layout of the first floor and improve the quality of living accommodation. The development will deliver the following planning benefits:

- Provision of 1 additional unit; and
- Improvements to existing living quality

- 1.3. This statement follows a site visit, research into the site and surroundings and planning history. It is written in the context of the Development Plan, NPPF and other material considerations.

- 1.4. This document is divided into the following sections:

- **Section 2** describes the existing site and surrounding area;
- **Section 3** outlines the planning history of the site;
- **Section 4** provides a description of the proposed development;
- **Section 5** outlines the relevant planning policy framework;
- **Section 6** analyses the main planning considerations; and
- **Section 7** draws together our conclusions in respect of the overall proposals.

2. Site and Surroundings

- 2.1. 22 South Hill Park Gardens is a large, semi-detached 4 storey building on the eastern side of South Hill Park Gardens. The building is not listed but is located within the South Hill Park Conservation Area, which is almost exclusively residential.



Site
Location

Aerial view of site (Bing Maps)

- 2.2. The building itself is London stock brick with a recessed, columned doorway with white detailing. The building has large bay windows on ground and first floor incorporating white column and cornice detailing, five symmetrical windows on the second floor and a white cornice below the pitched roof. There are two dormers at roof level. The property is identified as making a positive contribution to the special character and appearance of the Conservation Area in the audit. The proposals will have no impact on the front of the property and are not considered to affect its contribution to the significance of the Conservation Area.



Front of the property

- 2.3. As confirmed by Council Tax records, the building is split into four residential units across ground, first, second and roof level. This proposal relates only to the flats at ground and first floor level which currently comprise two 2 bedroom units. Many of the surrounding properties are also subdivided into multiple flats and, therefore, flatted development forms part of the character of the area.
- 2.4. Internally, the building has a relatively irregular layout with a reverse mezzanine on first floor level and inner stairs from ground to first floor which are not in use. To the rear, the ground floor level is 1.5 metres below the prevailing garden level and there is, therefore, limited visibility from neighbouring properties.
- 2.5. The site is within walking distance of Hampstead Heath which offers significant and extensive public amenities. There are a range of neighbourhood amenities including shops, cafes and restaurants within walking distance.
- 2.6. The site has a PTAL of 2 but despite this, is within 5 minute walking distance of Hampstead Heath Station and various bus routes. It is also a ten minute walk from Belsize Park underground station.

3. Planning History

3.1. The full planning history for the site according to Camden’s online records is set out in the table below.

Application Number	Development Description	Decision	Date
2016/1026/P	<i>Erection of single storey part-replacement rear extension at ground floor level and alterations to rear fenestration</i>	Granted	28-04-2016
2013/2518/P	<i>Installation of a skylight to front elevation and replacement of an existing skylight with a dormer window to side elevation at roof level (Class C3).</i>	Granted	02-07-2013
2013/2478/P	<i>Replacement of existing skylight with dormer window to front roofslope and installation of new dormer window to rear roofslope (Class C3).</i>	Granted	15-07-2013
2013/2461/P	<i>Erection of rear extension to ground floor level including alteration to existing extension and alterations to first floor windows to rear elevation (Class C3).</i>	Granted	02-07-2013
9995/R1	<i>The erection of an external staircase at 22 South Hill Park Gardens, Camden.</i>	Permission	28-01-1971
CTP/D8/2/2/4611	<i>The erection of an aerial at No.22 South Hill Park Gardens, Camden.</i>	Permission	16-02-1968

3.2. As shown above, the site has two previous consents for rear extensions. The latest, extant consent (2016/1026/P) was essentially a resubmission of the initial consent, and both allowed an extension between 3.5 and 4 metres from the existing rear elevation at a height of 2.4 metres (2.9 metre parapet height on boundary). In granting the initial consent, the planning officer made the following relevant conclusions:

The depth of the rear extension ensures it would be of an appropriate scale and would maintain a subservient appearance to the host building, with a significant amount of the rear garden left intact. Although the full width nature of the extension does not fully comply with relevant design policies, it is considered appropriate given the depth and width of the host building and plot as a whole, which ensures it would remain subordinate. The rear of the terrace of which the property forms a part is

