

Planning and Design Statement

Flat 1, 74 Compayne Gardens



Boyer

Report Control

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1. INTRODUCTION AND PROPOSAL

- 1.1 This planning and design statement is prepared on behalf of Jan and Justyna Jackholt for the proposed extension of the upper floor flat at 74 Compayne Gardens. The proposed description of development is as follows;

Construction of a front extension on the southern elevation of Flat 1, Compayne Gardens.

- 1.2 The applicants own the upper floor flat (fourth floor) and intend to extend the flat to the southern elevation onto the terrace. The proposal would seek to increase the internal footprint of the flat by extending the existing kitchen and living room.
- 1.3 The proposed extension would comprise a brick structure which would bring the building line to the existing line of the boiler room which exists on the eastern side of the terrace. The proposal would incorporate glazed floor to ceiling windows which would provide access onto the terrace and sky light windows in the extended section of the building.
- 1.4 The proposal would be set back from the existing line of the communal stairs (and main building) to retain the predominant building line.
- 1.5 This statement sets out the proposed development and assesses the proposal against the adopted planning policy.
- 1.6 The following documents are submitted to support the application;
- Site Location Plan
 - Existing and Proposed Plans prepared by CCASA Architects
 - Application form and Certificate B
 - CIL questions

2. THE SITE AND SURROUNDING AREA

- 2.1 The Site is located within the London Borough of Camden on Compayne Gardens.
- 2.2 The application site itself comprises the fourth floor of the block located at number 74 Compayne Gardens. The block is of post war design and comprises red brick exterior with glazed sections and balconies at each level. A communal stair core is positioned in the middle of the block which runs up the south elevation.
- 2.3 The site comprises a generous forecourt with garage and refuse provision.
- 2.4 The area surrounding the Site is mixed. Along Compayne gardens, the predominant use is residential. A number of residential styles exist including more traditional double fronted and gabled properties which are present on both sides of the road. This building style is prevalent along the length of Compayne Gardens save for a few exceptions which present varying architectural styles. Number 74 is an example of this, as well as 51; both of which are more modern in their appearance, have flat roofs and balconies/terraces along the principle elevation. Directly opposite the site, a semi-detached two storey property exists.
- 2.5 A number of other uses exist in the wider site context. To the west and north a range of A Class uses exist including bars, restaurants, cafes and shops. A number of community uses also exist within the site vicinity including the Bright Horizons Active Learning centre, Kilburn Grange Children's Centre as well as Kingsgate Community Centre.
- 2.6 The site is within 750m of Kilburn Grange Park to the west as well as green space located on Lymington road approx. 650m to the north of the Site.
- 2.7 The Site has a PTAL rating of 6a whereby 1 is the worst and 6b is the best, making it among the most accessible sites in London and in an area where higher densities of development can be anticipated. The Site is located 250m South east of West Hampstead Rail and Underground station, 600m south west of Finchley station, 700m north west of South Hampstead rail station and approximately 950m north west of Swiss Cottage underground station. A number of bus routes, including the 139 and 328, run along the B510 (West End Lane) which is located 250m to the west of the Site.
- 2.8 The Site is within Flood Zone 1 and is therefore considered to be at the lowest risk of flooding.
- 2.9 The Site is located within the South Hampstead Conservation Area however the Conservation Area Statement doesn't identify the Site as making a positive contribution to the area.
- 2.10 The Site is not listed nor is it located within the vicinity of any statutory listed buildings. The Site is not located within the Camden Local List.

3. PLANNING HISTORY

- 3.1 Other than the original planning consent and tree works, there is no relevant planning history for the 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 (as amended 2016)
 - 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

- 4.7 The National Planning Policy Framework (NPPF) was published in July 2018 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 11 which states that 'approving development proposals that accord with an up-to-date development plan without delay'.
- 4.9 Paragraphs 184-202 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. Paragraph 200 states that LPAs should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Moreover, the NPPF advises that Council's should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

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 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 South Hampstead Conservation Area Statement (HCAS) (2011) is relevant and applicable. The document outlines the variety of building forms across the borough especially the building and roof lines which maintain an importantly distinct role within the conservation area (7.15). Paragraph 7.16 states that proposals must be carefully assessed on their design merits and due care and attention given to the site nuances and the surrounding context.

- 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 the proposal will comply with the Development Plan and National Planning Policy.

Proposed Development

- 5.2 The proposal seeks to extend the internal footprint of Flat 1 by extending to the front. The proposed extension will come to the existing building line which is established by the small boiler room which exists on the eastern part of the terrace.
- 5.3 This alternative elevation detail is unique to the fourth floor only within the block. The setback which has been established is generous and allowed for the terraces at this level to be formed.
- 5.4 The proposed extensions would retain the prevailing building line and elevation, the extension would remain set back from the communal stair core (and the main building lower floors) and this section would continue to protrude out in the middle of the existing terrace. Terraces would remain on either side of the stair core and they would still comprise a good size to provide a high standard of amenity for the future occupiers.
- 5.5 The proposed extension would extend (approximately) 1.39 metres on to the terrace to align with the boiler room. There would be a cumulative net loss of 12.2sqm of terrace area. This would be a loss of 6.97sqm from the living room terrace and 5.23sqm from the kitchen. The proposals would result in a reduced terrace area of 22.7sqm.
- 5.6 The height of the proposed extension would be lower than the overall building height and would mirror the boiler room in height. This has been designed to create a consistent roofline across the extended section of the terrace and to reduce the overall bulk of the proposals.
- 5.7 The extent of the extension in relation to the proportions of terrace and the existing footprint is clearly detailed in drawing number PA-01 Rev 01.

