

Planning Statement

2 Byron Mews



Boyer

Report Control

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Client:	Chris Uff
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TABLE OF CONTENTS

1. Introduction	2
2. Site and Surrounding Area	3
3. Planning History	4
4. Planning Policy Context	5
5. Assessment of the Proposals	8
6. Conclusion	13

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Chris Uff for the proposed side extension at 2 Byron Mews.
- 1.2 The proposals will incorporate a side extension onto the southern elevation (flank wall) to provide a 3 storey extension.
- 1.3 The proposals will increase the internal footprint of the dwelling to provide useable space for the family.
- 1.4 The new extension is a well-designed addition to the modern development which will complement the existing built form whilst protecting the character and appearance of the conservation area.
- 1.5 This planning statement assesses the principle of development against the adopted planning policies and outlines the acceptability of the proposals.
- 1.6 The application is supported by the following documents;
 - Existing and proposed plans prepared by Robert Dye Architects
 - Design and Access Statement prepared by Robert Dye Architects

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 2 of 20

2. SITE AND SURROUNDING AREA

- 2.1 The Site is a three storey end of terrace property located within a modern mews development. The accommodation is split over three storeys with a mansard roof extension and there is a private garden to the rear.
- 2.2 Currently, there is a gap between the flank wall and the boundary wall which has been in filled with a garden shed. The extent of this structure is specified on plan number EX 001.
- 2.3 As mentioned, the property is located within Byron Mews, a private development completed in the 1990's. Despite the age of the development, the architecture adopts a traditional late Georgian style with both the front and rear elevations mirroring the proportions observed in such properties.
- 2.4 The Mews is curved in shape. In order to address the curve, the properties have been stepped to respond to the crescent shape meaning there are variations across the front façade of the buildings.
- 2.5 Surrounding the Byron Mews development, there is a tall wall which formed part of the former Tram Depot at South End Green. This wall runs around the perimeter of the development and is taller than the properties in several locations.
- 2.6 The rear garden of 2 Byron Mews abuts the tram shed wall which continues down the side elevation of the property.
- 2.7 The area surrounding the Site is mixed. On Fleet Road, a number of non-residential uses exist including the Royal Free Hospital, several restaurants and bars and other commercial uses such as shops. The prevailing character of the area is residential with a prevailing Georgian and Victorian style.
- 2.8 The Site is located within the Mansfield Conservation area which was designated in 2008. The site is not listed nor is it included within the Council's local list. The site is not listed as being a positive contributor to the conservation area.
- 2.9 The site has a PTAL of 4 whereby 0 is the worst and 6b is the best. A number of bus services service Fleet Road including the 24, 46 and C11. The site is located approximately 350m south of Hampstead Heath railway station and approximately 500m north of Belsize park underground station.
- 2.10 The site is located in Flood Zone 1 and is considered to be at the lowest risk of flooding.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 3 of 20

3. PLANNING HISTORY

- 3.1 There is no relevant planning history for the site.
- 3.2 A number of planning applications have been made to other properties within the Mews, however they are not comparable to the proposed development.

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 4 of 20

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
- 4.4 The London Plan provides the strategic policy context for all of London and seeks to provide an integrated framework for its development until 2031.
- 4.5 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

- 4.6 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.
- 4.7 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’.
- 4.8 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

- 4.9 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.
- 4.10 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 the scale of extensions should be subordinate to the original building
- 4.11 CPG1 also refers to the Heritage considerations which must be assessed 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.
- 4.12 Where proposals relate to sites located within conservation areas, reference to the relevant conservation area statements must be made. For this proposal the Mansfield Conservation Area Statement is relevant and applicable.
- 4.13 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.

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 6 of 20

4.14 CPG6 provides supplementary planning guidance relating to amenity. Section 7 refers to overlooking, privacy and outlook and outline that development should be designed to protect the privacy of existing dwellings, mitigation measures are to be included when overlooking is unavoidable

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 7 of 20

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

Proposed Development

- 5.2 The proposals seek to extend the property by providing a three storey side extension to infill from the existing flank elevation to the boundary wall.
- 5.3 Currently the space between the flank and boundary walls is utilised as a shed space at ground floor. The space has limited use and does not contribute to the overall footprint of the dwelling. The proposal would utilise this space to provide high quality family accommodation has been sensitively designed to enhance with the main house and to increase the floorspace of the property.
- 5.4 The three storey extension would mirror the proportions and façade detailing on the front elevation to respond well to the existing built form which exists across the terrace. This will be achieved by extending the building line of the front elevation up to the second floor. This will create a continuous front façade across number 2 and the rest of the Mews.
- 5.5 The proposal will not detract from the provision of garden space that is available to the property. Whilst the extension will extend to the side of the property, this space is not currently providing active amenity space and therefore doesn't contribute to the overall provision of garden area.

