



21 Maresfield Gardens, London NW3 5SD

External alterations to 21 Maresfield Gardens including re-profiling of the roof and insertion of dormer windows, raising of the pitched roof behind the decorative parapet and reinstatement of and alterations to chimney stacks

Design and Access, Planning and
Heritage Statement

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21 Maresfield Gardens, London NW3 5SD

Client:

Mr Eli Pine

Reference: AZ1728
Status: SUBMISSION
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1. Introduction

- 1.1. This Design and Access, Planning and Heritage Statement has been prepared on behalf of the applicant Mr Eli Pine and is submitted in support of an application for full planning permission for external alterations to no. 21 Maresfield Gardens, London, NW3 5SD.
- 1.2. The proposed development includes external alterations to the property including the re-profiling of the roof and insertion of dormer windows, the raising of the pitched roof behind the decorative parapet and the reinstatement of and alterations to chimney stacks.
- 1.3. The purpose of this statement is to describe and assess the proposed development in the context of planning policy, as well as other relevant and best practice guidance and any other material considerations. The statement explains how the proposed development is in accordance with and will deliver the objectives of such policies, and therefore represents an appropriate and acceptable development for the area.
- 1.4. This statement should be read in conjunction with the following accompanying documents:
- Completed application form and Certificates;
 - Completed CIL form;
 - Site location plan; and
 - Architect's drawings (prepared by Syte Architects).

2. Site Description and Planning History

- 2.1. The application site hosts a detached former dwellinghouse which has, since 1955, been occupied by The Anna Freud National Centre for Children and Families (formerly known as the Anna Freud Centre). The premises are used at present as a teaching / training / research centre for post-graduate students.
- 2.2. The site lies within the London Borough of Camden and is within the Fitzjohns / Netherall Conservation Area. The building is not statutorily or locally listed, however it is identified in the Fitzjohns / Netherall Conservation Area Statement (2001) as a building which makes a positive contribution to the character and appearance of the Conservation Area. There are no other relevant planning constraints on the site.
- 2.3. The property itself is a detached, five storey building which sits on the western side of the lower part of Maresfield Gardens. The property is a red-brick building with some decorative white render banding and a large projecting square bay 2-openings in width. The style and composition of the windows vary at each level on both the front and rear elevations. The recessed part of the property is of a narrower width and hosts the canopied front entrance.
- 2.4. The property has a steep pitched roof with a projecting front gable concealed by the decorative white-rendered parapet. A smaller hipped roof dormer also projects from the front roof slope at second floor level. To the rear, two hipped dormers are sited in the roof slope at second floor level, with a flat roof dormer occupying the roof slope at third floor level. Chimney stacks are present on both the northern and southern edges of the rear roof slope. On the front roof slope, the southern chimney stack has been removed whilst the northern chimney stack remains in situ.
- 2.5. Maresfield Gardens itself predominantly comprises relatively grand and imposing buildings, which display variety around a common architectural language. Although the buildings vary in roofscape form and detail, they are of a generally consistent scale and comprise four storeys with a fifth floor level within the roofspace.

2.6. The planning history for the site, taken from Camden's online planning register, is summarised as follows:

- TP40625/2867 - The use of No. 21, Maresfield Gardens, Hampstead, as a Child Guidance Clinic, for a limited period – Permission granted 13 September 1955.
- 7725 - Continuation and use for a further limited period for clinical and teaching purposes of 21 Maresfield Gardens, Camden – Permission granted 12 November 1969.
- TP40625/28/07/62 - The use of No. 21 Maresfield Gardens, N.W.3, as a Child Guidance Clinic for a limited period – Permission granted 05 October 1962.
- 23687 - The continued use for a further limited period for clinical and teaching purposes – Permission granted 22 December 1976.
- G6/8/8/27668 - Continued use for clinical and teaching purposes – Permission granted 29 March 1979.
- 8804624 - Change of use of basement for offices of Association of Child Psychology and Psychiatry - Withdrawn 03 March 1989.
- 2018/0138/P - Proposed use of the site as a dwelling house (Class C3) following the vacation of the current occupier and removal of existing outbuilding to rear – LDC granted 02 May 2018.

3. Planning Policy and Statutory Provisions

- 3.1. A summary of the relevant legislation and policy relevant to the consideration of the application is provided in this section.

Statutory Provisions

- 3.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, that determination should be made in accordance with the Development Plan unless material considerations indicate otherwise.