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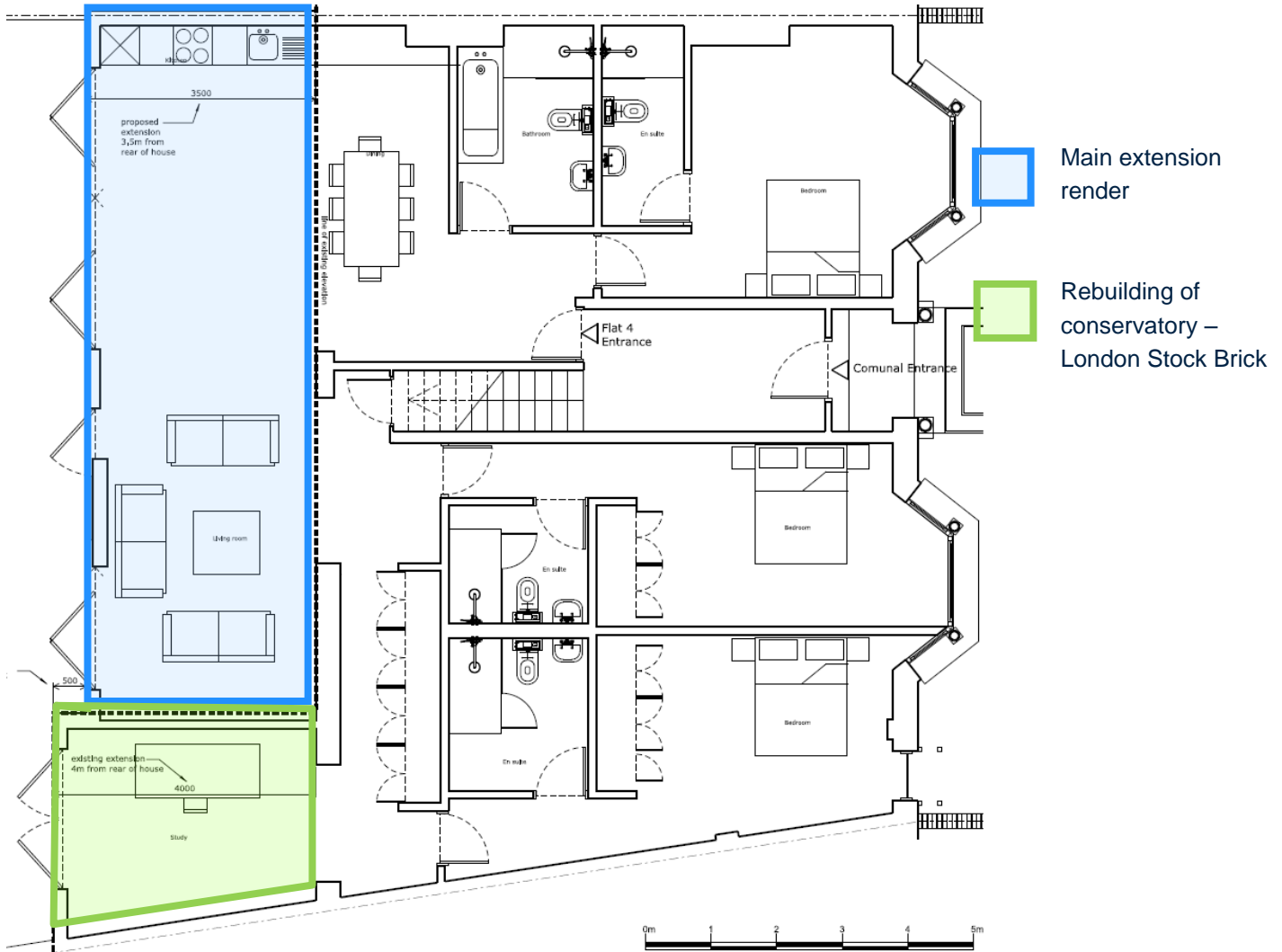
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largely unaltered, but the high quality of design proposed ensures there would be no harm caused to the character of the semi-detached pair or wider terrace.

The proposed extension, at 3.5m deep, despite being full width and 3m high on the boundary, would not cause any material loss of amenity to neighbouring occupiers by way of loss of daylight / sunlight, or increased sense of enclosure...The extension would not raise any privacy issues, with the new doors inserted to the rear elevation not affording any significantly increased views to neighbouring properties given the existing high boundary screening.

