

30 FROGNAL LANE
LONDON NW3

LUMIERE INTERIORS

1.0 INTRODUCTION

1. This Planning, Design, Access and Significance Appraisal accompanies a full planning application to replace the ground floor living accommodation within the existing house at the garden flat No. 30 Frognal Lane.

2. The site is within the Redington/Frognal Conservation Area. It is not in the setting of any listed buildings and the Conservation Area Statement neither identifies it as a positive contributor nor indicates there are any positive contributors in the vicinity. No building in Frognal Lane is in the Council's Local List (January 2015). 3. The application bundle comprises the following:

- A Planning, Design, Access and Significance Appraisal prepared by Lumiere

CONTEXT

The proposal has been designed taking into account the following considerations.

The Site

The ground floor flat currently has 2 bedroom and the living room floor has sunk in due to improper work done by previous builders.

Surrounding Area

Frognal Lane is an area of detached houses on large sites that generally do not address the road or each other.

PLANNING HISTORY

(8601920) Erection of a single-storey rear extension and its use as a conservatory in connection with the garden flat as shown on drawing No.1A as amended by letter dated 16th December 1986.

PLANNING POLICY

The relevant operational policies are in:

- The NPPF (2012);
- CPG1 Design (September 2013); and
- Camden's Local Plan (2017).

The NPPF

This has the following relevant policy:

- Para 14 sets out the core presumption in favour of sustainable development and says this means approving development proposals that accord with the development plan without delay;
- Para 17 sets out 12 core land-use planning principles that should underpin both plan-making and decision-taking: relevant ones in this case and to conserve heritage assets in a manner appropriate to their significance; to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Para 56 – Good design is recognised as a key aspect of sustainable development;
- Para 131 – indicates the desirability of new development making a positive contribution to local character and distinctiveness;
- Para 134 – where a development will lead to less than substantial harm this should be weighed against the public benefits of the proposal, including securing its optimum viable use;
- Para 138 – not all elements of a Conservation Area will necessarily contribute to its significance;
- Para 186 – local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development;
- Para 187 – local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible; and
- Para 196 - planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Camden Local Plan

Policy G1 (Delivery and location of growth) outlines the Council will support development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations.

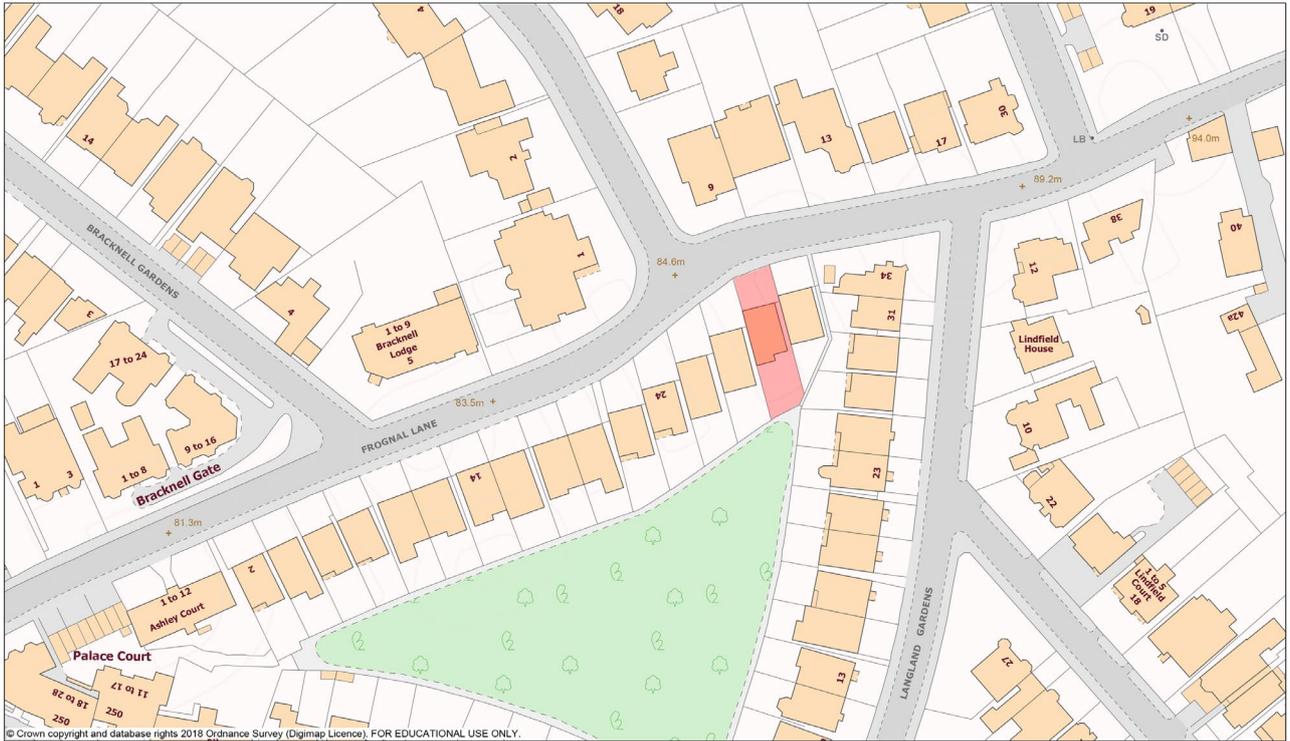
Policy D1 (Design) says the Council will seek to secure high quality design in development that respects local context and character and preserves or enhances the historic environment and heritage assets.