- 3.3. Section 72 of the Act requires that the local planning authority, in exercising their planning functions within conservation areas, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2012)

- 3.4. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is an important material consideration in decision making. Section 12 (Conserving and enhancing the historic environment) sets out how heritage assets should be conserved in a manner appropriate to their significance.

- 3.5. The approach set out in Section 12 is that applicants should describe the significance of any heritage assets engaged (para 128), local planning authorities should identify and assess the particular significance of any heritage asset that may be affected (para 129), a series of particular considerations should be taken account of (para 131), and that great weight should be given to the asset's conservation (para 132).

- 3.6. Paragraph 137 of the NPPF states that Local Planning Authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. It continues that 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.

- 3.7. Annex 2 of the NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Development Plan

- 3.8. Policy A1 of the Camden Local Plan 2017 (Managing the impact of development) sets out that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors to be considered include (inter alia): visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; and impacts of the construction phase.
- 3.9. Policy D1 of the Local Plan (Design) states that the Council will seek to secure high quality development and will require that development (inter alia): respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with policy D2 Heritage; comprises details and materials that are of high quality and complement the local character; and preserves strategic and local views.
- 3.10. Policy D2 of the Local Plan (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Policy D2 sets out that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site;*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
 - c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

3.11. In relation to development in conservation areas, policy D2 sets out that in order to maintain the character of these areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f) resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g) resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h) preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Supplementary Planning Guidance

3.12. A range of supplementary guidance is published by the London Borough of Camden, providing useful information on how the Council consider higher level policy objectives should operate in practice.

3.13. Camden Planning Guidance 1 (CPG1) states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. In the subsequent chapter of this statement, the relevant part of CPG1 is set out in relation to each of the development proposals. This guidance also states that materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.

3.14. The Fitzjohns / Netherall Conservation Area Statement (CAS) is published as supplementary guidance and is of relevance to the application. As noted above and as further explored below, the CAS identifies no. 21 Maresfield Gardens as a building which makes a positive contribution to the character and appearance of the conservation area.

4. Identification and Assessment of Heritage Assets

4.1. As noted above, the site lies within the Fitzjohns / Netherall Conservation Area (a heritage asset). The property is not a listed building. There are 3 no. listed buildings within close proximity to application site, these are:

- The British College of Naturopathy and Osteopathy, 6 Netherall Gardens – a Grade II listed building located approx 45m to the southwest of the application site.
- The Freud Museum, 20 Maresfield Gardens – a Grade II listed building located approx 45m to the northeast of the application site.
- The Roman Catholic Church of St Thomas More – a Grade II listed building located approx 130m to the southeast of the application site.

The Fitzjohns / Netherall Conservation Area

4.2. The Fitzjohns / Netherall Conservation Area was designated on 1st March 1984 and was extended in 1988, 1991 and 2001. The Conservation Area Statement (CAS) sets out that Maresfield Gardens was part of the original conservation area designation in 1984.

4.3. The CAS describes the Fitzjohns / Netherall Conservation Area as having an *“over-riding sense of a quiet leafy suburb”*. The CAS describes how *“long views along the Avenues combine with substantially scaled properties and generous grounds to create an imposing district”*.

4.4. The CAS further states that *“although not always visible from the street, the rear gardens form large blocks of open land making a significant contribution to the character of the area”*.

4.5. When describing the character and appearance of Maresfield Gardens, the CAS sets out how the road is L-shaped, running west from Fitzjohns Ave it turns 90 degrees north into a long straight ascent to Netherall Gardens. The guidance states that there are few street trees and the character is formed by the contribution of the trees and vegetation in private gardens. The guidance continues *“front boundary treatments vary along the street with no predominant style, though the area’s familiar palette of brick with panels of over-burnt brick and stone coping can be found. The underlying consistency*

if that of front gardens behind a physical boundary that relates sensitively to the architecture behind. Where this has been lost the underlying character of street and Conservation Area has been harmed”.

- 4.6. In relation to the application site itself, the CAS states that “*from Nos. 19 the properties are mostly detached but closely grouped, elevated with raised front doors and wide steps*”. The CAS continues that “*with less green foliage in front of them, they provide a visible and interesting combination of details*”. The CAS identifies no. 21 Maresfield Gardens as a building which makes a positive contribution to the character and appearance of the conservation area.
- 4.7. It is the physical design and external facing materials of no. 21 Maresfield Gardens which contribute to the physical surroundings of this part of the Fitzjohns / Netherall Conservation Area and signify its relationship with the heritage asset. Its role as one of a long avenue of grand houses with generous grounds contributes to the significance of the conservation area.
- 4.8. No. 21 Maresfield Gardens also has a particular role to play in the townscape, enabling a transition between the prominent building of no.19 Maresfield Gardens which exhibits a more pronounced third floor level, and the more recessed no. 23 Maresfield Gardens.

