

***- Planning and Heritage Statement -
Alterations to the front railing abutting the street
to facilitate the introduction of a new bin store
and staircase down to the lower ground floor flat
and new lighting to the front elevation.***

114 Prince of Wales Road, London, NW5 3NE

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Local Authority – London Borough of Camden

October 2018

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1.0 Introduction

- 1.1 This statement is submitted in support of a planning application regarding alterations to the front railing abutting the street to facilitate the introduction of a new bin store and staircase down to the lower ground floor flat and new lighting to the front elevation at No.114 Prince of Wales Road, London, NW5 3NE.
- 1.2 The extension and refurbishment works to the above property granted under ref 2015/7293/P are well underway and as such the plans approved under that application are presented as 'existing' for the purposes of this application.
- 1.4 This 'Planning, Design and Access Statement' is submitted in support of the application and is pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. This application should be read in conjunction with the submitted forms and the accompanying drawings.
- 1.5 The proposal endorses the relevant Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant policies taken from the London Plan 2015 (with further alterations). At a local level, the proposal was considered alongside the Camden Core Strategy and the Development Plan policies together with the suite of Camden Planning Guidance documents and the Conservation Area statement relevant to West Kentish Town.

2.0 Site and Surrounding Area

2.1 The existing property is a four storey mid-terrace townhouse located on the northern side of Prince of Wales Road. The site falls within the administrative boundaries of London Borough of Camden. The application site is located within walking distance of Kentish Town underground station and carries a Public Transport Assessment (PTAL) rating of 5 (very good). The surrounding area is predominantly residential in nature with Prince of Wales Road comprising of a mix of houses and flats. The site falls within a Controlled Parking Zone (CPZ) and also within the confines of the West Kentish Town Conservation Area. The impact on this heritage asset is addressed accordingly within this statement.

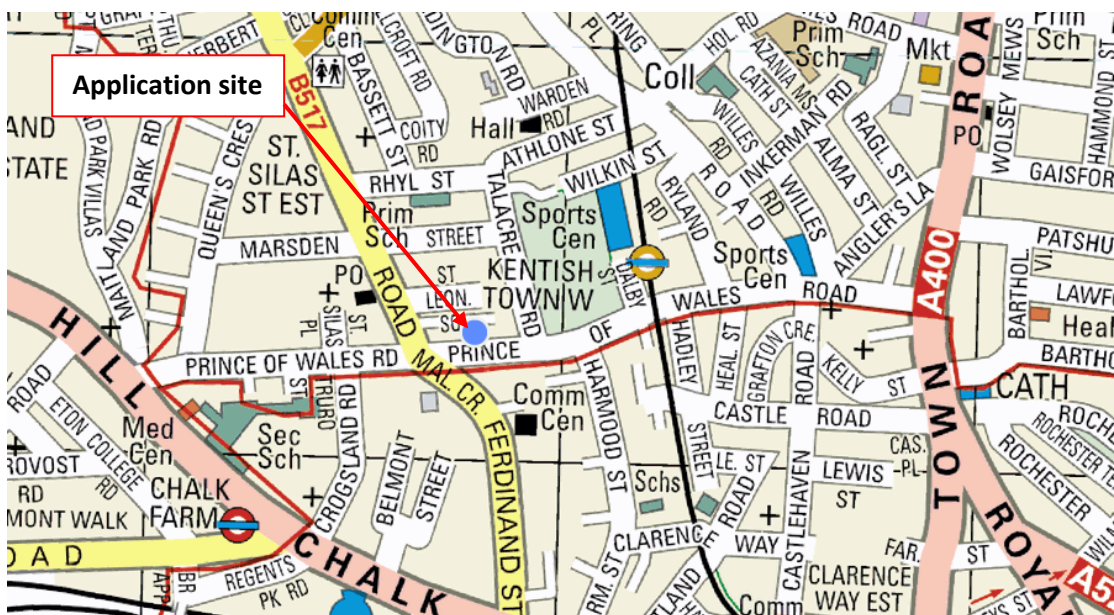


Fig. 1: Map of the local area and location of application site

2.2 The application building is constructed from and characterised by brick. The façade of the building is reliant on stepped access with the boundary demarcated by wrought iron railings. Properties along the road typically provide separate external accesses to the basement level. The lower half of the property, like others in the road feature stucco embellishments with the windows above featuring architraves to reflect the building's original Victorian architectural style. The rear benefits from a double storey extension serving the basement and ground floor levels, which is in the final phases of extension and refurbishment. The rear also exposes the butterfly roof form as from Prince of Wales Road, this feature is disguised by a parapet wall. The property currently has a tiered garden area, which is accessible to the basement and ground floor flats. Figures 2 and 3 provide photographs of the front elevation of the building.



