



PLANNING STATEMENT

33 Belsize Avenue, NW3

On behalf of, Mrs Vikki Done

February 2018

CONTENTS

Introduction	2
Site and Surrounding Area	4
Planning History	5
Proposed Development	6
Relevant Planning History	7
Planning Appraisal	11
Conclusion	15

1.0 INTRODUCTION

1.1 This Planning Statement is written on behalf of our client, Mrs Vikki Done (hereby referred to as the 'Applicant') in support of a Householder Planning Application for the proposed development at No 33 Belsize Avenue (hereafter referred to as the 'Site'). The description of development is as follows:

Infill lower ground floor extension and the erection of a single storey rear extension, removal of a crossover and associated works (hereafter referred to as the 'Development').

1.2 The site comprises a 3-storey single family dwelling which is located on the northern side of Belsize Avenue, a long residential street situated to the west of Haverstock Hill located within the Belsize Conservation Area.

1.3 This application is being submitted following a careful review of the Council's Local Plan (2017). The proposal seeks to enhance the relationship between internal and external spaces whilst accommodating the needs of the family. The Applicant seeks to enhance the character of the dwelling through increased soft landscaping to the front and rear of the house and its contribution to the Conservation Area.

1.4 The purpose of the Planning Statement is to assess the Development against the Development Plan and material considerations and this statement should be read in conjunction with other reports submitted in support of this application.

1.5 The application is supported by a series of technical documents required to demonstrate the acceptability of the application proposals in light of Development Plan. The additional supporting documents comprise:

- Application drawings, prepared by KSR Architects;
- Design and Access Statement, prepared by KSR Architects;
- Daylight and Sunlight Assessment, prepared by XC02;
- Energy and Sustainability Statement, prepared by XC02;

- Basement Impact Assessment, prepared by Elliot Wood;
- FRA and Drainage Strategy, prepared by XC02;
- Structural Engineering Report, prepared by Elliot Wood; and
- Arboricultural Impact Assessment. Prepared by Landmark Trees.

- 1.6 The Development will secure a high quality extension that is proportionate, sympathetic to the existing house and the existing landscape whilst providing enhanced internal space to meet the needs of the family.
- 1.4 The Development is in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The Development is also in line with paragraph 14 of the National Planning Policy Framework (NPPF) which establishes a presumption in favour of sustainable development for planning applications which accord with the Development Plan, this application should also be approved.

2.0 SITE AND THE SURROUNDING AREA

- 2.1 The site comprises a 3-storey single family dwelling featuring habitable accommodation in the loft and at lower ground floor level. The site is located on the northern side of Belsize Avenue, a long residential street situated to the west of Haverstock Hill located within the Belsize Conservation Area. The site benefits from two crossovers and pedestrian access via a private footpath off Belsize Lane.
- 2.2 The existing front garden is landscaped to accommodate upto four car parking spaces and the garden to the rear features a large lightwell and terrace which is accessed by means of the lower ground floor. There is no direct access at ground floor level into the garden.
- 2.3 The site is located within Sub Area One of the Belsize Park Conservation Area. The area is characterised by a distinct mid-19th century villas that feature a strong consistency in the heights of buildings, which are mostly three storeys with lower ground and sometimes include an attic level. Belsize Avenue is also characterised by houses that are set well back from the road with trees along its length. The Avenue features a wide road, with grass verges on either side and semi-mature trees within the verges. The site is not listed but is noted to make a positive contribution to the character and appearance of the area.

3.0 PLANNING HISTORY

- 3.1 **March 1994:** Planning permission granted for the change of use of a house in multiple occupation to a single family dwellinghouse, ref. 9400142.
- 3.2 **August 1995:** Planning permission granted for change of use and works of conversion including the erection of a single storey side/rear extension on the eastern side of the property and a garage on the western side to provide a self-contained flat in the basement and a self-contained maisonette on the upper floors, ref. 9500635 (Not implemented).
- 3.3 **January 2009** Certificate of lawfulness issued for proposed works including new openings at lower ground floor level, alterations to existing windows, insertion of new roof lights on the front and side (west) roof slopes and replacement of front gates, ref. 2008/2411/P.
- 3.4 **January 2009** Planning permission granted for excavation into rear garden to provide a terraced area at lower ground floor level to the existing single family dwelling house (Class C3).

4.0 PROPOSED DEVELOPMENT

4.1 This section describes the proposed development and defines the principal components of the scheme. The application is accompanied by a comprehensive Design and Access Statement, prepared by KSR Architects which illustrates the Development and explains the design process.

4.2 This application seeks consent for:

Infill lower ground floor extension and the erection of a single storey rear extension, removal of a crossover and associated works

4.3 The proposed rear extension at ground floor level is modest with a depth of 1.7m and a height of 3m. The proposed lower ground floor extension is an infill of a large existing lightwell.