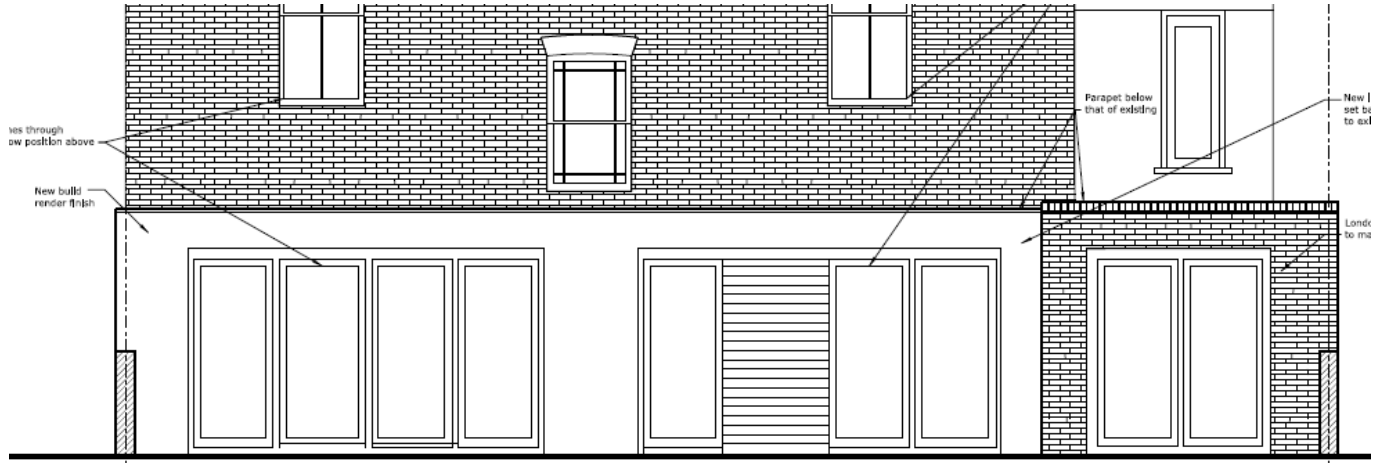
3.3. The drawings of the extant consent are shown below for ease of reference.



