

PLANNING, DESIGN & ACCESS & HERITAGE IMPACT STATEMENT



At

102 Frognal

London

NW3 6XU

For Mr. H. Brown

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CONTENTS PAGE

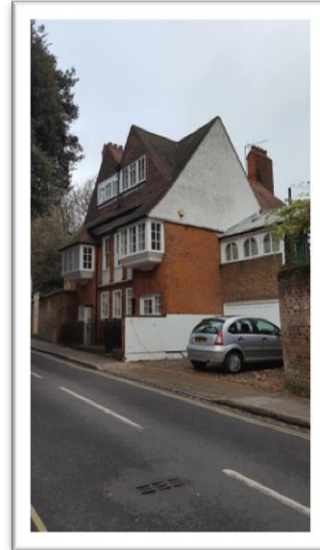
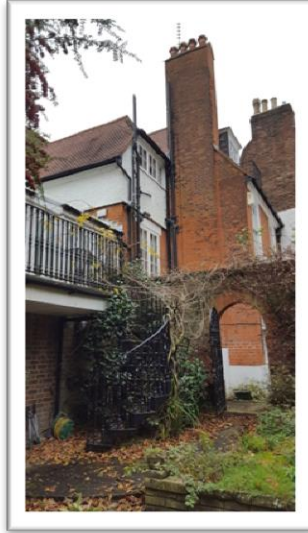
- 1.0 Introduction**
 - Existing Character/Description of the Site
- 2.0 Planning History**
- 3.0 Design & Access Component**
- 4.0 Planning Policy Framework**
 - National Planning Policy Framework
 - The Development Plan
- 5.0 Planning Policy Compliance**
 - Principle of Development
 - Design/Heritage Impact
 - Amenity/Living Conditions
- 6.0 Conclusions**

1 INTRODUCTION

- 1.1 This Statement has been prepared in support of a householder planning application for the alterations at roof level to raise the eaves/ridge height by 300mm on the existing side/rear wing, replacement front door, new pedestrian gate, formation of new bin store and replacement windows to the rear ground floor level ("the Proposal") at 102 Frognal, NW3 6XU ("the Site").
- 1.2 The purpose of this statement is to illustrate the key factors that have influenced the design of the proposal and to demonstrate how it accords and complies with the principles and policies established by the National Planning Policy Framework (NPPF) and development plan requirements.
- 1.3 This statement should be read with the drawings prepared by XUL Architecture.

EXISTING CHARACTER AND DESCRIPTION OF SITE

- 1.4 The Site comprises a detached dwelling located on the eastern side of Frognal, dating from the 1880's. The property extends over 3 floors, with internal changes in levels throughout the property. It has a tile hung gable and oriel windows at first floor level.
- 1.5 The property lies adjacent to the pavement and benefits from a small frontage set behind existing railings and gates. To the south of the property is vehicular access which leads to an area of off street parking and a double garage. A modern conservatory style structure is located over the garage and links to the main property. A substantial garden wall runs between the garage and the frontage of the Site. Private garden space is located to the east and south of the dwelling. Images of the property are provided over page for reference.



- 1.6 The property is neither statutorily listed nor on the Council's Local List. It is, however, recognised as a positive contributor in the Hampstead Conservation Area character appraisal, although the garage is specifically referred to as having a negative impact on the character of the area.
- 1.7 The area is residential in character and characterised by properties of diverse scale and character, ranging from C18th – C20th in age. There are examples of modern purpose built flatted schemes within close proximity of the Site.
- 1.8 To the north lies no.s 104-108 Frognal and these are Grade II listed properties.

2.0 PLANNING HISTORY

2.1 Recent planning history for the site is provided in Table 1 below.

Planning Reference	Description	Decision
2010/2071	Renewal of 2005/1284 for demolition of existing garage and conservatory and erection of new 2 storey dwelling with garage	Approved
2007/2470	Erection of 3 storey dwelling following demolition of existing garage and conservatory	Refused Appeal Dismissed
2006/5581	Erection 3 storey dwelling following demolition of existing garage and conservatory	Refused
2006/1685	Erection 3 storey dwelling following demolition of existing garage and conservatory	Refused
2005/1284	Erection of 2 storey dwelling following demolition of existing garage and conservatory	Approved