4.4 To the front of the house, this proposal includes the removal of a crossover and reinstatement of a front boundary wall. The lower ground floor extension includes sufficient soil depth, relative to its size to reinstate suitable soft landscaping allowing for an improved connection between internal and external spaces at ground floor level.

5.0 RELEVANT PLANNING POLICY

- 5.1 This section provides a commentary on the Development in the context of development plan policy, policy guidance and other material considerations. An assessment of Development Plan and specific local policy issues are dealt with in the relevant sections of Section 6 within the statement.

Statutory Requirement

- 5.2 In accordance with Section 38(6) of The Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 5.3 The Development Plan for the borough currently comprises the following documents:
- The London Plan (March 2016); and
 - Camden Local Plan (June 2017).
- 5.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

Material Considerations

- 5.5 Other material considerations relevant to the determination of this application are:
- The National Planning Policy Framework (NPPF) (2012);
 - Belsize Conservation Area Statement (2002); and
 - Camden Planning Guidance.

National Planning Guidance

- 5.6 The NPPF (March 2012) sets out the Government’s overarching objectives for the planning system to enhance and improve the places in which people live their lives, and at the heart of it is “The presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision taking” (para 14).
- 5.7 Good design is a key aspect of sustainable development and should contribute positively to making places better for people (para 56) and should promote or reinforce local distinctiveness (para 50).
- 5.8 Paragraph 129 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).
- 5.9 The NPPF requires that consideration is given to the impacts of development on the significance (including setting) of designated and non-designated heritage assets (paras 131 - 135).

London Plan (2016)

- 5.10 The London Plan sets out the Mayor of London’s strategic vision for London over the next 20 – 25 years and provides strategic planning guidance for London.
- 5.11 The London Plan supports development proposals that take into account local context and character, design principles (set out in Chapter 7). It further states in Policy 3.5 (Quality and Design of Housing Developments) that “Housing developments should be of the highest quality in relation to their context and wider environment...” to enhance residential neighbourhoods and protect and enhance London’s environment as a whole.

Camden Local Plan (2017)

- 5.12 The Camden Local Plan adopted in June 2017 forms the basis for planning decision and future development in the Borough. The following policies are most relevant to the determination of this application:
- 5.13 **Policy D1** (Design) expects development to consider the character, setting, context, the form and scale of neighbouring buildings, and the quality of materials to be used.
- 5.14 **Policy D2** (Heritage) states that within conservation areas, the Council will only grant permission for development that ‘preserves and enhances’ its established character and appearance.
- 5.15 **Policy A1** (Managing the impact of development) seeks to protect the quality of life of occupiers and neighbours. Developments are expected to consider the impact of development on outlook, privacy, overshadowing, noise and microclimate.
- 5.16 **Policy A3** (Biodiversity) seeks to protect and enhance the biodiversity of sites by requiring the construction phase of development. The Policy resists the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued well being of such trees and vegetation.
- 5.17 **Policy A4** (Noise and vibration) seeks to ensure that noise and vibration is controlled and managed.
- 5.18 **Policy A5** (Basements) Policy A5 requires the siting, location, scale and design of basements to have minimal impact on, and be subordinate to, the host building and property. Proposed basements are expected:
- Not to comprise of more than one storey;
 - Not to be built beneath an existing basement;
 - Not to exceed 50% of the garden within a property;
 - To be less than 1.5 times the footprint of the host building in area;
 - Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
 - Not to extend into or underneath the garden further than 50% of the depth of the garden;

- To be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- Avoid the loss of garden space or trees of townscape or amenity value.

5.19 **Policy CC3** (Water and flooding) seeks to ensure development does not increase flood risk and reduce the risk of flooding where possible.

6.0 PLANNING APPRAISAL

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

- Conservation and design;
- Neighbouring amenity;
- Impact on trees;
- Impact of the infill lower ground floor extension;
- Construction Management; and
- CIL and Section 106.

j) Conservation and Design

6.2 The NPPF considers good design to be a key aspect of sustainable development which should contribute positively to making places better for people. The NPPF states that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including replacing poor design with better design (para 9).

6.3 At para 57, the NPPF states that it is important to plan positively for the achievement of high-quality and inclusive design of all development.

6.4 Para 137 of the NPPF states Local Planning Authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

6.5 Policy 3.5 of the London Plan (Quality and Design of Housing Developments) states that "housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment....to protect and enhance London's residential environment and attractiveness as a place to live".