Design Consideration

- 5.6 The NPPF addresses the importance 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.
- 5.7 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.
- 5.8 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.

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 8 of 20

- 5.9 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.
- 5.10 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.
- 5.11 The Design SPG requires all proposals to take into account the character and design of the property and its surrounding.
- 5.12 As has been outlined above, and is detailed further in the accompanying DAS, the proposed development is considered to respond well to the existing building and the established form of the Mews.
- 5.13 The proposals would mirror the stepped building line present on the front elevation and would provide a completion of this trend at number 2. Currently this is the only property in the Mews which doesn’t possess this feature on the front elevation and the proposed development would succeed in providing continuity across the Mews. Further details of the proposed façade treatments are outlined in the accompanying DAS.
- 5.14 The proportions which are observed across Byron Mews would be retained and incorporated into the proposal. The windows and proportions of glazing would be consistent with the existing façade and the use of materials would be carefully chosen so as to match the existing building. Further details of the proposed elevation are provided in drawing number PA 201.
- 5.15 The rear elevation would incorporate more contemporary design ideas. Again the proportions will be incorporated however the quantity and location of glazing will increase. Double height windows are proposed at the ground and first floor levels which will provide high levels of light within the property. At the first floor, these are proposed to be sliding doors which will incorporate minimal framing so as to retain a lightweight look at the rear. The proposals will incorporate a lead clad dormer at the roof level. This will utilise new slate and brick work with materials carefully selected materials to respond well to the existing building.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 9 of 20

Heritage Considerations

- 5.16 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.
- 5.17 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.
- 5.18 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.
- 5.19 The Site is located within the Mansfield Conservation Area. The site is not listed as being either a positive or negative contributor to the conservation area. The Conservation Appraisal confirmed that one of the key elements of the distinctive character of the area is the presence of high quality and unified architectural style and form. For new development within the CA, high quality design, appropriate scale, form and materials are required in all development.
- 5.20 Whilst the conservation area statement recognises the uniformity of the existing built form within the area, it identifies the potential to introduce high quality contemporary design which is suitable for the 21st century. This must be carefully assessed and take full consideration of the form and qualities of the surrounding buildings and spaces.
- 5.21 As discussed, the proposed development has been carefully considered so as to bring positive design qualities to the existing conservation area. The proportions of the front elevation respond to the existing built form which has been established across the mews, whilst the design at the rear incorporates high quality contemporary design which complements the existing building well.
- 5.22 At the rear, the existing proportions and materials have informed the design however these have been adapted to give a contemporary approach which will provide a high quality design for this site.

Neighbourhood Amenity

- 5.23 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.

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 10 of 20

- 5.24 The proposed development would extend the existing flank elevation to the south to join the tram shed wall.
- 5.25 Due to the orientation of the site, there are no windows proposed on the flank wall. This, coupled with the arrangement of the tram shed wall, and the location of existing properties means there is no potential for overlooking on the southern elevation.
- 5.26 Currently the existing flank wall of number 2 is visible from the neighboring property garden. This protrusion is only small and this is set back 2.5m from the tram shed wall. The proposed extension would be visible over the wall however this is minimal and limited to 200mm. Furthermore this would not be visible from the garden level with the extension only visible from long high levels. This small visibility doesn't present any opportunities for overlooking. Furthermore, there is no impact to the outlook of the surrounding properties as they are already in close proximity to the tram shed wall which would remain the prevailing feature with this proposal. These relationships are detailed in the existing and proposed flank elevation drawings (EX 205 and PA 205).
- 5.27 On the rear (western) elevation there are new windows which are being introduced. However, it is considered that given the distance from the properties on Agincourt there is no potential for overlooking between the proposed extension and these existing dwellings. Furthermore, as is detailed in the existing rear elevation, there are already windows on the this elevation of 2 Byron Mews so the relationship between these windows and those on Agincourt is already established. It was also noted on a site visit that the rear windows at this location are obscure glazed and therefore this relationship and potential for overlooking is further protected and prevented.
- 5.28 In terms of daylight sunlight impacts, the property is already constrained by the high tram shed wall which runs around the perimeter of the Mews. The proposed extension would not have any undue impact onto the daylight or sunlight of the surrounding properties and should be considered acceptable.

