



Planning Statement

7 & 9 Heath Cut Lodge



Boyer

Report Control

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Client:	Matthew Lever and Simeon Howard
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1. INTRODUCTION AND PROPOSAL

1.1 This planning statement is prepared on behalf of Matthew Lever and Simeon Howard for the proposed extensions to flats 7 and 9 Heath Cut Lodge.

1.2 The proposed development comprises the following:

Construction of extensions at second and third floor level to flats 7 and 9 Heath Cut Lodge

1.3 The proposed extensions would provide additional floor space in both flats over an existing roof terrace area. Roof terraces will remain for both flats.

1.4 This Planning Statement assesses the proposal against the policies in the Development Plan and other material considerations which are relevant to the determination of the application.

2. THE SITE AND SURROUNDING AREA

- 2.1 The flats proposed for extension, are two units (number 7 and 9) in Heath Cut Lodge. The block is located on North End Way in the London Borough of Camden.
- 2.2 The site is located on the western border of Hampstead Heath and lies north east of Golders Hill Park. The area surrounding the site is predominantly residential and consists of houses of varying storey height. The architecture in the vicinity is varied. There are terraced 3 storey dwellings, detached two and three storey dwellings of traditional design as well as more contemporary designs.
- 2.3 Heath Cut Lodge is a 4 storey building comprising residential flats. The building frontage is contemporary in its appearance with high proportions of glazing, balconies and roof terraces. The end of the building on Wildwood Grove has a stepped roofline where 3 roof heights are measured; the first comprises 2 storeys with the third and fourth storeys each set back again all with a flat roof which is utilised as a roof terrace for the second and third floor flats. The fourth storey (third floor flat) is highly glazed with the North End Way side being predominantly glass.
- 2.4 The building adjoins a more traditional style building to the East. This building comprises 4 storeys with a roof terrace. The fourth floor windows are dormers and are set in a mansard style roof extension. The roofline of the adjoining building is pronounced with railings which enclose a roof terrace.
- 2.5 Opposite the site, there are two detached buildings both of which measure 3 or 4 storeys and mirror the build height on the other side of the road. Mansard style roof extensions have been implemented with dormer windows at the upper levels.
- 2.6 The site is located within the Hampstead Conservation Area. The Hampstead Conservation Area Report does not identify this site as particularly significant to the conservation area nor does it negatively impact the area. The report states that all buildings on North End Way are of 'no great quality' apart from those which are identified as being locally listed. This relates to 1 & 3 North End which is the adjacent road and located approximately 100m away.
- 2.7 The site is not statutorily listed or included in the Camden Local List.
- 2.8 The site is located in Flood Zone 1 and is at the lowest risk of flooding.
- 2.9 The site has a PTAL rating of 2 (where 0 is the worst and 6b is the best). The site is located approximately 900m south east of Golders Green tube station and 1.25km from Hampstead tube station. There is a bus stop on North End Way (located less than 50 metres away) which is serviced by the 210, 268 and N5 bus routes.

3. PLANNING HISTORY

3.1 There is no relevant planning history for this site.

4. PLANNING POLICY CONTEXT

The Development Plan

- 4.1 Planning legislation requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 This section outlines the relevant planning policy context which will be considered in the determination of the application proposals.
- 4.3 The current Development Plan comprises the following documents
- The London Plan
 - The Camden Local Plan 2017
 - The North London Joint Waste Plan

Statutory Development Plan

- 4.4 Planning legislation requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.5 The London Plan provides the strategic policy context for all of London and seeks to provide an integrated framework for its development until 2031.
- 4.6 The London Borough of Camden Local Plan was adopted in July 2017. The relevant policies are outlined in the table below.

London Plan 2016	Camden Local Plan
<ul style="list-style-type: none"> • 3.5 Quality and Design of Housing • 5.3 Sustainable Design and Construction • 7.4 Local Character • 7.6 Architecture • 7.8 Heritage Assets and Archaeology 	<ul style="list-style-type: none"> • D1 Design • D2 Heritage • A1 Managing the impact of development

Material Considerations

National Planning Policy Framework 2012

- 4.7 The National Planning Policy Framework (NPPF) was published in 2012 by the Department of Communities and Local Government. The document sets out the government's economic, environmental and social planning policies for development with the aim of developing in the most sustainable way possible. The NPPF states that the purpose of the planning system is to advise and guide on best practice development which is as sustainable as possible. The NPPF stresses that the goal of sustainable development should not hinder or prevent future development.
- 4.8 The overarching national planning policy theme is that of sustainable development. The government have advised that this should be a central theme for plan making and decision taking. This is evidenced in para 14 which states that 'for decision making this means: approving development proposals that accord with the development plan without delay'.
- 4.9 Paragraphs 132-134 of the NPPF seek to consider the impact of a proposed development on the significance of a designated heritage asset; great weight should be given to the assets' conservation. Moreover, the NPPF advises that Council's should resist development which would lead to the harm of designated heritage assets, and this should be weighed against the public benefits of the proposal. For non-designated heritage assets, a balanced judgement will be required to reduce the incidence of any harm or loss to significant heritage assets.