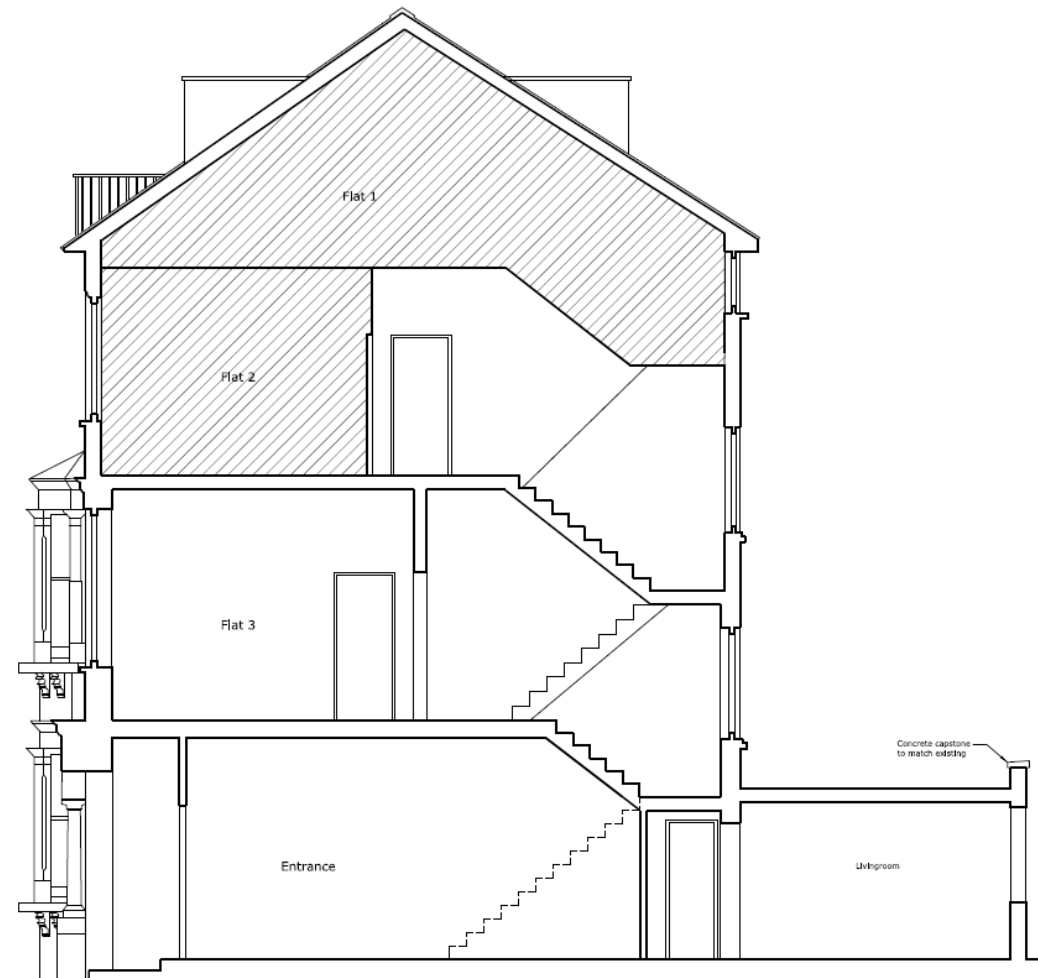
Consented Ground Floor Plan

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Consented excerpt of rear elevation



Consented Section AA

4. Proposals

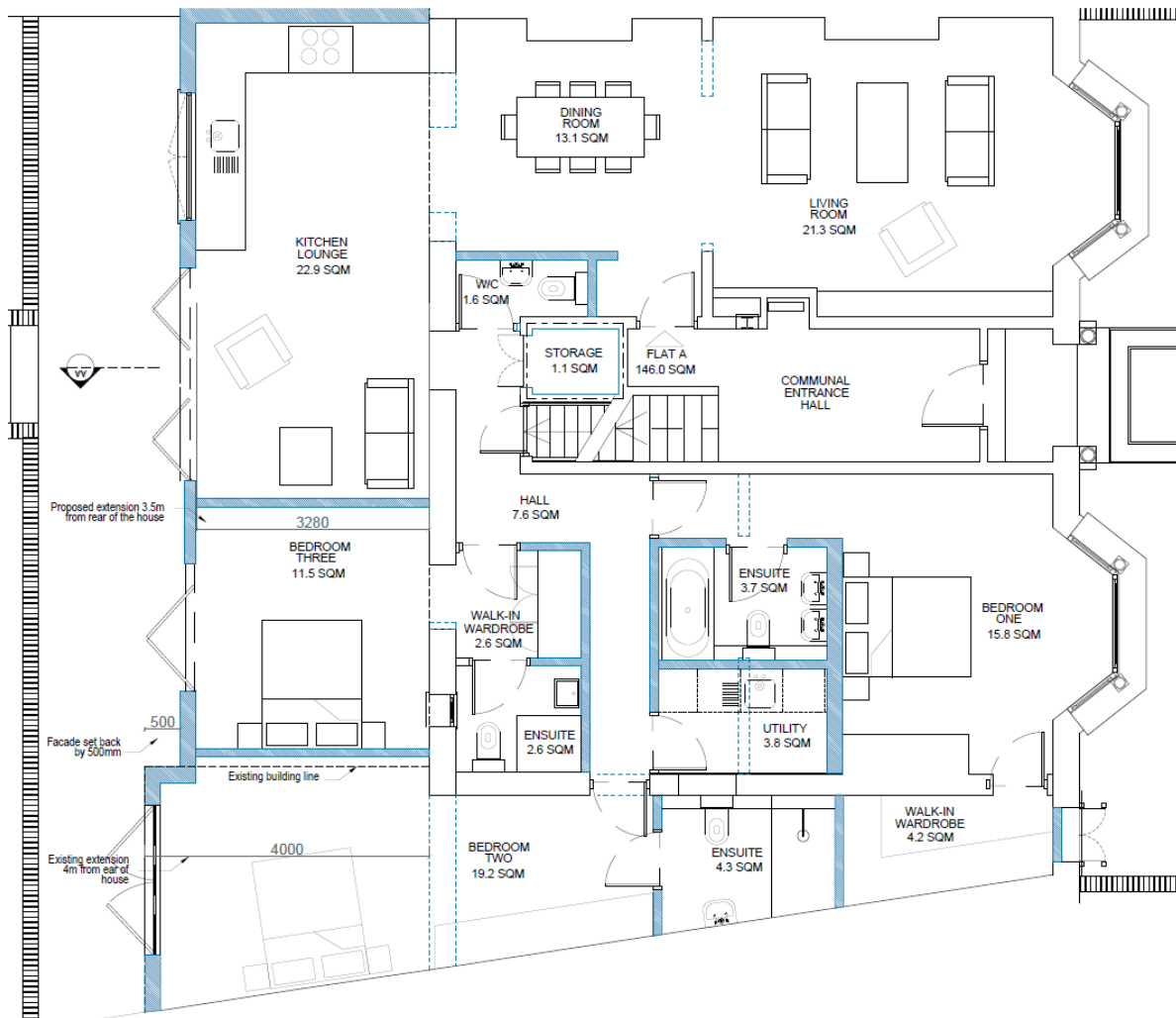
- 4.1. It is proposed to erect a ground floor extension in association with the existing flat at ground floor level. This will be to the same footprint as previously consented and allow the existing 2 bedroom flat to become a 3 bedroom flat. The ground floor unit will continue to have sole access to the rear garden.
- 4.2. It is also proposed to split the existing 2 bedroom flat at first floor level to create two 1 bedroom units. These units will each measure 49sqm and will have well orientated spaces, dual aspect and no dark interior corridors. As such, they provide high standards of living accommodation.