Policy D2 (Heritage) requires new development within conservation areas to preserve or, where possible, enhance the character or appearance of the area.

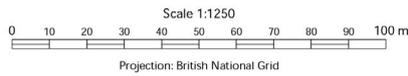
Camden's CPG 1 Design

The following advice is relevant:

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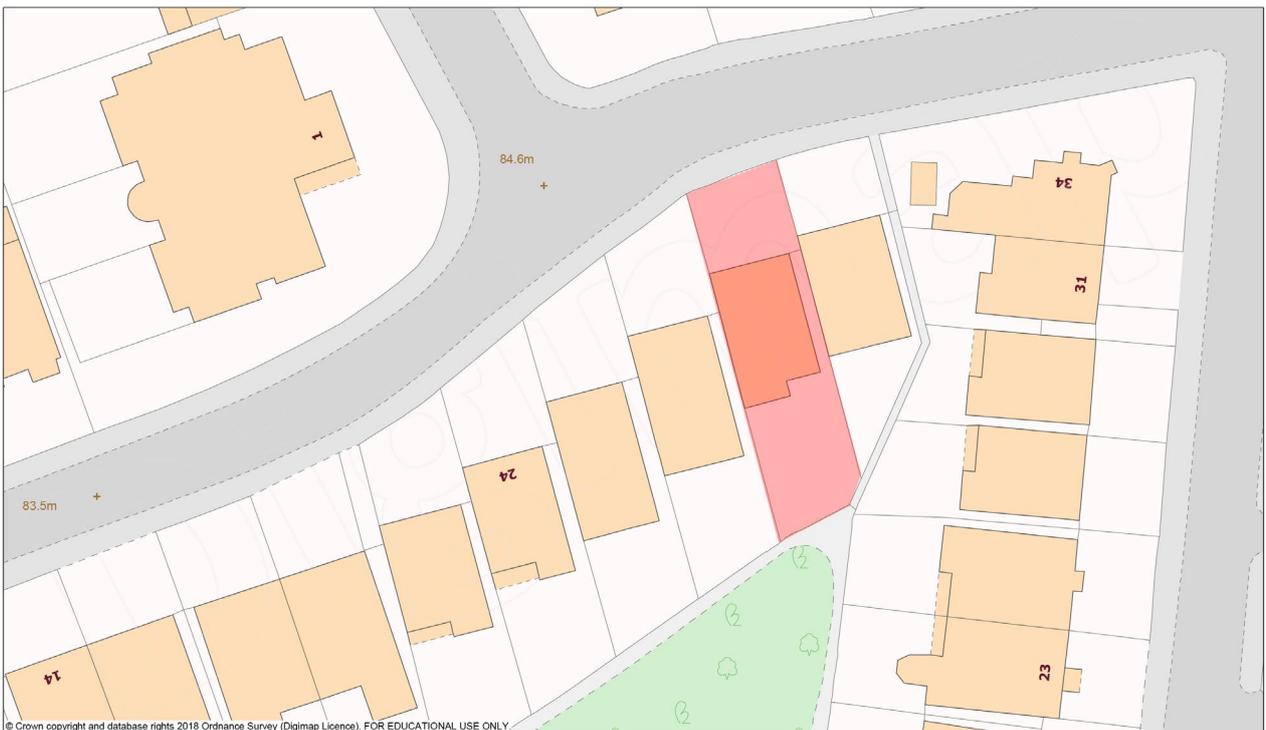