Supplementary Planning Guidance

- 4.10 Camden has adopted 8 Planning Guidance documents which cover a variety of topics. Relevant to this proposal are the documents which give advice and guidance on design, housing and amenity.
- 4.11 CPG1 (Design) outlines the design guidelines and expectations of developments within the borough. The key message is that design should always take into account the character and design of the property and its surroundings, the proposed windows and doors should complement the existing building and rear extensions should be secondary to the property being extended. The scale of extensions should be subordinate to the original building
- 4.12 CPG1 (Design) also refers to the Heritage considerations which must be referred to when applying for planning permission. The Council will only permit development in conservation areas which preserves and enhances the character and appearance of the area.

- 4.13 Where proposals relate to sites located within conservation areas, reference to the relevant conservation area statements must be made. For this proposal the Hampstead Conservation Area Statement (HCAS) is relevant and applicable. The document states that the Hampstead Conservation Area is varied and therefore proposals will be assessed on an individual basis with regard to the existing building and the proposed development (Policy H31). A roof extension is unlikely to be acceptable where it would be detrimental to character of the existing building, where the extension would compromise the symmetry of the existing building (H43), where the roof is prominent and where the building is higher than the surrounding neighbours (Policy H33). Policy H34 of the HCAS recognises the merit of roof terraces in providing external amenity space. Proposals which seek to provide such spaces should not increase the overlooking to neighbouring properties and should be appropriately concealed.
- 4.14 CPG3 suggests sustainability targets for new developments, extensions and upgrading of old buildings. The document references the requirements for energy efficiency, the use of materials, implementing sustainable infrastructure and how to make developments more adaptable to climate change.
- 4.15 CPG6 provides supplementary planning guidance relating to amenity. Section 7 refers to overlooking, privacy and outlook and the key messages of relevance are as follows; development should be designed to protect the privacy of existing dwellings, mitigation measures are to be included when overlooking is unavoidable

5. ASSESSMENT OF THE PROPOSALS

- 5.1 This section assesses the principle of the development and its potential impacts in the context of the aims and objectives of the Development Plan. The section demonstrates how the proposal will comply with the Development Plan and National Planning Policy.

Proposed Development

- 5.2 This proposal seeks to extend two flats (nos. 7 and 9) at Heath Cut Lodge to increase the internal footprint of the dwellings.
- 5.3 The proposed extensions are at second and third floor level and would retain roof terraces for each flat.
- 5.4 The existing stepped roofline will be maintained in the design of the extensions.

Design Considerations

- 5.5 The NPPF addresses the merit of good quality design. Paragraphs 56-68 states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. The document states that whilst visual appearances are important, high quality inclusive design goes beyond the aesthetic considerations.
- 5.6 The London Plan states that housing developments should be of the highest quality internally, externally and in relation to their context and wider environment (Policy 3.5). A proposal should enhance the quality of local places and take into consideration the physical context, local character, density, tenure and land use mix.
- 5.7 Policy D1 of the Local Plan, states that new developments must be of a high quality design. The council will require proposals to respect local context and character, preserve and enhanced the historic environment and heritage assets, be suitable in terms of construction mechanisms and method, utilise high quality material that complements local character, is inclusive and accessible for all, promotes health, is secure and designed to minimise crime and anti-social behaviour, incorporates outdoor amenity space and provides a high quality of accommodation.
- 5.8 Camden's CPG1 outlines the Council's requirements for good design in all proposals. They require proposals to be in keeping with the existing building, respect the prevailing character of the surrounding buildings and area, preserve and enhance heritage assets, be sustainable in design and construction, integrate well with the surrounding area, provide a high quality of accommodation and provide amenity space.
- 5.9 The Design SPG requires all proposals to take into account the character and design of the property and its surrounding. As mentioned, the existing elevation will be mirrored in this proposal.

- 5.10 At the second floor level, the extended section will be in keeping with the massing and scale of the existing building. The existing building is not fully glazed and currently contains windows across the front and rear elevations. The extended section is designed to be continuous of the existing elevations and the proposed windows will match the positioning and proportions of the existing façade.
- 5.11 At the third floor level, the current proportion of glazing is very high and creates a 'glass box' effect at the penthouse level. The proposals will continue this design style and the proposed extension will match the existing façade using materials which mirror the existing elevations.
- 5.12 These measures ensure that there will be no increased overlooking to neighbouring properties.
- 5.13 The design of the extended sections have regard to the existing style of the building and all proposed windows will be matched to the existing to make the proposal compliant with design guidelines set out in the Camden Local Plan.
- 5.14 The materials utilised in this development will match the existing build to minimise the distinction between the extension and the original building. The proposal will utilise sustainably sourced materials wherever possible, in line with the guidelines in CPG3 and will seek to achieve high environmental standards in the detailed design.
- 5.15 This proposal will mirror the existing building elevation and maintain the 'stepped' roofline to the North West. The proposed extension will bring the second and third floor western walls out to increase the size of the flat but will retain the prevailing elevations. The proposed elevations would be proportionate to the existing massing of the building and would retain a very similar silhouette to the existing building. Therefore the proposal would adhere to the requirements outlined in Policy D1 of the Local Plan.