Ground floor extension

- 4.3. The ground floor extension will be to the same depth and width as previously consented, extending between 3.5 – 4 metres from the rear elevation. However, the overall height will increase by 0.2 metres with no parapet proposed and there will be minor variations to the proposed fenestration. This is considered to create a better internal living space for the proposed 3 bedroom unit.



Proposed rear elevation



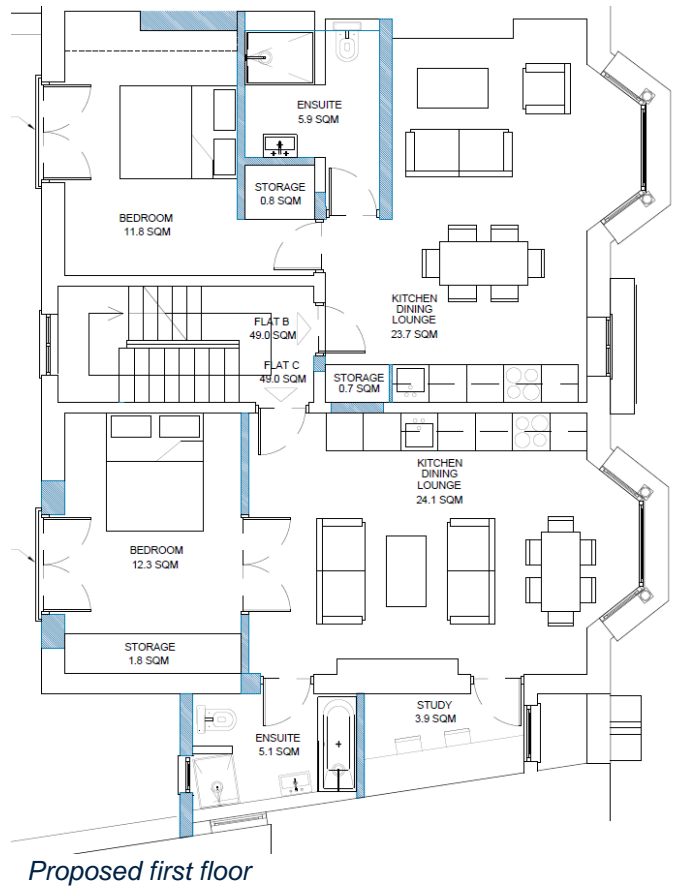
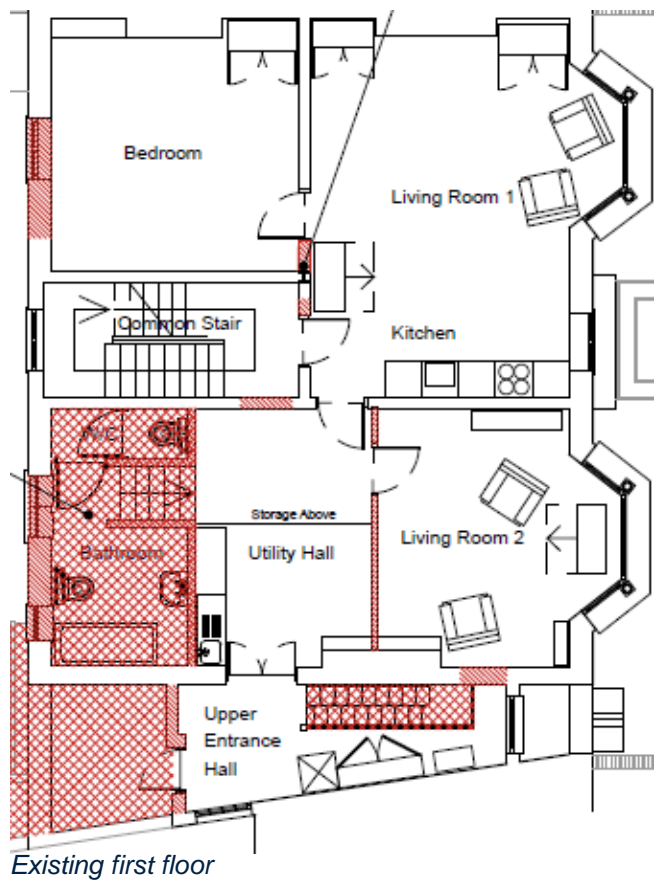
Proposed Ground Floor Plan showing rear extensions and rationalised internal layout