5. Assessment of Proposed Works

- 5.1. The proposed alterations and extensions to the property result from both a desire to enhance the character and appearance of the building through the reinstatement of historic features, as well as a requirement to better utilise the third floor level of the building – at present, the restrictive floor to ceiling height of the third floor level precludes the efficient use of this space.
- 5.2. Offering a better relationship between the taller, more pronounced building of no.19 Maresfield Gardens and the more recessive building of no. 23 Maresfield Gardens, planning permission is sought to reprofile the principal roof of the property, and to insert an additional dormer into the front and rear roof slopes. The raising of the pitched roof behind the decorative parapet is also proposed, as well as the reinstatement of and alterations to the chimney stacks.
- 5.3. The proposed external alterations are a carefully considered design response which has been informed by a thorough assessment of:
- the architectural style and period of the building, and its contribution to the character and appearance of the conservation area
 - the relationship of the building with its immediate neighbours in the streetscape
 - the wider role of the building within the townscape of Maresfield Gardens
- 5.4. The proposed works are set out and assessed individually below for the purposes of clarity:

Reprofile the existing roof

- 5.5. The proposed alterations to the roof of 21 Maresfield Gardens are sought to better utilise the third floor level of the property through an increase in the area of full head height space. Such extension will not result in an increase in the ridge height of the existing roof.
- 5.6. The profile of the existing roof is to be amended through the introduction of a steeper pitched roof from the existing eaves level, which will continue up to

the level of the adjacent moulding at the decorative head section at the top of the main bay to the front elevation.

5.7. The slope of this section of roof has been designed to match the pitch of the main roof of the immediately adjacent neighbour to the south – no.19 Maresfield Gardens. From that line, the roof will change pitch to continue the same pitch as the existing roof slope and those of the neighbouring properties immediately to the north. A flat section is to be introduced to the centre of the roof which will enable both the front and roof slopes to exhibit the same slope as the immediate properties to the north.

5.8. The extended part of the roof will be constructed using roof tiles to match those of the existing dwelling.

5.9. CPG1 states that roof 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 to re-unite a 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 a similar form would not cause additional harm.

5.10. Whilst assessing the reprofiling of the roof alongside CPG1, it is noted that the property is not part of a terrace and there is not an unbroken valley of roofs within this part of Maresfield Gardens. There is no rigid uniformity to the roofscapes when viewed within the context of the street scene, but rather a loose uniformity set around coherence of general scale, materiality and prominence of the varied roof forms. This is evidenced below:



A view southward along Maresfield Gardens showing no.21 as existing and the varying roofscapes in the immediate context



No.19 Maresfield Gardens



Variation in roof forms between no.17 & no. 19 Maresfield Gardens

5.11. The proposed roof alteration will enable 21 Maresfield Gardens to achieve a more balanced relationship with both the immediate dwellings of no.19 and 23 Maresfield Gardens, taking cues from the elongated roof at no.19 Maresfield Gardens, whilst respecting the eaves level of the existing property and ensuring that the roof pitch remains the same as that of no.23 and the properties beyond to the north. This element of the proposals will therefore help to architecturally reunite the properties in this part of Maresfield Gardens.

5.12. The established pattern is variety within a set of clear stylistic and typological norms, and the proposed building as extended would sit comfortably within the parameters of that established appearance and contribute well to it. Visualisations have been prepared showing the relationship of the extended building within the context of the streetscene when viewed from both the northern and southern sides of the property – these are provided in para 5.37 below.

5.13. Although the proposed alterations seek to enlarge the roof space, using materials to match those as existing, as well as restoring the chimney to the southern part of the roof (the latter is fully detailed in the relevant section below), the architectural style of the of the dwelling would be preserved. The decorative projecting bay remains as the dominant element of the property when viewed within the streetscene and within the context of the conservation area.