Heritage Considerations

- 5.16 The NPPF encourages Local Authorities to outline ways to protect and conserve their heritage assets and natural environments. Local Councils should recognise that heritage assets are an irreplaceable resource and they should be conserved in a manner that is appropriate to their significance. Furthermore, development should seek to protect and enhance the local environment and set out strategic approaches to plan positively for the creation, protection, enhancement and management of natural environments.
- 5.17 The London Plan states that planning authorities should only permit developments which value, conserve, restore, re-use and incorporate heritage assets and conservation areas where appropriate. Development which affects heritage assets should conserve their significance and be sympathetic to their form, scale, materials and architectural detail.
- 5.18 Policy D2 of the Camden Local Plan outlines how developments should respect local heritage and character within the Borough. The Council places great importance on preserving the historic environment and has a responsibility to safeguard buildings which have a significant value and contribution to the area.

- 5.19 This proposed development is within the Hampstead Conservation Area, The site is not listed in the Hampstead Conservation Area Statement as a listed building or as a building which positively or negatively contributes to the merit of the conservation area.
- 5.20 The guidelines of the HCAS provide details on how proposals for extensions will be approached and reviewed. H31 states that proposals will not be granted permission if they alter the symmetry of the existing building or if the proposal is detrimental to the existing building. As the existing roof line is already stepped, the proposal would not alter or impact the symmetry of the existing building. Furthermore, the design of the proposed extension would be in keeping with the style of the building line which is currently present and would not drastically change the look of the existing building and would therefore *not* be detrimental to its appearance. The proposal will respect the existing character of the building in terms of design, massing and details such as glazing.

Neighbour Amenity

- 5.21 CPG6 section 7 outlines the guidelines for overlooking, privacy and outlook. Camden Council will seek developments which have regard to the privacy of both new and existing dwellings. New buildings, extensions, roof terraces and balconies should be designed to minimise the potential for overlooking.
- 5.22 The proposed extensions would bring existing external amenity space into the internal footprint of the dwelling. The roof of the second floor flat would provide additional terrace for the third floor flat. However, the existing roof terraces and window arrangements mean the proposals would not increase the opportunities for overlooking of neighbouring properties. Therefore, the proposed extension will be compliant with the guidelines in SPG6 and would comply with the Camden Local Plan Policy A1.
- 5.23 The proposed extensions remain within the footprint of the existing building and are limited in size. Therefore, there would therefore be no adverse impact on daylight, sunlight or outlook of neighbouring properties.

Amenity Space Considerations

- 5.24 The London Plan outlines minimum amenity space standards for developments. This amounts to 5sqm for 1 and 2 person units and an additional 1sqm for every additional person.
- 5.25 The Camden Local Plan highlights the importance of providing outdoor amenity spaces in residential developments (Policy D1). Additionally, Policy A2 encourages developers to seek opportunities for providing private amenity space such as gardens, roof terraces and balconies as these spaces are acknowledged to greatly improve the quality of resident's lives.

- 5.26 Whilst this development does propose a loss of outdoor amenity space in favour of increasing the footprint of the flat, the proposed provision still significantly exceeds the London Plan proposals. The second floor flat will have a final amenity provision of 39sqm and the third floor unit will be provided with 61sqm. The provision on both the second and third floors both substantially exceed the London Plan provisions meaning this proposal is compliant with policy.
- 5.27 The development will not affect amenity space provision for any of the other dwellings in Heath Cut Lodge

6. CONCLUSION

- 6.1 It has been demonstrated through this Planning Statement and the additional information submitted with the application that the proposed extensions would be an appropriate form of development.
- 6.2 The scheme would increase the footprint of flats 7 and 9 Heath Cut Lodge whilst retaining a significant amount of private amenity space.
- 6.3 The proposals would have respect for the existing design, massing and bulk of the existing building and would preserve the character and appearance of the conservation area. There would be no adverse impact on neighbour amenity in terms of daylight, sunlight, outlook or privacy.
- 6.4 It is considered that the proposals would comply with the relevant policies of the Camden Local Plan, associated supplementary planning documents and the London Plan and would therefore be acceptable and planning permission should be approved without delay.