



**KNJ Planning**

CHARTERED TOWN PLANNER  
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**DESIGN, ACCESS & HERITAGE STATEMENT TO ACCOMPANY A PLANNING  
APPLICATION FOR A DETACHED ORANGERY AT 6 TEMPLEWOOD AVENUE,  
LONDON, NW3 7XA**

**ON BEHALF OF MR & MRS ALIZADE**

**JULY 2018**

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### **Introduction**

The planning application has been prepared by KNJ Planning on behalf of Hamptons Conservatories and is accompanied by this Design, Access & Heritage statement. The application is for a detached orangery in the garden area of the dwelling. The property is within the Redington & Froggnal Conservation Area. The property is not Listed.

### **Relevant Planning History**

There have been a number of planning permissions at the application site in recent years. The most relevant of which are the following:

PW/9802935 Planning permission for the erection of a single storey ground floor extension

2010/0834/P Planning permission for the conversion of garage and alterations to the rear with extension of the basement

2012/1976 Excavation of basement replacement of garage and rear garden summer house, 2 dormer windows and alterations to fenestration

2015/7046 Planning permission granted for variation of condition 3 (approved Plans) of permission 2012/1976

2015/2963 Planning permission granted for alterations to fenestration and single storey side extension

### **Site and Surrounding Area**

The application site consists a substantial two storey (plus attic) detached dwelling, designed in the early 20<sup>th</sup> century by Quenell in the Neo-Georgian style, similar to a number of other properties in the vicinity. It is constructed of red brick. It is located on the corner of Templewood Avenue and Templewood Gardens. The property has a substantial garden area.

Templewood Avenue and Templewood Gardens are characterised by large detached properties with substantial rear garden areas. To the immediate south of the site is a large building which has an integral garage that adjoins the boundary wall with the application

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site. The garage has roof accommodation, evidenced by a dormer window on the front elevation.

### **Planning Policy**

#### ***National Planning Policy Framework***

Paragraph 58 of the NPPF encourages development to add to the quality of the area, create a sense of place, optimise the potential of the site, respond to local character and be visually attractive. Notwithstanding this, it is recognised that paragraph 60 states that “decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.” (my underlining)

The NPPF advocates the desirability of sustaining and enhancing the significance of heritage assets (para 126).

The NPPF states at paragraph 131 that LPA’s should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.

#### ***London Plan 2011***

The London Plan does not have policies specific to this planning application.

#### ***Local Planning Policy***

The Local Plan was adopted by the Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. The Local Plan proposal map shows the site within the Redington and Frogmore Conservation Area. There do not appear to be any other designations relevant to the site.

The following policies are relevant to the development:

Policy A1: the Council will seek to protect the quality of life of occupiers and neighbours and permission will be granted unless this causes unacceptable harm to amenity

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Policy A3: the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation.

Policy D1: The Council will seek to secure high quality design in development and requires that development respects local context and character.

Policy D2: The Council will preserve and, where appropriate, enhance Camdens's rich and diverse heritage assets, including Conservation Areas. The Council will not permit substantial harm to a designated heritage asset. Development within a conservation area will preserve, or where possible, enhance the character or appearance of the area. Trees and garden spaces which contribute to the character of the conservation area will be preserved.

#### ***Redington/Frogna Conservation Area Statement***

The statement was agreed by the Executive on 21.1.03. The statement describes the Conservation Area as generally defined by the large red brick houses and the mature vegetation. The application site falls within sub-area four: Redington Road & Templewood Avenue and refers to a mix of architectural styles, although states that the majority of Templewood Avenue is of consistent character and appearance. The statement refers to the houses designed by Quenell, where a variety of details and architectural themes are used to produce a set of houses that are all different but make a cohesive whole.

The application site is included as a building that makes a positive contribution to the conservation area, along with the majority of buildings in Templewood Avenue and Templewood Gardens.

The statement refers to rear extensions/conservatories at RF22-RF26 and appears to be written with reference to attached built form rather than a detached building such as that proposed. It states that conservatories and extension can alter the balance and harmony of a property or group of properties. It states that conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of the original building.

#### ***Neighbourhood Plan***

The site lies within the Redington & Frogna Neighbourhood Area boundary, however the Neighbourhood Plan has not been made to date.

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### ***Supplementary Planning Guidance***

Design (updated March 2018) – extensions, alterations and conservatories. The guidance states that conservatories should be at the side and rear elevations of the building and be subordinate to the building being extended. They should be located at ground or basement level. They should not overlook or cause light pollution to neighbouring properties.

The guidance also states that development in rear gardens should be visually subordinate to the host garden and not detract from the open character and garden amenity of neighbouring gardens. Materials to complement the host property should be used and building heights should retain visibility over garden walls and fences.

The guidance states further that development will only be permitted where it preserves and enhances the character and appearance of the area,

### ***Assessment of planning and heritage issues***

#### *Amount and Scale*

The proposal consists a single storey orangery located in the eastern corner of the site in the location of a previous summerhouse. The orangery measures approximately 7.2m x 7.3m. It is approximately 3.5 metres in height in total, up to the height of the roof lanterns.