Dormer windows

- 5.14. A dormer window is proposed to be introduced to both the front and rear roof slopes at third floor level. The works to the front of the dwelling include the insertion of a flat roof which is to be clad in lead.
- 5.15. The works to the rear at this level will include the removal of an existing flat roofed dormer which does not take a central position in the rear roof slope and is misaligned with the fenestration below, and its replacement with two new flat roof dormers clad in lead. The dormers proposed are of a similar scale to those as existing and those of the neighbouring properties, and relate to the openings at lower levels.
- 5.16. CPG1 sets out that alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Proposals that achieve this will be generally considered acceptable, providing that the following circumstances are met:
- a) The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow pitched roofs.*
 - b) Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation. Full-length dormers, on both the front and rear of the property will be discouraged to minimise the prominence of these structures.*
 - c) Dormers should not be introduced where they interrupt an unbroken roofscape.*
 - d) In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally*

may be preferable/. It is important to ensure the dormer sides ("cheeks") are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.

e) Where buildings have a parapet the lower edge of the dormer should be located below the parapet line.

f) Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

5.17. Whilst assessing point a), as set out above, the proposed reprofiling of the roof will not result in an increase in the ridge height of the roof - it will involve adding a flat section to the roof whilst retaining the existing pitch to achieve usable floor to ceiling heights at third floor level. The proposed dormers are also of the same scale as those existing at 21 Maresfield Gardens, as well as being in keeping with those existing at the neighbouring properties. The proposals therefore meet criterion a).

5.18. The proposed dormers are of a modest size and design, do not cut through the roof ridge or the sloped edge of a hipped roof, and are not full-length dormers. A gap of 1.2 metres is left between the proposed dormers and the ridge to avoid projecting into the roofline when viewed from a distance, which is 700mm over the 500mm gap required by point b).

5.19. In relation to point c), the dormers do not interrupt an unbroken roofscape; dormer windows are evident at upper floor levels of many of the properties within this part of Maresfield Gardens and therefore continue the established pattern of development.

5.20. Whilst assessing the proposals alongside point d), the proposed dormers in both the front and rear roof slopes will relate to the façade below being aligned with the windows below. They will be proportionate to the surface area of the roof and will appear as separate small projections subservient to the facade and the bays of both the front and rear elevations. The proposed dormers therefore accord with point d).

5.21. Criterion e) is met as the lower edge of the proposed dormer to the front roof slope is to be located below the parapet line.

- 5.22. Finally, in relation to point f), as noted above, the proposed materials used for the dormers are to be clad in lead, complementing the main building and the wider townscape.

Introduction of flat glass roof lights at third floor level

- 5.23. In order to enhance the natural daylight levels to the third floor level of the property, it is sought to insert two flat roof lights into the proposed flat section of the roof slope.
- 5.24. In relation to roof lights, CPG1 states that such fenestration can have an adverse impact upon the character and appearance of buildings and streetscapes. This occurs where they are raised above the roof slope rather than being flush with the roof profile, or where they are an incompatible introduction into an otherwise uncluttered roofscape, or where they conflict with other architectural roof elements, e.g. gables and turrets.
- 5.25. CPG1 continues that roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface. Some properties, particularly listed buildings and those within conservation areas with prominent roof slopes may be so sensitive to changes that even the installation of roof lights may not be acceptable.
- 5.26. Although the proposed roof lights sit approx 150mm above plane of the roof slope, they are flat roof lights rather than lanterns (as per those at no.19 Maresfield Gardens), are to be located on the proposed flat section of the roof and will not therefore be visible from street level or within the context of the conservation area. This is evident in the visualisations provided at para 5.37 of this statement. This proposed fenestration will not therefore have an adverse impact on the character and appearance of the building or the streetscape meeting the intentions of the CPG1 criteria in relation to roof lights.

Raising of the roof behind the decorative parapet

- 5.27. The decorative parapet which sits on top of the main front bay currently conceals a shallow pitched roof which results in a low floor to

ceiling height internally. It is therefore proposed to raise the ridge of this roof by approximately 200mm to create a 2 metre head height in the central area of this room.

- 5.28. The proposed tiled slope will remain below the lowest point of the decorative parapet and will continue to make a positive contribution to the character of the Fitzjohns and Netherall Conservation Area.