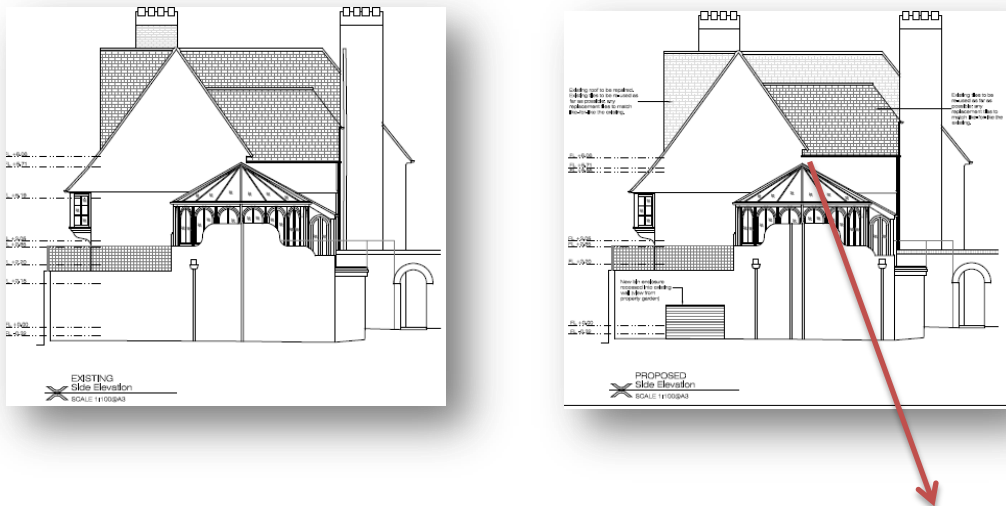
3.0 DESIGN & ACCESS COMPONENT

Amount

- 3.1 Planning permission is sought for alterations to the eaves/ridge of the roof of an existing side/rear wing. No additional floorspace is created as a result of this proposal. The works are designed to improve the internal floor level arrangements throughout the property to enhance its functionality for the young family who own it.
- 3.2 A new bin store is proposed and this would be recessed in the existing garden wall. The bin store would extend to 1.9sqm and provide storage for 3no. bins.

Scale & Appearance

- 3.3 The alterations at roof level involve a very modest increase in eaves height at the rear/side roofs. This is shown on extracts of the existing and proposed details below.

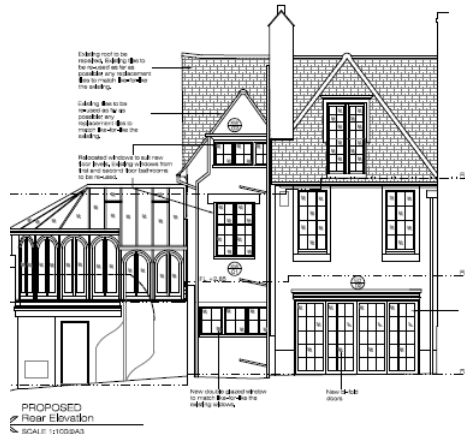


The 300mm increase in eaves height

The relationship between the roof of the side/rear wing and the main roof slope would reflect the existing details, with the rear gable roof sitting just below the eaves level of the main roof. The height of the eaves on the side/rear wing (that part beyond the conservatory) would be raised by 300mm only.

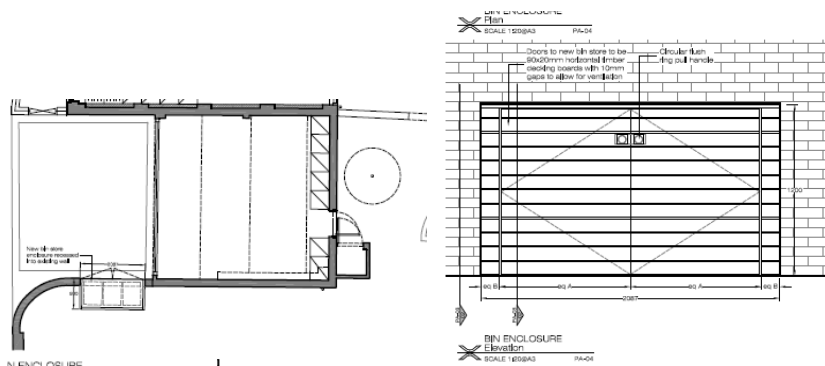
- 3.4 The existing tiles would be reused wherever possible and any replacements would be sourced to match, as required.

