

9 Dartmouth Park Avenue, London, NW5 1JL

Planning, Heritage, Design and Access Statement

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Section 1 Introduction

- 1.1 This Planning, Heritage, Design and Access Statement has been prepared by Firstplan in support of a planning application by Mr and Mrs Shuckburgh at 9 Dartmouth Park Avenue for conversion of two flats at lower ground and ground, first floor levels to one maisonette (Class C3), single storey rear extension at lower ground floor level with terrace and steps to garden, bricking up of two windows on side elevation, alterations to rear ground floor fenestrations and replacement of ground floor balcony, installation of new safety railings to pathway entrance.
- 1.2 The application follows pre-application advice and alterations have been made in accordance with this. Namely, this application only proposes to amalgamate two of the flats and there are no alterations proposed at roof level. The design of the proposed rear ground floor fenestration and railings have also been revised.
- 1.3 The proposals will provide a high standard of accommodation. The extensions and alterations will preserve the character and appearance of the conservation area
- 1.4 Background information on the proposal, including a description of the site and relevant planning history is outlined in Section 2. Section 3 provides a description of the application proposals. Section 4 details the relevant policies to the scheme, with Section 5 providing an analysis of the planning and heritage considerations. Our conclusions are drawn in Section 7.

Section 2 Planning Background

a) Site and Surrounding Area

- 2.1 The site is located on the western side of Dartmouth Park Avenue. The property is a four storey (including lower ground) end of terrace property which dates from late 19th Century.
- 2.2 The house is brick built with a square bay, ornate porch and gable detailing to the front. To the rear the property has sash windows on the upper floors and a variety of double doors and windows on the ground and lower ground floor level. There are painted metal railings at both levels.
- 2.3 The property has been registered as three flats in the past, comprising:
- Flat A – Lower ground floor level
 - Flat B – Upper ground floor and first floor levels
 - Flat C – Second floor level
- 2.4 This application involves flats A and B only. As a result of pre-application advice the application does not propose to incorporate flat C within the family dwelling. This will remain as existing and there are no longer proposals to extend the roof.
- 2.5 In the local area the character is predominantly residential. It is noted that there are a variety of railing styles in the area. It is also noted that the next door property at No.11 has a rear extension at lower ground floor level.

b) Planning History

i) The Site

- 2.6 Planning permission was granted in July 2004 for installation of a door and high level fan lights within the side elevation at basement level and the erection of a staircase to provide access from an existing rear terrace to the rear garden (2004/2127/P).
- 2.7 Planning permission was granted in September 1986 for removal of existing timber balcony and staircase at rear of first floor level and replacement with a steel balcony and spiral staircase (86/01276).

ii) The Surrounding Area

- 2.8 Planning permission was granted at 11 Dartmouth Park Avenue in January 2016 for erection of a single storey rear extension with raised patio at lower ground floor level and enlargement of front rooflight (2015/5432/P). This extension has been built and includes large glazed doors. A certificate of lawfulness was also granted for replacement and alteration to rear windows and rooflights (2015/6628/P).
- 2.9 Planning permission was granted at 15 Dartmouth Park Avenue in January 2016 for removal of existing door and window and installation of aluminium framed bi-folding doors to rear ground floor, new raised patio, infill of door and window to front store and replacement glazing (2015/6509/P).
- 2.10 Planning permission was granted at 27 Dartmouth Park Avenue in July 2016 for conversion of two flats into single dwellinghouse. Erection of lower ground floor side extension, erection of single storey side extension with rooflight to existing porch, erection of side elevation roof dormer window, alteration to side access stairs to lower ground level and insertion of two side elevation windows, double access door with Juliette balcony to replace window at first floor rear elevation (2016/2291/P).

c) Pre-application advice

- 2.11 Pre-Application advice was received on 4th September 2017 (2017/4123/PRE). The advice was clear that the amalgamation of three units would not be acceptable. It was also clear that the proposed dormers would be contentious. As a result of this advice the proposals have been amended.
- 2.12 The advice did confirm that the proposed extension at lower ground floor level was likely to be acceptable, together with the replacement upper terrace and new external staircase, however the replacement balustrade should be black painted metal rather than glass.
- 2.13 At the pre-application stage the rear fenestration alterations were not considered acceptable and have therefore been revised in the current application to align with the floors above. The previously proposed glass balustrades have also been changed for black painted metal balustrades.