-
- 6.6 Policies D1 and D2 seek to facilitate the highest standard of design in proposed developments. Policy D2 states that within conservation areas, the Council will only grant permission for development that ‘preserves and enhances’ its established character and appearance. Both statutory requirements and the Development Plan were considered in forming the proposal. Below a brief appraisal of the proposal in the context of the design policies is provided.
- 6.7 The existing house was built in the mid-19th century and is listed as a positive contributor for its group value in this part of the Belsize Conservation Area. The Design and Access Statement (DAS) provides commentary on the design evolution of the Development and how the proposal responds to its context.
- 6.8 The proposed rear and lower ground floor extensions with a depth of 1.7m would appear subordinate to the main dwelling. The proposed ground floor extension and to reference the characteristics of the host dwelling. The use of brick and render references the existing house and provides a contemporary yet elegant extension.
- 6.9 The proposal includes improvements to the front boundary where two crossover currently exist. The proposal seeks to remove a crossover and introduce in its place a sympathetic front boundary wall with cast iron metal railings and pedestrian gate. This element of the proposal would preserve and enhance the significance of the Conservation Area.

ii) Amenity

- 6.10 NPPF encourages positive planning to achieve high-quality architecture, reflective of local surroundings and materials with a good standard of amenity for all existing and future occupants of land and buildings (paras. 12 and 58).
- 6.11 Policy A2 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of privacy, overlooking, overshadowing and outlook, sunlight and daylight. Supplementary guidance on design and amenity is provided in CPG1: Design and CPG4: Amenity.

-
- 6.12 The nature and scale of the proposed development is similar to that of other dwellings in the area. Due to the siting of the existing building which is largely screened from its neighbours due to high boundary walls, the proposal is unlikely to result in direct overlooking, overshadowing or loss of outlook. The proposed skylight is modest and would not result in undue light spillage into the garden.
- 6.13 The design fully considers the impact of the development on its occupiers and neighbours, this application would not result in harm to the neighbouring amenity and is in line with Policy A1 and Camden's Planning Guidance.

iii) Trees and Landscaping

- 6.14 The design has been influenced by the Applicant's desire to enhance the connection between indoor and outdoor space and improve the site's biodiversity by infilling a gaping concrete void within the rear garden with a modest infill extension at lower ground floor level and introducing enhanced soft landscaping at ground floor level. This proposal would create an improved outdoor and more usable outdoor living space.
- 6.15 Further details relating to trees is contained within the Arboricultural Impact Assessment supporting this application. There are trees in or around the site are of varying arboricultural quality. The proposals will not have any significant impact on either the retained trees or wider landscape thereby complying with Policy 7.21 of the London Plan 2016 and Policies A3, A5, D1 and D3 of the Camden Local Plan (2017). For further details please refer to the Arboricultural Impact Assessment.

iv) Transport and Construction Management

- 6.16 The house currently includes two crossovers, as part of this application a crossover will be removed and appropriate boundary treatment is included and a new pedestrian gate. This proposal would improve the immediate pedestrian environment in accordance with Policy T1 of the Local Plan (2017).

- 6.17 Due to the size and scale of the proposal, a Construction Management Plan (CMP) has not been prepared, should the Council consider it appropriate, we request this is secured by way of a Section 106 legal agreement.

v) Basement Impact Assessment

- 6.18 In accordance with the requirements set out within the Local Plan and Camden Planning Guidance, a Basement Impact Assessment and Structural Engineering Report is included which concludes the lower ground infill extension would not harm the amenity of neighbouring occupiers. The proposed soil depth is considered to be sufficient to support vegetation and the overall size of the extension is proportionate to the host dwelling and garden.

vi) Community Infrastructure Levy

- 6.19 From 1 April 2012 the Mayor of London's Community Infrastructure Levy (CIL) was applied throughout Greater London. The Mayor has set £50 per sqm for residential development in Camden.
- 6.20 The London Borough of Camden introduced its CIL Charging Schedule on 1 April 2015 and proposes a rate of £500 per sqm for residential development. The appropriate form is attached.

vii) Section 106

- 6.21 Camden's Planning Guidance 8 was consulted on in putting together this proposal. It is considered that the site-specific obligations would be limited to Construction Management Requirements and highways improvement/repair works as necessary and related to construction activity.

7.0 CONCLUSION

- 7.1 This application seeks householder consent for a modest Infill lower ground floor extension and the erection of a single storey rear extension, removal of a crossover and associated works.
- 7.2 The proposal has been prepared following a review of the Development Plan and the context of the area. The proposed changes a living environment that improves the connection between the house and the outdoor space.
- 7.3 The limited and modest extension is subordinate to the main dwelling and is contemporary yet contextual through its design and use of materials. The removal of a crossover and the introduction of sympathetic boundary treatment improves the contribution this house makes to the Conservation Area.
- 7.4 This proposal preserves and enhances the historic character of the Conservation Area.
- 7.5 This planning statement demonstrates that the proposal is compliant with the local development plan and should therefore be granted approval.