- 3.5 An existing window on the rear elevation at ground floor level would be replaced with timber bi-fold doors (conservation style).



- 3.6 A new replacement window to serve the kitchen at ground floor level is proposed, the proportions of which would replicate that existing. The existing windows at first and second floor level in the side/rear wing would be re-used.

- 3.7 The bin store is recessed into the existing substantial garden wall. It would be defined by horizontal timber with ventilation gaps. That part of the bin store behind the wall (not visible from any public vantage point) would be 0.9m deep and finished with timber. The existing bin store would be removed.



- 3.8 A replacement door is proposed on the front elevation to match the style/detailing of that existing. A gate between the frontage of the property and the off street parking is proposed with materials and detailing matching the existing gates along the frontage.



3.9 Full details of the proposal, including large scale window details/sections are submitted as part of the application.

Use

3.10 The residential use of the site as a single dwelling would not be impacted upon.

Access

3.11 The existing access to the property would be retained as existing.

Layout

3.12 The layout of the Site would not be impacted. Internally, the layout of the property would be altered at ground floor level to reflect the needs of the family and to address a series of level changes. At first and second floor, the changes enable the bathrooms to be more accessible (fewer step changes to these rooms). No change to the layout of the site is proposed, with existing pedestrian and vehicular access points unaffected.

4.0 PLANNING POLICY FRAMEWORK

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development and identifies three dimensions; social, economic and environmental. Paragraph 15 makes it clear that development which is sustainable should be approved without delay.
- 4.2 The NPPF establishes 12 core planning principles which include;
- Planning should not be simply about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
 - proactively driving and supporting sustainable development;
 - seeking to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings; and
 - conserve heritage assets in a manner appropriate to their significance.
- 4.3 The NPPF recognises that good design is indivisible from good planning. Paragraph 60 notes that planning policies and decisions should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or style. It goes onto to seek, encourage or reinforce local distinctiveness.
- 4.4 Paragraph 128 requires applicants to describe the significance of any heritage assets affected by a proposal with the level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.5 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance to a designated heritage asset, consent should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 4.6 Where a proposal leads to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Development Plan

Local Plan (2017)

4.7 The relevant policies from the Local Plan include:

- A1 Managing the Impact of Development
- D1 Design
- D2 Heritage

Supplementary Guidance

4.8 The following supplementary guidance produced by the Council has also been taken into consideration in the preparation of this application:

- CPG1 Design
- CPG6 Amenity

4.9 The Council's Hampstead Conservation Area Appraisal and Management Strategy is relevant to the assessment of the Proposal.

5.0 PLANNING POLICY COMPLIANCE

5.1 In light of para. 14 of the NPPF, an assessment of the merits of the application turns fundamentally upon whether the proposal comprises a sustainable form of development, together with an assessment of its principal and detail having regard to any relevant and up-to-date development plan policy and any other material considerations. The application is assessed in these terms below:

PRINCIPLE OF ALTERATIONS AT ROOF LEVEL

5.2 The principle of improving the way the property functions is entirely consistent with adopted development plan policy. The Proposal comprises high quality development and enables the optimal use of the existing site whilst taking account into account its surroundings, sustainability, amenity and heritage (all detailed further below).

5.3 The Council's CPG 1 deals specifically with roof level alterations and extensions and states:

*"5.6 Additional storeys and roof level alterations are likely to be **acceptable** where:*

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help reunite the group of buildings and townscape;*
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of similar form would not cause additional harm."*

5.4 The alteration at roof level involves a 300mm increase in eaves/ridge height of the side/rear wing. It does not impact on the main roof structure and it does not fundamentally or materially change the relationship between the side/rear wing and the main roof.

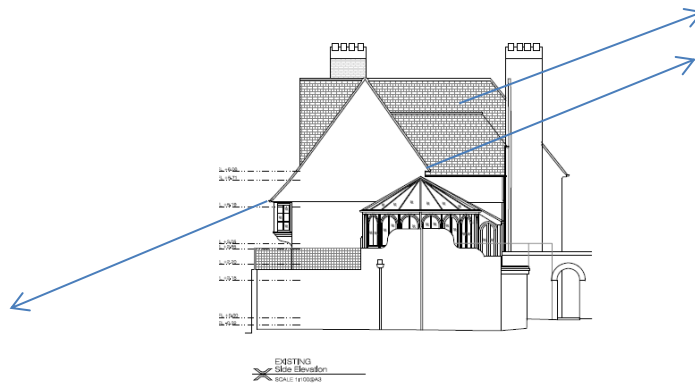
5.5 For the reasons expanded upon below, the modest change to the side/rear wing at roof level are architecturally sympathetic to the age and character of the property, retain the integrity of the roof form and relationships between the various roofs and would not undermine the Arts and Crafts design of the dwelling.