Alterations to chimney stack

- 5.29. Enhancement to the character and appearance of the building is sought through the reinstatement of a chimney stack on the eastern part of the southern gable which has been lost over time. Such works are to be carried out using matching red brickwork and white rendered banding.
- 5.30. The chimney to the north-eastern part of the roofslope is to be raised by 375mm to match that of the reinstated chimney. The chimney to the north-western part of the roof slope is also to be raised by 375mm and widened to meet the flank wall and that to the south-western part of the rear roof slope is to be raised above the new roof slope.
- 5.31. Paragraph 5.9 of CPG1 states that where roofs are being refurbished, original materials such as decorative chimney stacks and chimney pots should be reused.
- 5.32. The existing chimney stacks and pots are to be reused as part of the restoration and enhancement of the four chimney stacks and the reprofiling of the roof slope. The reinstatement of the chimney stack to the north-eastern part of the roofslope will restore a historic architectural feature of the original property, re-establishing a level of symmetry which has been lost over time, whilst the extension to the three further chimney pots will rebalance their relationship with the revised roof profile, enhancing the overall character and appearance of the property.

Neighbouring amenity

- 5.33. The protection of neighbouring amenity for the occupiers of both no.19 and no.23 Maresfield Gardens has been fully considered whilst devising the

proposals at the application property in accordance with Local Plan policy A1.

5.34. In terms of the proposed reprofiling of the roof and the reinstatement of the chimney stack and its potential to impact no.19 Maresfield Gardens, it is important to note that at third floor level, there is a large 12 pane lounge / dining room window located on the northern elevation of this property adjacent to the southern flank of no. 21. Notwithstanding this, this window is north facing and does not therefore benefit from direct sunlight. Natural daylight is also facilitated to this room through two large roof lanterns, as well as through a bay window to the front elevation and a set of French doors to the rear elevation. The third floor level of this property will therefore continue to experience generous levels of sunlight and daylight. No additional windows are proposed in the southern flank of no.21 Maresfield Gardens and there will therefore be no harm to the privacy experienced by the neighbours at no.19.

5.35. In terms of the amenity of the occupiers at no.23 Maresfield Gardens, there is one small window on the southern flank of this elevation at third floor level. However again, this is a secondary window by virtue of a larger skylight in the front roof slope of this property. Again, there are no additional windows proposed to the northern flank elevation and therefore there will be no privacy issues in relation to no.23 Maresfield Gardens.

Summary of works

5.36. In summary, the proposed works to the application property are as follows:

- The reprofiling of the existing roof through the introduction of a steeper section from the existing eaves level and the insertion of a flat section to the roof – all whilst enabling the pitch and height of the main roof slopes to match those of the existing property.
- The removal of an existing dormer in the rear roof slope and its replacement with two new flat roof dormers clad in lead.
- The insertion of a flat roof dormer window clad in lead at third floor level on the front roof slope.

- The insertion of two flat roof lights into the proposed flat section of the roof slope.
- The raising of the ridge of the pitched roof to the bay by approximately 200mm.
- The reinstatement of an original chimney stack on the eastern part of the southern gable.
- The raising of the chimney stacks to the north-eastern and north-western parts of the roof slope by 375mm, and the raising of the south-western chimney stack above the new roof slope.

5.37. The property of no.21 Maresfield Gardens as existing and proposed is shown on the visualisations below:



21 Maresfield Gardens as Existing (view from the southeast)



21 Maresfield Gardens as Proposed (view from the southeast)



21 Maresfield Gardens as Existing (view from the northeast)



21 Maresfield Gardens as Proposed (view from the northeast)

5.38. The proposed works result in a high-quality development that respects the local context and character of the streetscene as well as preserving and enhancing the historic environment, specifically the setting of the Fitzjohns / Netherall Conservation Area. We therefore consider the proposals to comply

with the Camden Planning Guidance 1 SPG, and to accord with Local Plan policies D1 and D2.

6. Conclusion

6.1. The proposals put forward in this planning application have been informed by a thorough assessment of the immediate and wider context, and the role that no.21 Maresfield Gardens plays within the streetscene.

6.2. No.21 Maresfield Gardens – as existing prior to the commencement of works, and as it would appear were the works completed as approved – contributes well to that character and appearance through a combination of its siting, broad presence to the street, reinstatement of original features, materials, and gabled roof profile, together with the brick boundary wall enclosing the property. The proposals will therefore make a positive contribution to local character and distinctiveness, as well as enhancing the significance of the Fitzjohns / Netherall Conservation Area. Finally, and in accordance with policy A1 of the Local Plan, the amenity of the immediate neighbours of no.19 and no.23 Maresfield Gardens will be protected.

6.3. For those reasons, we respectfully request that planning permission be granted.