Section 3 Application Proposal

- 3.1 This application proposes to amalgamate the lower ground floor flat and the upper ground/first floor flat to create a larger family unit.
- 3.2 The new maisonette will comprise living areas at lower ground floor and upper ground floor levels with three bedrooms at first floor level. A fourth bedroom can also be accommodated at upper ground floor level and it is proposed that this room is used flexibly to meet the family's needs.
- 3.3 It is proposed to construct a rear extension at lower ground floor level which will enable an enlarged kitchen to be provided. The extension will be constructed of copper panels with glazed sliding doors. Beyond the extension there will be a timber deck with steps down which will provide access into the garden.
- 3.4 Above the proposed extension, at ground floor level, a replacement balcony with metal railings will be provided. It is also proposed to replace the existing aluminium framed doors and window with timber framed doors.
- 3.5 To the front of the property safety railings will be installed along the footpath. These will have a decorative design which will complement the variety of railings in the area.
- 3.6 Two windows on the side elevation will also be bricked up, retaining the existing sills.

Section 4 Planning Policy Considerations

4.1 The statutory development plan consists of the Camden Local Plan (2017) and the London Plan (2016 with revised alterations). The National Planning Policy Framework (NPPF) and Camden Supplementary Planning Documents are also material considerations.

4.2 The site is located in the Dartmouth Park Conservation Area. The policies relevant to the application are set out below.

a) National Planning Policy Framework (NPPF)

4.3 The NPPF was adopted in March 2012 and provides overarching planning policy guidance for development across England. It states that at the heart of the planning system there is a ‘presumption in favour of sustainable development’, which should be seen as a ‘golden thread’ running through both plan-making and decision taking. The document highlights in paragraph 14 that local planning authorities should positively seek opportunities to meet the development needs of their area, approving development proposals that accord with the development plan without delay.

4.4 Paragraph 56 highlights that the Government considers the design of the built environment as being of great importance and that good design is a key aspect of sustainable development.

4.5 Section 12 sets out guidance in relation to conserving and enhancing the historic environment. Paragraph 131 sets out that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

- 4.6 Paragraph 132 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. The designated heritage asset in this case is the conservation area.

b) London Plan

- 4.7 The London Plan provides the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of the capital. Of particular relevance to the application, Policy 7.2 seeks for all new development in London to achieve the highest standards of accessible and inclusive design. Policy 7.8 confirms that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

c) Local Plan

- 4.8 In July 2017 the Council adopted the new Local Plan providing NPPF-compliant policies directing development in the Borough.
- 4.9 Policy H3 seeks to protect existing housing. It sets out that development that would involve the net loss of two or more homes (from individual or cumulative proposals) will be resisted unless one of the exception criteria apply.
- 4.10 Paragraph 3.75 confirms that "Net loss of one home is acceptable when two dwellings are being combined into a single dwelling. Such developments can help families to deal with overcrowding, to grow without moving home, or to care for an elderly relative."
- 4.11 Policy G1 provides general guidance on development in the Borough and highlights the importance of securing high quality development.
- 4.12 Amenity is considered by Policy A1 and requires applications to protect the quality of life for occupiers and neighbours.

- 4.13 Design requirements are set out in Policy D1, highlighting the need for high quality development that responds positively to the local area. Furthermore, Policy D2 relates to heritage and the need to protect the historic environment.
- 4.14 The Design CPG (2015) provides further information on design requirements for development in the Borough.
- 4.15 The Amenity CPG (2011) provides advice on a range of amenity issues including daylight and sunlight, overlooking, privacy and outlook.