- 5.6 There is no in principle policy objection to alterations at roof level for this property or indeed any of the other aspects of the scheme provided they meet all other policies designed to protect matters of heritage interest and amenity, as detailed below. The Proposal is found compliant with the Council's advice in CPG1 in respect of the 'principle' of roof level extensions.

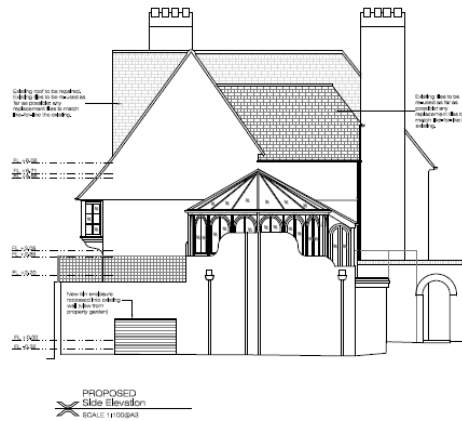
DESIGN/HERITAGE IMPACT

Design – Roof Level Alterations

- 5.7 The property is an attractive dwelling based on Arts and Craft influences. The use of differing roof profiles, eaves heights and gables are defining characteristics of the arts and crafts influences together with the oriel windows and tile hanging. The options to address the complexities of the internal change in levels across all floors has been carefully explored in order to secure a solution that neither harms nor dilutes the architectural integrity of the design.
- 5.8 The design characteristics of the property have been examined in considerable detail and have influenced the Proposal. The southern flank façade is characterized by a side gable, which has a stepped eaves height, with the rear eave line being higher than the low slung front eave detail. The rear wings differ in height, with the southern gable subordinate in form/height. These key characteristics of the existing arrangement are highlighted below.



- 5.9 The proposed design solution does not materially impact on these existing 'key' relationships. The eaves at the rear of the main roof is raised by 300mm and remains above the eaves at the front and the eaves height of the rear 'wing'.



5.10 The ridge height of the rear wing continues to sit distinctly below the ridge height of the main roof and the most northern rear wing. The hierarchy of roof profiles is not adversely affected. The side/rear wing would remain subordinate to the more visually dominant roof profiles of the main roof and northern rear wing.

5.11 In terms of visibility, oblique views of the rear wing are just visible in longer distance views from the south, with the eaves sitting just above the height of the existing conservatory roof. The eaves detail is not however particularly perceptible by reason of the conservatory, as shown in the image below.



5.12 The 300mm change in eaves/ridge height is modest, particularly in relation to the scale of the existing property and its overall height. It would not detrimentally impact on the hierarchy of the roofs or eaves relationships across the property or detract from the architectural composition of the property.

- 5.13 Existing tiles would be re-used wherever possible and replacements sourced to match those existing where required. The proposed alterations at roof level are a sensitive responsive to the design principles of the existing property and its setting. They would not dilute the positive contribution the property makes to the character or appearance of the area.

Design – Other Alterations

- 5.14 The existing front door will be fixed shut. In the event its condition is deemed poor, a replacement front door would be made to replicate the design of an existing front door, reinforcing the appearance of the property. The new gate has been designed to reflect the detailing of the existing railings and gates along the frontage. None of these works would cause harm to the architectural detailing of the property.
- 5.15 To the rear, existing windows would be re-used and a replacement kitchen window installed to replicate the size/proportions of that existing. The reuse of existing windows and the proposed replacement kitchen window are appropriate.
- 5.16 Bi-fold doors are proposed to the rear at ground floor level. This opening is discreetly located to the rear of the property and is not visible from beyond the confines of the Site. The appearance of the property, from both public and private vantage points outside the confines of the Site, would not be impacted upon. These doors have been designed to reflect the details of the windows. This element of the Proposal would not cause harm to the quality or appearance of the property.
- 5.17 The bins for the property are currently stored immediately forward of the property, a practice that detracts from both an appreciation of the property itself and the general visual amenities of the area. To remedy this, a recessed bin store is proposed into the existing garden wall. The use of timber slats (with ventilation) is appropriate and would weather down. The bin store would provide a sensitive solution and removes the need for the unsightly storage of bins along the frontage of the Site.
- 5.18 The property is not listed and the internal reconfiguration of rooms does not in itself require consent.