The orangery is proposed on an almost identical footprint to the previous summerhouse on the site and is bounded on two sides by substantial brick walls. In particular on the southern boundary, abutting the wall on the neighbouring site is a garage structure that sits at a significantly higher level than the proposed orangery. The comparison is illustrated below:

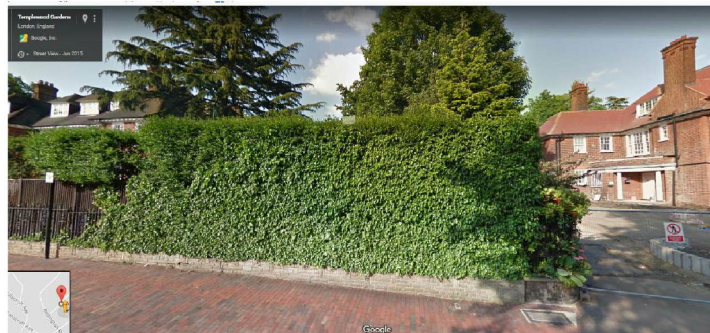


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This image also demonstrates the subservient nature of the proposal when viewed against both the existing dwelling and also the neighbouring garage building. The image below demonstrates the existing boundary screening:



(source: Googlemaps)

#### *Layout, Appearance & Materials*

The orangery is designed with a sympathetic understanding of the existing building on the site and the Conservation Area within which it sits. The structure of the orangery is designed to ensure that the detailed design elements, such as windows and doors, are in proportion to the existing building and that it appears as a subservient structure to both the existing and neighbouring buildings.

The orangery is located on a very similar footprint as the previous summerhouse on the site and where planning permission was granted for its replacement (2012/1976, as amended 2015). The summerhouse has not been built. It is understood this permission remains extant.

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Location of proposed orangery



Neighbouring garage structure to the south

In considering the 2012 planning application the Planning Officer's report accepted the principle of a replacement building and considered there would be no adverse impact on the Conservation Area. The current application is for an orangery which will appear subservient to the main dwelling and the garage building it would sit adjacent to, as demonstrated on plan no 07.

The orangery is manufactured from high quality materials consisting a combination of engineered Sapele mahogany, solid plank Sapele mahogany, tulip wood and Accoya. Traditional joinery skills are used in the manufacturing process. The window frames are manufactured from a combination of solid and laminated engineered Sapele mahogany for straightness and stability. The glazing is retained by period style timber moulded beads,

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internally, whilst the external window profile is bevelled to replicate a traditional putty glazing detail. The glazing bars on the windows are a very slim 17mm wide. This replicates the glazing bars of traditional single glazed windows. Internally, the glazing bars feature a period 'lamb's tongue' detail where the window consists of one complete glazed unit, with a single spacer bar running in line with the 'Muntin bars'.

The design includes 19 external timber pilasters and 10 casement windows in a 3-pane pattern and 11 main casement windows in a georgian 6-pane pattern to complement the existing dwelling.

The form of the orangery has been designed to complement the existing style of the main dwelling and those within the Conservation Area. Particular attention has been paid to the proportions of the windows of the orangery to ensure these match the height dimensions of the windows in the main building.

When designing the orangery the strategy was to carefully use glazing to avoid a bulky form of development. The previously approved summerhouse comprised brickwork on the southern and northern elevations with glazing only on the western elevation. The orangery design is an attractive alternative which will not be evident in the street scene owing to the existing extensive boundary screening.

The orangery will be barely visible in the streetscene and will respect the local context and character of the area owing to its subservient nature tucked into a rear corner of the site. The design will be of high quality and the scale of the proposal will ensure the conservation area is preserved.

The proposal is therefore considered to comply to Policies D1 and D2 of the Local Plan, the Design guidance and the NPPF.

#### *Impact on trees*

There will be no impact on the trees within or adjacent to the site. The plans demonstrate the location of trees and they will be retained as part of this development. The proposal will therefore comply with Policy A3 of the Local Plan.

#### *Impact on neighbouring amenity*

A summerhouse on a very similar footprint with a similar scale, albeit a slightly reduced footprint, has been recently approved with no concerns raised regarding the impact on neighbouring amenity. The orangery will sit in the corner of the site and is single storey in design. There is no impact on amenity to any neighbouring properties and the proposal is therefore compliant with policy A1 of the Local Plan.

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#### *Access*

The existing access to the site will be retained as part of this proposal and is not affected.

#### *Conclusions*

The proposal will preserve the Heritage Asset and forms an attractive addition to the site. The principle of a garden building in this location has already been established with planning permission granted in 2012 for a summerhouse. The orangery will be of very high-quality construction and is considered a development that is subservient to the main dwelling.

There would be no harm to neighbouring amenity and trees within the site will be retained.

It is respectfully requested that planning permission is granted.

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