Fig. 2: Existing Front Elevation



Fig. 3: Existing Railing detail

3.0 Relevant Planning History

- **2015/7293/P** - Erection of a single storey rear ground floor extension and new rear basement floor extension with associated rear lightwell, roof terrace and rear door replacing existing window. Granted 08/02/2018
- **2006/4234/P** - Use of the top two floors as two self-contained flats (Class C3). **Granted 09/10/2006**
- **9100761** - Erection of a mansard roof extension to upper maisonette as shown on drawing no. 1009/1 – Refused – Appeal dismissed
- **CTP/G10/18/51/30326/R1** - Change of use, to form no1 3-bedroom maisonette, no1 1-bedroom flat and no1 bed sitting flat, including works of conversion, the formation of a door opening in the front basement area and the erection of a staircase to street level – **Granted 03/10/1980**

- 4.0 Relevant Planning Policies

Central Government Guidance

National Planning Policy Framework (NPPF)

- 4.1 The National Planning Policy Framework (NPPF) document sets out the Government's most up-to date vision for growth with a presumption in favor of sustainability. The Ministerial Foreword states that: *"sustainable development is about positive growth – making economic, environmental and social progress for this and future generations"*.
- 4.2 This reflects the three aspects of sustainable development—economic, social and environmental. Economically, demand for development should be met to support growth; socially, development should be considerate and not impact upon others' enjoyment of properties and areas. Environmental issues include the protection of the natural, built and historic environment.
- 4.3 Paragraph 17 of the NPPF sets out core planning principles. Of particular relevance to the development is that Councils must look to:
- "Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth and;*
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."*
- 4.4 Paragraph 58 states that local planning policies and decisions should aim to ensure developments optimise the potential of sites in order to accommodate development. Paragraph 59 of the NPPF concerns design noting the following:
- "Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally"*.
- 4.5 Chapter 7 is titled 'Requiring good design' and sets out that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people.

4.6 Paragraph 126 is the opening paragraph to Chapter 12 which expands on the conservation and enhancement of heritage assets. This section sets a clear strategy to Local Planning Authorities to ensure that the following principles are taken into account when LPAs define strategies for their historic environments and in doing so should take into account:

- *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

4.7 Paragraph 137 of the NPPF requests that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. 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.”

Regional Planning Policy

The London Plan 2011 (updated as Further Alterations to London Plan 2015)

4.8 The London Plan provides the Spatial Development Strategy for Greater London. Policy 7.2 is entitled ‘An Inclusive Environment’ and stipulates that:

“Applicants for planning permission should demonstrate their commitment to achieving high quality inclusive design, how their proposals ensure an accessible environment, how they have engaged with users (including for example organisations of disabled and older people) and the processes used to achieve these.”

4.9 Policy 7.4 is entitled ‘Local Character’ and under paragraph 7.14 of the document states:

“The physical character of a place can help reinforce a sense of meaning and civility – through the layout of buildings and streets, the natural and man-made landscape, the density of development and the mix of land uses. In some cases, the character is well preserved and clear. In others, it is undefined or compromised by unsympathetic development. Through characterisation studies, existing character can be identified and valued, and used to inform a strategy for improving the place.”

- 4.10 Policy 7.6B states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing.
- 4.11 Criterion D of Policy 7.8 discusses the key aims towards preserving and looking after Heritage Assets and Archaeology in London. For reference purposes, the policy is highlighted below:

“Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”

Housing Supplementary Planning Guidance (November 2012)

- 4.12 The London Plan Housing SPG specifies requirements which new development must meet. The internal figures are commensurate to house conversions where significant weight should be attached to their lawful layouts and sizes.