Heritage Impact – Significance of Designated Heritage Assets

Hampstead Conservation Area

- 5.19 The Site lies within Sub Area 5 (Frognal) of the Hampstead Conservation Area. The Conservation Area Appraisal and Management document notes the properties within Frognal as being *“diverse in scale and character, ranging from modest 18th century houses to 20th century. At the northern end are the oldest houses.”*
- 5.20 It goes on to state *“No.102 is a c.1880’s detached house with tile-hung gable and oriel windows at first floor level. Lying close to the pavement it has a railing frontage and a side extension with a large cross over to the garage that detracts from the fine detail of the house.”*
- 5.21 The application property is noted as being a positive contributor to the conservation area although the garage is recognized as a feature that detracts from it.
- 5.22 The significance of Sub Area 5 lies in the pattern of development and the winding hill of Frognal itself as well as the quality of many of the buildings therein.

104 & 106 Frognal

- 5.23 The properties to the north, 104-106 Frognal are Grade II listed properties and designated heritage assets in their own right. These date from the 18th century and the listing description is as follows;

“Pair of semi-detached cottages. c1762, refaced later C19 in Georgian style. Brown brick, No.106 painted. C20 tiled mansard roofs with dormers and end stacks. 2 storeys, attics and semi-basements. 3 windows each. Doorcases with console-bracketed hoods and part-glazed doors. Gauged red brick flat arches to flush framed sashes with exposed boxing. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached brick wall, cast-iron railings with urn finials and gate to No.106.”

- 5.24 The significance of these adjacent properties rests with their architectural and historic detailing as well as the wall and railings forward of no.106.

Impact on the Significance of the Conservation Area

- 5.25 Policy D2 seeks to preserve and where appropriate enhance heritage assets and their setting. It reiterates the advice of the NPPF in respect of development that results in the loss of, substantial harm or less than substantial harm to designated assets. With specific regard to conservation areas it requires development to preserve the character and appearance of the area.
- 5.26 The Proposal retains the subordinate nature of the side/rear wing roof. The stepped eaves height is retained as is the step in ridge heights. The 300mm change in eaves/ridge height would not lead to the rear wing competing with or detracting from the appreciation of the arts and crafts influences and the variation in roof forms of the property. The design of the modest alterations at roof level would not result in a visually dominant or incongruous roof detail. The architectural integrity of the property would not be undermined and it would continue to make a positive contribution to the character and appearance of the area conservation area.
- 5.27 Longer distance views towards the southern flank of the property would not be prejudiced. From these longer distance views from the south, the variation in roof profile and dominance of the front roof slope would remain intact.
- 5.28 The Proposal would not therefore cause harm to any longer distance views within the Conservation Area and none that are identified as important.
- 5.29 The replacement front door, gate and formation of discreet bin store would make neutral or positive contributions to the character of the area. The installation of doors on the rear elevation would have no impact on the conservation area due to their discreet position, screened by buildings and landscape features.
- 5.30 Taking all the above matters into account, the Proposal would protect the character and appearance of the Conservation Area and would not cause harm to its identified significance. The Proposal would be compliant with the advice of the NPPF, Local Plan policy D2 and supplementary guidance in this regard.

Impact on the setting of adjacent Listed Buildings

- 5.31 The proposed works to the side/rear wing would not impact on the roof profile adjacent to these listed properties, sited to the north of the site. The modest nature of the works would not obstruct any view towards or of these listed properties. The sensitive design would not cause harm to the design quality of the host building and the setting of these adjacent listed buildings would not be harmfully impacted upon.
- 5.32 For the reasons provided above, the proposals would not cause harm to the significance of the designated heritage assets of either the conservation area or the setting of the adjacent listed properties. In the absence of identified harm, there is neither a presumption against the Proposal nor further requirement to examine any benefits associated with the Proposal.

AMENITY/LIVING CONDITIONS

- 5.33 Policies A1 and D1 of the Local Plan and CPG6 seek to protect the amenity of neighbouring occupiers.
- 5.34 By reason of the siting and nature of the Proposals and their relative position in relation to adjacent properties, no harm to the amenities of neighbouring properties would arise.