Subdivision of first floor

- 4.4. At first floor level it is proposed to subdivide the existing 2 bedroom flat to create two individual, self-contained 1 bedroom units.
- 4.5. Each of the flats will be provided with a high standard of internal living accommodation. Due to site constraints, it is not proposed to provide external amenity space, however both flats will have a Juliet balcony to the rear. The existing flat does not have access to the rear garden.

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5. Planning Policy Framework

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise.

Development Plan

- 5.2. In this instance, the development plan comprises;

The London Plan MALP (March 2016)

The Camden Local Plan (July 2017)

- 5.3. The following supplementary planning documents provide additional guidance and are material considerations.

South Hill Park Conservation Area Appraisal

CPG 1, Camden Design SPD

CPG 2, Camden Housing SPD

CPG 6, Camden Amenity SPD

CPG 7, Camden Transport SPD

- 5.4. The following planning policies are considered most relevant in the determination of this application:

D1 Design: *Seeks to secure high quality design that respects the local context.*

D2 Heritage: *Seeks to preserve and enhance the heritage environment, including conservation areas.*

A1 Managing the impact of development: *seeks to preserve neighbouring amenity in regard to privacy, outlook, sunlight, daylight etc.*

H1 Maximising housing supply: *Promotes the delivery of new self-contained housing, seeking to exceed a target of 16,800 homes over the plan period (2016-2030)*

H6 Housing choice and mix: *seems to promote mixed inclusive and sustainable communities by providing households of a range of type and size suitable to different incomes and needs.*

H7 Large and small homes: *Seeks to secure a range of housing sizes to meet the identified demand*

T2 Parking and car free development: *requires new developments to be car free*

- 5.5. The Conservation Area Audit and CPG's also contain relevant guidance, which is referenced throughout where appropriate..

The National Planning Policy Framework (March 2012)

- 5.6. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in determining planning applications. At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 14).
- 5.7. Paragraph 49 states that housing applications should be considered in the context of a presumption in favour of sustainable development.
- 5.8. Regarding decision-taking, the NPPF advises that Local Planning Authorities should approach this in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible (paragraphs 186 and 187).

6. Planning Considerations

6.1. Considering the thrust and intent of relevant policy documents, guidance and material considerations, the assessment of the proposed development is discussed under the following headings:

- Principle of development;
- Design;
- Heritage;
- Residential amenity;
- Living quality; and
- Transport

Principle of Subdivision

6.2. Policy H7 seeks to ensure that the borough has an adequate supply of housing to meet the needs of its residents and sets out that housing development, including conversions, should contribute to the dwelling size priorities (table 1) and provide a mix of large and small homes. Table 1 states that, for market housing, 2 bed and 3 bed units are of high priority, with 1 and 4 bed units being of lower priority. Paragraph 3.190 makes it clear that development should also deliver lower priority housing and paragraph 3.193 states that the Council will be "*flexible when assessing development*" against the priority table.