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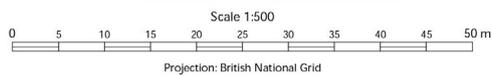


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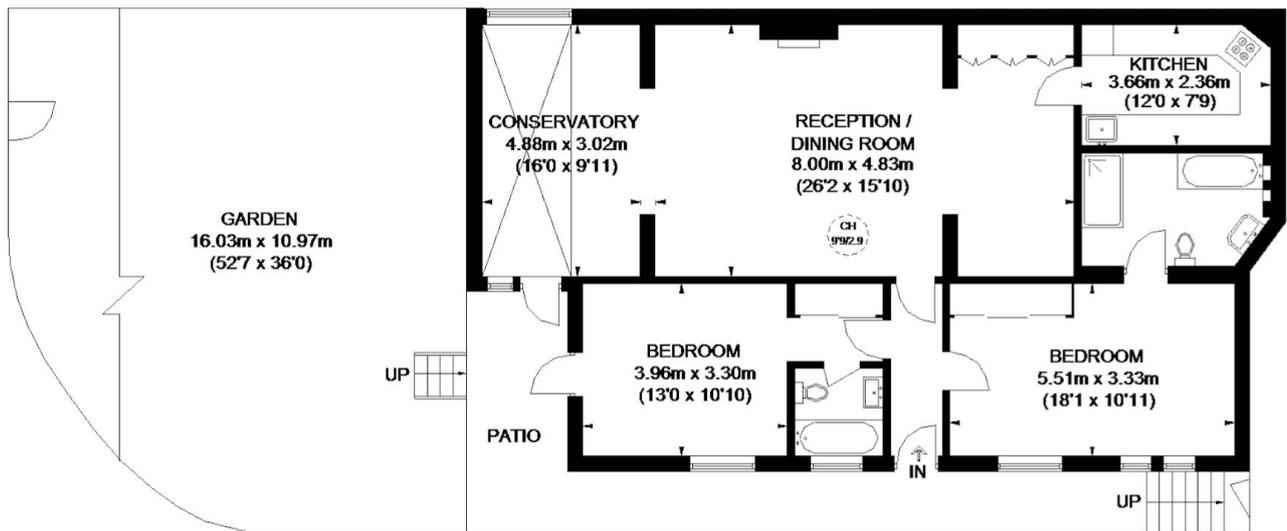
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Existing

The proposal has been designed to protect neighbouring residential amenity in terms of neighbouring outlook, overlooking, privacy, sunlight and daylight.





Neighbouring house has extended more than our proposed 3m.



Views of the living room area.



Sunken floor in living room, this needs repair in order to maintain the structural integrity of the building.



HERITAGE ISSUES

There is one relevant designated heritage asset – the Redington/Froggnal Conservation Area. There are no relevant non-designated heritage assets.

The proposal meets contemporary residential requirements whilst preserving the residential character.

The proposal is a carefully considered architectural composition that reflects the characteristics of the Conservation Area and accords with the form, massing, scale of the adjoining properties.

CONCLUSION

For the reasons set out above, the Council is respectfully requested to permit the application.