6.0 WEIGHING THE PLANNING BALANCE

SUSTAINABLE DEVELOPMENT

- 6.1 The development proposes an effective use of the site and seeks to improve the conditions within which the applicant is living. It seeks to meet the needs of the current owners without harming the ability of future generations to meet theirs, consistent with the principles of sustainable development as set out in the NPPF.

DEVELOPMENT PLAN POLICY

- 6.2 The development plan provides up to date policies for the consideration of the current scheme. The proposed development is consistent with these policies as set out below:

London Plan

- 6.3 Policy 7.4 Local Character requires development to have regard to the scale, mass and orientation of surrounding buildings. It requires that planning decisions ensure that buildings should provide a high quality design response that (inter alia) *'has regard to the pattern and grain of existing spaces and streets in orientation, scale, proportion and mass'*.
- 6.4 Policy 7.6 Architecture confirms that:
- "Buildings and structures should (inter alia) :*
- a) be of the highest architectural quality*
 - b) be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm*
 - c) comprise details and materials that complement, not necessarily replicate, the local architectural character".*
- 6.5 As set out in Section 5 above, the Proposal responds positively to the character of the property and surrounding area. It proposes a form of development that reinforces the architectural language and roof composition of the dwelling.

6.6 Policy 7.8 deals with heritage assets and seeks to secure their protection and enhancement. As demonstrated herein, the Proposal affords appropriate protection to the Conservation Area and setting of adjacent listed buildings

Local Plan 2017

6.7 The Proposal is compliant with Policy D1 in the following way:

- (a) It respects the local context and character;
- (b) It preserves the historic environment and heritage assets in accordance with Policy D2;
- (c) it is sustainable in design and construction, based on principles of good design and re-using materials/windows wherever possible.
- (d) the design is sustainable and durable;
- (e) it reinforces distinctive features of the property and re-uses materials wherever possible. Where replacement roof tiles are required these would be sourced like for like to compliment the property and local character;
- (f) it integrates with the host property and contributes positively to the character and street scene;
- (g) it makes the property more accessible and inclusive, providing level access throughout the ground floor and seeking to address some of the level changes at upper floor levels;
- (h) n/a;
- (i) n/a;
- (j) Amenity space is unaffected.
- (k) Existing landscape features are unaffected;
- l) Amenity space is retained.
- (m) No strategic views are affected and local views protected.

6.8 Policy D2 seeks to preserve and where possible enhance heritage assets and their settings. The Proposal will not lead to the loss or substantial harm to a designated heritage asset. With specific regard to the impact on the Conservation Area, the Proposal is compliant with the tests of this policy in the following way;

- e) the roof level alterations preserve the character and appearance of the conservation area with the changes to the front elevation and provision of bin store enhancing it.
- f) no complete or substantial demolition is proposed.
- g) n/a
- h) the trees and garden space are protected.

- 6.9 The Proposal provides a sensitive response to the design, character and appearance of the property, which is recognized as a positive contributor to the conservation area and therefore a non-designated heritage asset itself. The significance of the property is not harmed.
- 6.10 The proposal would not cause harm to the quality of life of occupiers and neighbours, in compliance with Policy A1.

7.0 CONCLUSIONS

- 7.1 This application has been prepared having regard to the policies of the NPPF, adopted development plan policies and the specific characteristics of the site and the surrounding area.
- 7.2 The Proposal would not appear visually intrusive or dominant and has been designed to take account of existing design characteristics and quality of the property. The modest changes to the eaves/ridge height of the rear wing do not result in the loss of or harm to the subordinate nature of this roof or the relationship between the various eaves details across the property.
- 7.3 The property is recognized as making a positive contribution to the character of the conservation area and this would not be impacted upon by the Proposal. The changes at roof level would not be prominent or particularly legible having regard to the existing conservatory and their modest nature. The architectural integrity and arts and crafts influences of the host property are protected as is the character and appearance of the conservation area.
- 7.4 The design and siting of the Proposals precludes any harm to the amenities of neighbouring occupants.
- 7.5 The Proposal meets the needs of the current occupier without prejudicing the ability of future generations to meet their needs. It is based on principles of good design and reinforces local distinct characteristics and the design principles of the property itself, whilst optimizing the use and function of the property for the occupants.
- 7.6 No other material considerations have been identified that would outweigh the policy presumption in favour of the development and, accordingly, planning permission should be granted 'without delay'.