Section 5 Heritage Statement

- 5.1 The site is located within the Dartmouth Park Conservation Area which is a designated heritage asset. The NPPF sets out that there is a presumption in favour of the conservation of designated heritage assets however in a manner appropriate to their significance and with the aim of putting them into viable uses consistent with the conservation. It is therefore important to understand the character of the conservation area and what role the existing building plays within this, in order to assess the impact of the proposals and their potential for conserving and enhancing the asset overall.

a) Dartmouth Park Conservation Area

- 5.2 Dartmouth Park Conservation Area Appraisal and Management Statement (2009) sets out information about the Council's special character. It explains that the area is predominantly residential and has a 'variety and complexity that charts the history of domestic architecture from the late 18th Century to the present day'. The residential properties contrast with each other. Also important are several non-residential uses including schools, small offices and workshops and a local centre. Part of the sense of character is derived from social cohesion.
- 5.3 The area has a semi-rural quality, being on the fringes of the Heath, with the leafy feel of its tree canopy and the quality of darkness at night contributing to the character. The area's close proximity to heath and hills contributes a sense of greenness, with glimpses of open land beyond.
- 5.4 Railings and other front boundary treatments complement the architecture. Traditional wrought and cast ironwork, brick walls and piers, stone pier-caps and copings are characteristics of this part of the conservation area as much as the buildings themselves.
- 5.5 The site is located within Dartmouth East Sub-Area which was developed in the 1860s-90s. The sub-area has a variety of buildings and a more informal character than Dartmouth West.
- 5.6 With specific reference to Dartmouth Park Avenue, the appraisal confirms that "with a mix of late 19th century large red and grey stock brick villas, all with slate roofs, this road is one of the grandest in the conservation area. Trees on the street and in the front gardens provide a verdant quality. There is a range of building heights from two storeys to three (most with basements, the slope being such that the basement is more of a 'garden floor'). The topology results in the properties on the east.

b) Contribution of the Existing Building

- 5.7 No.9 Dartmouth Park Avenue is identified as a building that makes a positive contribution to the Conservation Area, together with the majority of the street including Nos. 1- 33 (odd) and 2 - 26 (even).
- 5.8 No.9 forms part of a short terrace with No.s 9 – 15 which dates from 1882 by Smerdon. It depicts a change in fashion to the Queen Anne revival style that was popular in this period: red brick, four storeys, with a distinct porch with Ionic columns; the central pair have two-storey canted bays.

c) Impact of the Proposals

- 5.9 The application proposals will cause no harm to the application property or the wider Conservation Area.
- 5.10 The only proposed works to the front of the property are the installation of traditional cast iron railings along the pathway, which will have a traditional design and complement the character of the property. This part of the scheme was considered acceptable at the pre-application stage subject to further details.
- 5.11 With regard to the design of the proposed lower ground floor extension, this was considered acceptable at the pre-application stage as it was found that the proposed rear extension and upper terrace is subordinate in size and scale and lightweight in appearance and would not harm the character and appearance of the host building or conservation area.
- 5.12 The glazing to the lower ground floor level was also considered acceptable at the pre-application stage as it is located in a discrete location at lower ground floor. It is noted that both Nos. 11 and 15 have recently gained permission for large glazed doors in this location.
- 5.13 With regard to the ground floor rear fenestration, it is now proposed to utilise the existing doors opening and simply change the sash window into a single door, keeping the same width as the existing window. The windows in this location at the moment are aluminium and it is considered that the use of timber framing will enhance the conservation area. The existing window on this level does not match the width of the windows above and it is considered that changing this to a door will not harm the appearance of the property.
- 5.14 The balustrading to the rear is now proposed to be black painted metal in accordance with the pre-application advice. It is considered that a contemporary design of this balustrading should be

acceptable to the rear as it will reflect the contemporary design of the lower ground floor extension whilst complementing the character of the original house.

Section 6 Planning Considerations

6.1 The key planning considerations in this case relate to the principle of the development, the standard of accommodation proposed, consideration of residential amenity and the impact of the proposed extensions and alterations on the character and appearance of the host property and conservation area.