6.3. In this instance, the development will create one additional unit by converting the unit at first floor from a 2 bed unit to create two 1 bed units. At ground floor level, the extension will allow for the existing 2 bed unit to become a 3 bed unit with access to a well sized private garden. Therefore, the development is considered to be in accordance with the priorities set out in table 1 and the intent of Policy H7. As such, it is considered that the proposal would offer a planning benefit by providing an additional unit in a sustainable, residential location.

6.4. The principle of extending the property at ground floor has already been established in the two previous consents, which are important material considerations.

6.5. Therefore, it is considered that the principle of subdividing the first floor unit and extending the ground floor unit are acceptable in principle, subject to compliance with other relevant matters.

Design

Bulk and massing

- 6.6. As previously stated, the design of the proposed extension will be essentially identical to the extant consent in regard to bulk and massing. This element of the proposal has already been considered and found to be acceptable, which should be afforded significant weight.

Height

- 6.7. It is proposed to increase the maximum height of the extension by 0.2 metres, reaching a maximum height of 3.1 metres at the boundaries. Behind the parapet, the height will increase by 0.6 metres, essentially reducing the comparative height of the parapet. These variations do not have a material impact on the appearance of the proposed extension, which is considered to respond to the local context and character in accordance with D1 and SHP18 of the CAA.

Fenestration

- 6.8. The increase in height necessitates the minor shortening of the window to the communal stair at first floor level. This is considered to preserve the quality and appearance of the rear elevation and the proportions of the existing building.
- 6.9. It is also proposed to increase the width and scale of the openings at first floor level to accommodate two French doors and a Juliette balcony for each of the proposed one bed units. The existing fenestration at this level has no uniformity, coherence or balance and, therefore, the proposed alterations are considered to enhance the composition of the rear elevation.
- 6.10. Whilst Juliette balconies are not an original feature of the property, they will be completed sympathetically using iron balustrades and timber framed French doors in accordance with SHP7. There are numerous examples of French doors opening on to roof terraces within the Conservation Area. Therefore, this element of the proposal will appropriately respond to the area context.

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6.11. At ground floor level, it is proposed to alter the location of the fenestration on the extension to respond to the new ground floor layout and enhance the internal quality of the ground floor flat. As previously stated, this level is. The revised fenestration is considered to be acceptable and preserve the character and proportions of the rear elevation. In this regard, there are no existing rhythms or symmetries to reflect and therefore the proposals will preserve the composition of the rear elevation.



Materials

6.12. It is proposed to use white render and rebuild the existing conservatory extension in London stock brick. These materials are the same as previously consented and allow the extension to be clearly legible and subservient to the main façade.

Heritage

- 6.13. The Conservation Area Audit sets out that this part of South Hill Park Gardens is relatively uniform with semi-detached Italianate style villas. It sets out that the *“elaborate architectural detail in this part of the Conservation area is generally limited to the front elevations and the rear and flank elevations are faced in yellow stock brick with simple segmental brick arches to window and door openings”*. There are no proposed works to the front elevation and, as set out between paragraphs 6.6 – 6.12, the works to the rear façade are considered to preserve and, where appropriate, take steps to enhance the overall appearance of the rear elevation.
- 6.14. The proposals are considered to preserve the character and appearance of the conservation Area. No significant views will be affected and the design of the extension is considered sympathetic to the style of the buildings and surrounding area. As such, the proposals are considered to be in accordance with D2. It should also be noted that officers twice previously considered the ground floor extension acceptable in this regard.
- 6.15. The subdivision of the first floor unit is not considered to impact the character or appearance of the Conservation Area, which already consists of numerous properties that have been subdivided into flats of various sizes.

Amenity

- 6.16. Policy A1 seeks to protect the amenity of residents by managing the impact of development.

Privacy

- 6.17. The proposals are not considered to cause a loss of privacy to any of the adjacent properties. Similar works have already been consented and officers concluded that the proposal *“would not raise any privacy issues”* in regard to the ground floor, and noted that despite the revised fenestration at first floor, *“there would be no material loss of privacy”*. The now proposed scheme is essentially the same and, despite the windows being slightly larger at first floor will not increase overlooking above what already exists. As such, it is considered that the proposals are acceptable in this regard

Outlook

- 6.18. The proposed extension is at ground floor level only and will be 3.1 metres at the boundary, just 0.2 metres above the extant consent. Furthermore, as previously stated, the ground level at the rear is 1.5 metres below the prevailing garden level which limits the impact of the development from neighbouring gardens. In light of this, it is considered that the previous officers conclusion that it *“would not cause any material loss of amenity...by way of...sense of enclosure”* is still applicable.