Design Considerations

- 5.8 The NPPF addresses the merit of good quality design. Paragraphs 124-132 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations and how these will be tested is essential for achieving this.
- 5.9 The NPPF states that planning policies and decisions should ensure that developments will function well and add to the overall quality of an area, are visually attractive as a result of good architecture, are sympathetic to the local character and history, establish a strong sense of place and optimize the site potential to accommodate and sustain an appropriate mix of development.

- 5.10 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.
- 5.11 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.
- 5.12 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.
- 5.13 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.
- 5.14 The proposed extension is carefully designed so as to appear as a continuation of the existing building. Currently, the elevation wall is highly glazed with windows occupying a significant proportion of the surface area. The proposal will bring the wall in line with the existing boiler room to increase the internal footprint of the flat.
- 5.15 The design of the extended section is sympathetic to the existing building as it incorporates high levels of glazing; sliding/folding doors will be inserted to allow direct access to the terraces.
- 5.16 It is proposed that roof lights are inserted on the roof of the extended section. A specification of rooflights will be chosen so as to have a minimal impact on the existing roofline. Velux style windows will be installed which will reduce the bulk of the proposed roof and will remain as close to the roofline as possible so as to reduce the impact of the development.
- 5.17 The materials used are chosen to match the existing façade, the exposed brick will match existing and the proposed doors are aluminium framed.

Heritage Considerations

- 5.18 The NPPF encourages Local Authorities to outline ways to protect and conserve their heritage assets and natural environments. Local Councils should seek to enhance and protect conservation areas and heritage assets to better reveal their significance.

- 5.19 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.
- 5.20 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.
- 5.21 The proposed development site is within the South Hampstead Conservation Area. The site is not listed nor is it listed in the HCAS as being a positive contributor to the Site.
- 5.22 The Conservation Area statement provides guidelines on how extensions and alterations within the Area should be dealt with. There is specific guidance for alterations to the roofline including the introduction of dormer windows and the construction of rear extensions. Whilst the application site and the associated proposals don't specifically fit with either of these criteria, it is important to note the guidelines which are set out in the document. In effect, the proposals are seeking to alter the roof line of the existing building, all be it only marginally and to a lesser extent than changing the overall roofline, and there is some element of extending. Whilst this is not to the rear of the property, the principles of the document can still be applied.
- 5.23 In regards to the roofscape, the HCAS sets out that proposed changes should take into account the careful design of the original building maintaining its front elevation in the traditional form. As outlined above, and as clearly shown in the associated plans and CGIs, the proposal is designed so as to respond to the existing character of the host building. The prevailing elevation pattern will remain with the stair core protruding, dual terraces will remain either side of core and high levels of glazing will be present on the extended section. Materials have been chosen which closely mirror the existing so the extension appears pastiche to the existing building therefore respecting the original character and context.
- 5.24 The proposal will respect the existing character of the building in regards to design, massing and glazing.

Neighbour Amenity

- 5.25 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.
- 5.26 The proposed extensions would bring the existing external amenity space into the internal footprint of the dwelling. Therefore this space would no longer constitute part of the terrace.

- 5.27 There is no overall increase in the quantum of space that the top floor flat would occupy, more that the distribution between internal and external amenity space would be altered due to the addition of the extended section. Therefore there is no impact to the neighbour amenity as the space which will be utilised has always been within the curtilage of the existing dwelling and therefore useable by the inhabitants.
- 5.28 The proposal would bring the existing building line to the boiler room which currently exists. There are no windows proposed on the flank walls at the east and western sides of the extension meaning there is no opportunity for overlooking from within the property.
- 5.29 Given the presence of the existing boiler room, there is no visual impact if you look at the site from the East. Therefore, there is no impact to neighbours on this side of the Site as the proposal will respect the line of the boiler room which exists on this side and has always been within this site line.
- 5.30 In terms of the western side, as mentioned, there are no windows proposed on the extended section meaning there are no opportunities for overlooking. Moreover, as this section of the terrace will be proposed to be internal, the opportunities for overlooking are actually reduced due to the introduction of the extension.
- 5.31 Given the minor scale of the proposed extension (measuring approximately 1.39 metres from the existing building line) there is no impact on outlook for any properties within the vicinity of the Site.
- 5.32 The proposed extension would be screened from view from the public realm given the height at which they are proposed. Furthermore, the recess of the terrace means there are limited opportunities for viewing the extensions from outside of the fourth floor flat. The images below show how the western side of the extensions are screened from view in both summer and winter again reducing the impact on the neighbour amenity.