6.2 The impact on the host property and conservation area is considered in Section 5 of this report. It is considered that the proposals are in accordance with National, London Plan and local policies regarding design and heritage. The remaining matters are set out below.

a) Principle of the development

6.3 The application involves the amalgamation of two flats into one. The principle of this should be considered acceptable as set out at Paragraph 3.75 of the Local Plan.

b) Standard of Accommodation

6.4 The new residential dwelling will provide a high standard of accommodation including enhanced access to the gardens. The flat will be 216sqm which meets the London Plan space standards for a four bedroom 3 storey dwelling.

d) Impact on the amenity of neighbouring properties

6.5 As set out in the pre-application advice, the property already has rear terraces at ground floor and lower ground floor levels and therefore there is already an established relationship adjoining/neighbouring properties. The proposals are not considered to materially increase the level of overlooking.

6.6 The proposed lower ground floor extension will be no deeper than the neighbouring extension at No.11 and is set away from the boundary with No.7. It will therefore not result in any harmful loss of daylight or outlook. The proposals are therefore in accordance with Policy A1.

Section 7 Design and Access Statement

a) Use

- 7.1 It is proposed to amalgamate two of the flats at lower ground and ground, first floor levels to one maisonette (Class C3) to provide a larger unit.

b) Layout

- 7.3 The proposed extension will be situated at the rear of the property at lower ground floor level and will allow for a large kitchen to be provided.
- 7.4 The property will have a traditional layout with living areas at lower ground floor and upper ground floor levels with three bedrooms at first floor level.
- 7.5 A fourth bedroom can also be accommodated at upper ground floor level and it is proposed that this room is used flexibly to meet the family's needs i.e. when guests come to stay or when the children get older and more bedroom space is required.

c) Scale and Amount

- 7.6 The application proposes a rear extension which will provide an additional 8.55 sqm of floor space.
- 7.7 The amalgamated and extended flat will have a total floor space of 214 sqm
- 7.8 Additionally there will be minor works to the property including a lower ground floor terrace and steps to garden, bricking up of two windows on side elevation, alterations to rear ground floor fenestrations, replacement of ground floor balcony and installation of new safety railings to pathway entrance.

d) Landscaping

- 7.9 The application proposals retain a large back garden which will provide appropriate landscaping for the property.

e) Appearance

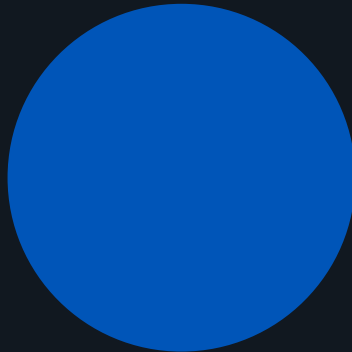
- 7.10 The proposed rear extension will have a subservient appearance. It will have a contemporary design which is appropriate given its position at lower ground floor and the design of the neighbouring extension at No.11 which was permitted in 2015.
- 7.11 The proposed railings will now all be black painted metal, in accordance with the pre-application advice. It is proposed that the rear railings will have a contemporary character to complement the extension. The front railings will have a traditional design in keeping with the variety of railings along the street.

f) Access

- 7.12 Access into the ground floor will remain as existing and the side door at lower ground floor level will also be retained.

Section 8 Conclusions

- 8.1 This Planning Statement has been prepared by Firstplan in support of a planning application by Mr and Mrs Shuckburgh at 9 Dartmouth Park Avenue for conversion of two flats at lower ground and ground, first floor levels to one maisonette (Class C3), single storey rear extension at lower ground floor level with terrace and steps to garden, bricking up of two windows on side elevation, alterations to rear ground floor fenestrations and replacement of ground floor balcony, installation of new safety railings to pathway entrance.
- 8.2 The application follows pre-application advice and the scheme has been amended to take on board the officers' comments.
- 8.3 The principle of the amalgamation of the two lower flats should be considered to be acceptable and will provide a high quality family home.
- 8.3 The proposed height, bulk and massing of the extension is appropriate and will be subordinate to the original property whilst making efficient use of space.
- 8.4 The design detailing of the external alterations will complement the character of the conservation area, including retaining the rhythm of the rear fenestration and proposing black painted metal railings to the front and rear.
- 8.5 The proposals will have an acceptable impact on the residential amenity of neighbouring properties.
- 8.6 In light of the above, the application proposal should be considered acceptable in all respects, and we therefore respectfully request that consent is granted.



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