Amenity space considerations

- 5.29 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.
- 5.30 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.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 11 of 20

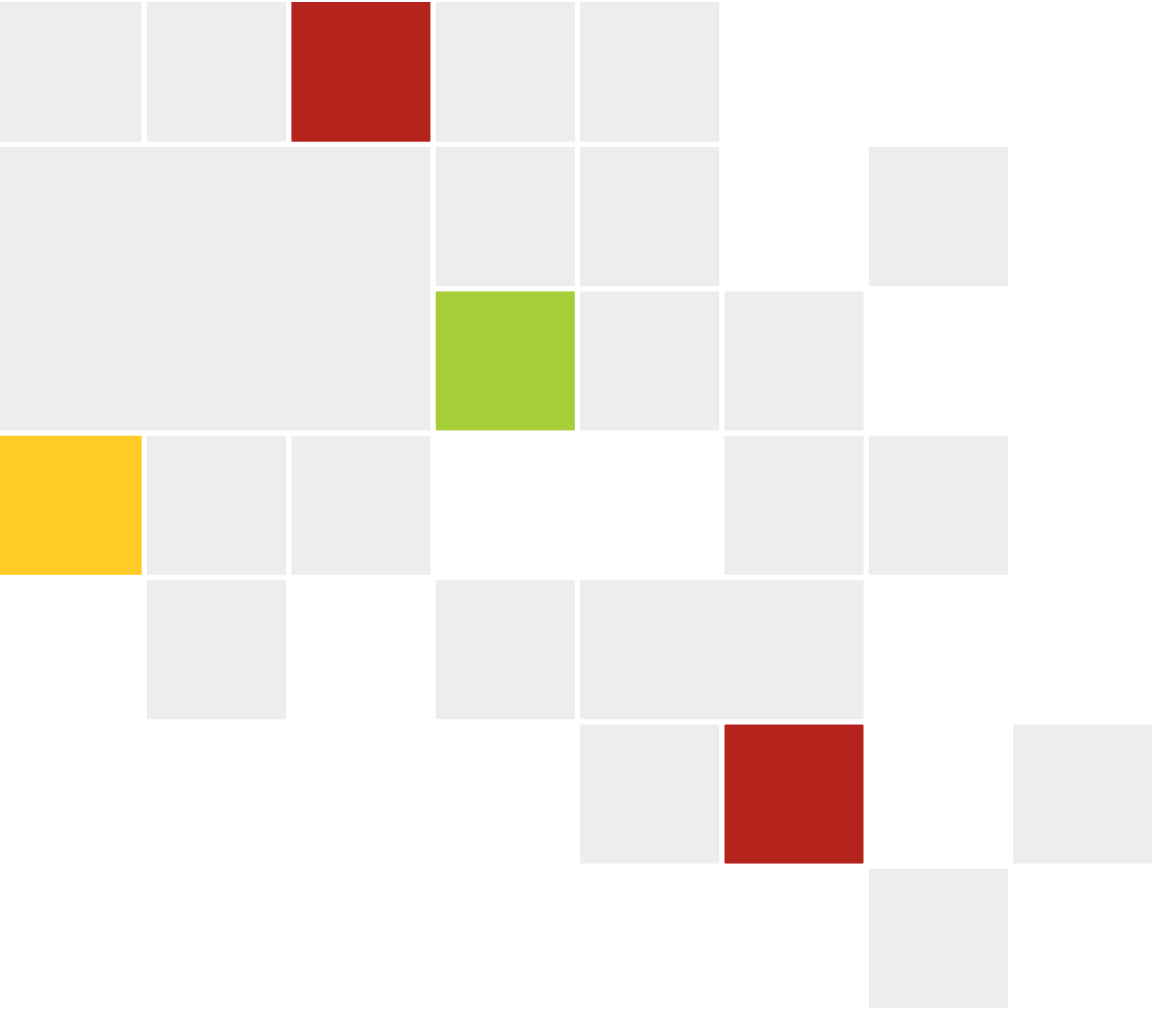
5.31 The proposal will increase the quantum of residential floorspace associated with the property. Whilst this will utilise land from the external footprint of the site, the proposals wouldn't detract from the quantum or quality of amenity space associated with the property and therefore the proposals should be considered acceptable in this regard.

Doc No:	IMS-F-18
Revision:	1
Date:	01.05.2018
Page:	Page 12 of 20

6. CONCLUSION

- 6.1 It has been demonstrated through this Planning Statement and the additional information submitted with the application that the proposed extension to the side of 2 Byron Mews would be an appropriate form of development
- 6.2 The scheme would increase the internal footprint of the house by providing high quality accommodation over three storeys.
- 6.3 The proposals would incorporate design references from the existing terrace in terms of the elevational treatment and the materials utilised. These factors work together to present a high quality extension which is suitable in scale and design for the existing building and surrounding area and would incorporate well with the conservation area.
- 6.4 Consideration has been given to how the proposals would respond to the heritage considerations of the conservation area. The proposals will incorporate references of the established Georgian style on the front elevation and then present a high quality contemporary design at the back.
- 6.5 Given the existing relationship with the high tram shed wall, it is considered that there is no potential for overlooking in regards to neighbouring properties. Furthermore, the separation distances between the properties to the rear on Agincourt Road are sufficient to avoid any impact from the extension.
- 6.6 Overall it is considered that the proposals present a high quality of development and would contribute positively to the surrounding streetscape.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 13 of 20



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