Figure: 1

Images of the Site in summer (left) and winter (right)

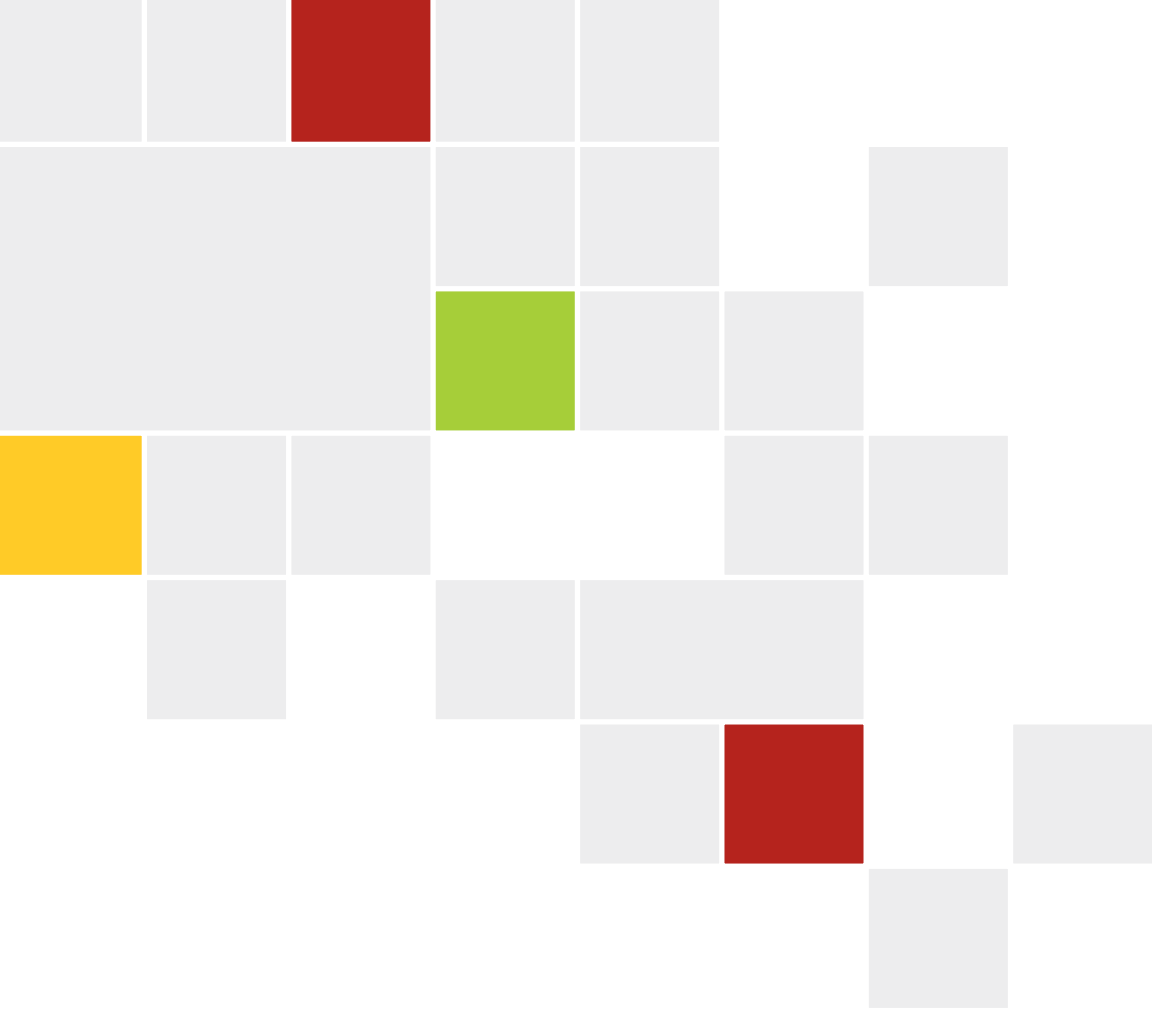
- 5.33 Given the minor changes proposed, it is considered that the extension would not have any adverse impacts in regards to daylight, sunlight, outlook or overlooking and is considered to be negligible in regards to neighbour amenity.

Amenity Space Considerations

- 5.34 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.
- 5.35 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.
- 5.36 Whilst the development does present a loss of amenity space (12.2 sqm) the provision still significantly exceeds the London Plan requirements.
- 5.37 The proposal will have no impact on the amenity space provisions for other flats within the block.

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 internal footprint of the top floor flat by incorporating external terrace area.
- 6.3 The existing elevation would be brought in line with the boiler room which exists on the eastern terrace. The prevailing build line would remain and the stair core would continue to protrude from the main elevation.
- 6.4 The proposal 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 regards to daylight, sunlight, outlook or privacy.
- 6.5 It is considered that the proposals 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.



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