Sunlight and Daylight

- 6.19. Similarly to the above, the ground floor extension will not materially impact sunlight or daylight levels to the surrounding properties. The previous applications were considered acceptable in this regard.

Noise

- 6.20. The subdivision of the property at first floor will create an additional residential unit which will minimally intensify the existing residential use at the site. However, any increase in activity will be minimal and not cause harm to any neighbouring resident.

Living Quality

- 6.21. Policy H6 requires housing to be of sufficient quality by providing functional, adaptable and accessible spaces in accordance with the nationally described standards. Paragraph 3.144 states that when being applied to conversions, the Council will apply the nationally described standards flexibly. In this instance, both of the units will be 49sqm which is 1sqm under the nationally described standard. However, this is considered minimal and, for the reasons set out below, both units are considered to be of high quality and accord with the thrust and intent of relevant policy and guidance.
- 6.22. Firstly, both of the units are dual aspect (neither of which are north facing) with large bay windows at the front and well sized French doors proposed at the rear. This will allow a considerable amount of natural light to spill into each property and a good outlook.
- 6.23. Moreover, neither of the units have narrow internal corridors or complex circulation space. This ensures that both the bedrooms and living areas are generously sized, open plan, functional and adaptable.

- 6.24. In regard to amenity, it has not been possible to provide external space due to the specific constraints of the sites. However, both of the units will have access to a Juliette balcony which gives the 'impression' of outdoor space and will enhance the interior quality. Moreover, the site is a stone throw from Hampstead Heath which offers significant amenity and outdoor recreational space. It should also be noted that the existing flat at this level does not have access to a private amenity space. As such, in this specific instance, it is considered that the lack of outdoor space is acceptable.
- 6.25. The proposed three bed unit at ground floor will be 146 sqm which will provide generous living space for a family. Moreover, the internal configuration allows for a good use of the space and each of the bedrooms meet the standards and have access to an ensuite. Finally, the property will retain sole access to the rear garden. Therefore, the proposals will deliver a high quality family sized dwelling with external amenity space, this is an identified need and considered to be a significant planning benefit.

Transport

- 6.26. The current properties at each floor are entitled to have access to parking permits and it is proposed to retain these parking permits. The proposed additional unit at first floor can be secured as car free, if considered necessary.
- 6.27. CPG7 sets out where car capped and car free developments will be applied, and at paragraph 5.5 states that car free and car capped development will be sought wherever development involves the creation of *additional* dwellings. It states at paragraph 5.3 bullet 3 and expands at paragraph 5.19 that existing on street parking rights should be retained for existing occupiers. Therefore, the car free policy should not be applied to the existing two units and they should retain their parking permit. The proposed *additional* unit will be car free and as such complies with T2.
- 6.28. Whilst only one additional unit is being created at the property, it is proposed to provide cycle parking stands for up to 4 bicycles in the front garden.

7. Conclusions

- 7.1. Planning permission is sought for the erection of a ground floor extension and the subdivision of an existing flat to create two one bedroom flats.
- 7.2. The site has an extant consent for the ground floor extension which is essentially the same and, therefore, should be afforded significant weight as a material consideration. The extension will enable a three bedroom unit at ground floor to be provided which is beneficial. At first floor level the subdivision of the property will provide two dwellings which are considered to be of high internal quality with good levels of light, outlook and privacy. As such the proposal will secure the following planning benefits:
- The provision of one additional unit in a sustainable location; and
 - The provision of a family sized dwelling in a sustainable location
- 7.3. Furthermore, the proposals will demonstrably:
- Be of an appropriate design that is subservient and complementary to the host property, retaining its features of significance, and proportions.
 - Preserving the character and appearance of the conservation area.
 - Preserving the amenities of neighbouring residents in regard to privacy, outlook, sunlight and daylight, and noise.
 - Ensuring that the development does not have an unacceptable impact on local highways.
- 7.4. It is therefore considered that the proposed scheme is in full accordance with the adopted and emerging Development Plan and therefore it is respectfully requested that planning permission is granted.