Local Planning Policy

- 4.13 Camden’s Planning Policy Framework is made up of the Core Strategy and the Development Management Policies together with a suite of Camden’s Planning Guidance (CPG) documents and the West Kentish Town Conservation Area statement (2005).

Local Development Framework Core Strategy

- 4.11 Policy CS1 refers to making efficient use of land and in particular stipulates that development will be resisted if it is found to make inefficient use of Camden’s limited land. In addition to this there is also a requirement seeking that development makes full use of its site, takes into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.
- 4.12 Paragraph 4.10 of the Core Strategy stipulates that many parts of the Camden, are predominantly residential in character. Many areas are recognised as falling within conservation areas and in such cases the Council will seek development to preserve and enhance their valued character and heritage assets. It is also an expectation that these parts of the borough will experience smaller scale development and more incremental change in future years.

Local Development Framework Camden Development Policies 2010

- 4.15 Policy DP24 is entitled 'Securing High Quality Design' the policy is highlighted in full below:

"The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility."*

- 4.16 Policy DP25 refers to the preservation of the borough's heritage assets and has a specific sub section on Conservation Areas. The relevant section is duly highlighted below:

"Conservation Areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage."*

- 4.17 In the interests of neighbour amenity, policy DP26 fittingly follows on from the previous two policies. The policy asks that regard is given to visual privacy, overshadowing, outlook and light. In addition to the above, facilities for refuse, storage and recycling are also encouraged.

West Kentish Town Conservation Area Statement

- 4.18 The Conservation Area statement provides a useful insight to the Council's expectations for this designated heritage asset. The application property is just one in many Victorian terraced properties in this road that are recognised as having a positive contribution to the character. In general nos. 112-132 are recognised as being built between 1849 to 1862 with this grouping being characterised by their yellow stock brick with stucco window and door architraves. Channelled stucco is also recognised as being a key feature together with their defined cast iron railings with decorative spear heads. The development will seek to retain all the building's key features and will preserve what is important about the conservation area.
- 4.19 Having regard to new development, the statement refers back to superseded development policies. However, there is no embargo for rear extensions providing that they are in harmony with the original form and character of the house and respond to the historic pattern of extensions within the terrace. The statement mentions that the assessment for extensions to the rear are dependent on the particular site and circumstances.

Camden Planning Guidance 1: Design

- 4.20 Paragraph 2.9 states that good design should: *"positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views"*.
- 4.21 Paragraph 2.12 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. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials."*

5.0 Planning Assessment

- 5.1 This application is for the alteration of the front railing of the property abutting the street in order to create a bin store at street level. This would involve moving the position of the gate and stairs leading to the lower ground floor flat. Additionally, two 'up-and-down' lights are proposed on either side of the front door.
- 5.2 At present there is no bin store area for this building which comprises four flats. Accordingly when the refurbishment works currently underway are completed and the site is occupied there will be a major waste problem in this building.
- 5.3 Most of the neighbouring properties have a bin store platform in the location proposed in this application. Figure 4 below shows an example in the neighbouring property at number 116 Prince of Wales Road.



Fig. 4 Bin store at 116 Prince of Wales Road

- 5.4 A similar design to that shown above is proposed except that a staircase is also required to access the lower ground floor flat and accordingly the front gate must be moved along.
- 5.5 The materials used will match the existing materials as closely as possible. The steps will be built in the same materials as those at number 116 to ensure the bin store fits in with the surroundings.
- 5.6 The second part of this proposal is the introduction of 'up-and-down' lights on either side of the front door. These lights would match those in the neighbouring property

at number 116 Prince of Wales Road. Figure 5 below shows the front elevation of number 116 showing the lights in question.



Fig. 5 Up-and-down lights at neighbouring 116 Prince of Wales Road

6.0 Conclusion

- 6.1 Planning permission is sought for alterations to the front railing abutting the street to facilitate the introduction of a new bin store and staircase down to the lower ground floor flat and new lighting to the front elevation.
- 6.2 Currently there is no bin store area for the 4 flats in this building which will result in a major waste overflowing issue if none is created. The design proposed is the most sympathetic means of creating space for two 240L bins whilst retaining access to the lower ground floor flat.