

3 Upper Terrace, London, NW3 6RH

Planning, Design and Access Statement

**Firstplan Ref:** 18198/JG/ta

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# Contents

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Section 1: Introduction .....	4
Section 2: Background Information .....	5
Section 3: Application Proposals .....	9
Section 4: Relevant Planning Policy .....	11
Section 5: Planning Considerations .....	16
Section 6: Design and Access Statement.....	18
Section 7: Conclusions .....	19

# Section 1: Introduction

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- 1.1 This statement has been prepared in support of applications for planning and listed building consent for internal and external alterations to the existing dwelling house at 3 Upper Terrace, London, NW3 6RH. The proposed alterations include a single storey ground floor rear extension and other internal alterations to enhance the residential dwelling at the site.
- 1.2 The property is Grade II listed, along with nos. 2 and 4 Upper Terrace, and lies within the Hampstead Conservation Area.
- 1.3 Pre-application advice has been sought separately on the Council's views on a number of alterations to the property and this advice is awaited.
- 1.4 This statement assesses the proposals and the impact these will have on surrounding amenity. A separate heritage statement has been prepared which assesses the impact on the listed building and the effect on the wider conservation area.
- 1.5 This statement is set out as follows:
  - **Section 2** provides a description of the relevant background information, including a description of the site and surrounding area, and details of relevant planning history;
  - **Section 3** details of the application proposals;
  - **Section 4** considers the relevant national, regional and local planning policies;
  - **Section 5** outlines the relevant planning considerations;
  - **Section 6** includes the Design and Access Statement; and
  - **Section 7** draws conclusions.

## Section 2: Background Information

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### a) Site and Surrounding Area Description

- 2.1 No. 3 Upper Terrace is located within Hampstead and lies within the western section of Upper Terrace. This part of Upper Terrace is a cul-de-sac leading from Windmill Hill. Judges Walk runs along the rear of the property to the north. The surrounding area is predominately residential with large green open spaces.
- 2.2 Hampstead is an area of much architectural character and aesthetic and historic interest derived principally from the historic street pattern, buildings and pattern of development as well as the local topography, proximity of the heath and the green and verdant gardens and landscape.
- 2.3 The application site forms part of a short row of houses, that form nos. 1-4 Upper Terrace. No. 3 Upper Terrace is situated at the middle of the row. Nos. 2, 3 and 4 are Grade II listed and built around 1740. No. 1 Upper Terrace is a separately listed Grade II building also built around 1740. Further detail is provided in the heritage statement.
- 2.4 The application site is a four storey plus basement dwelling house. The site differs from the adjoining properties as the third floor is not a mansard, whereas the adjacent properties have a mansard third floor. All the properties are constructed of a similar brick. Additionally, all the properties are set back from the road with a substantial private front garden.
- 2.5 The site also lies within the Hampstead Conservation Area and is near to Hampstead Heath.

### b) Planning History

#### i. Application Site

- 2.6 A review of the history of the application premises has been undertaken as part of the heritage assessment.
- 2.7 A review has also been conducted of the planning history available on Camden's website and archives, the most relevant applications are set out below.

- 2.8 Permission was granted (ref: D6/5/B/5385) in 1953 for the subdivision of Upper Terrace Lodge, Upper Terrace, Hampstead, into two houses by a vertical separation, the conversion of the wash-house and storerooms on the ground floor of the garage buildings adjacent Branch Hill into an additional garage and the widening of the existing means of access to the highway.
- 2.9 Permission was granted (ref: TP69582/271) in 1954 for *'the vertical subdivision of Upper Terrace Lodge, Upper Terrace, Hampstead, into 3 single family dwelling houses.'* The arrangement with regard to the application premises didn't change, but the house to the west was to be subdivided further with an entrance to house A to the side.
- 2.10 In 1986 permission was granted (ref: 8670101) for the *"creation of a new access to the front basement elevational alterations at rear ground floor level and internal alterations in connection with the self-containment and refurbishment of two existing dwelling units"*.

ii. Wider Area

- 2.11 In recent years, there have been various applications seeking amendments to the adjacent no. 4 Upper Terrace, which forms part of the same listing as the application site. These are as follows:
- *"Alterations to boundary wall including widening of existing brick piers to match the width of the existing crossover and installation of new timber gates for the provision of one parking space, along with associated landscaping for single dwelling house (Class C3)"* (ref: 2011/1301/P and 2011/1300/L), granted March 2011;
  - *"The provision of an area of hard surface in the front garden of the existing house (Class C3)"* (ref: 2012/2893/P), granted June 2012;
  - *"Erection of basement extension to provide swimming pool and gym facilities beneath rear patio and garden of single dwelling house (Class C3)"* (ref: 2013/2894/P), granted May 2013;
  - *"Internal and external alterations associated with the erection of basement extension to provide swimming pool and gym facilities beneath rear patio and garden of single dwelling house (Class C3)"* (ref: 2013/2952/L), granted May 2013;
  - Details of condition 6 (programme of archaeological investigation) and condition 7 (qualified chartered engineer) in relation to planning permission ref:2013/2894/P (ref: 2013/6015/P), granted September 2013;
  - *"Installation of a pedestrian access gate adjacent to approved vehicle gate within the front boundary wall of the property"* (ref: 2016/1296/P), granted April 2016;

- *“Insertion of emergency escape stair from basement levels connecting to existing lower ground floor lightwell, insertion of new door at lower ground floor level and minor increase to basement”* (ref: 2016/1495/P), granted April 2016;
- *“Installation of a pedestrian access gate adjacent to approved vehicle gate within the front boundary wall of the property”* (ref: 2016/1786/L), granted April 2016;
- *“Insertion of emergency escape stair from basement levels connecting to existing lower ground floor lightwell, insertion of new door at lower ground floor level and minor increase to basement”* (ref: 2016/1950/L), granted April 2016;
- *“Minor amendments to building from previous consented works (ref: 2011/1301/P & 2013/2894/P). including use of new matching bricks to the front wall; New gas meter enclosure with lead covered flat roof; changes to the front forecourt layout; raised terrace; front steps and; railings fronting the light well and glass walkway over”* (ref: 2016/6758/P), granted January 2017; and
- *“Minor amendments to building from previous consented works (ref: 2011/1301/P & 2013/2894/P). including use of new matching bricks to the front wall; New gas meter enclosure with lead covered flat roof; changes to the front forecourt layout; raised terrace; front steps and; railings fronting the light well and glass walkway over”* (ref: 2017/0463/L), granted January 2017.

2.12 At the rear of the pre-application site is a property known as Capo di Monte, Windmill Hill NW3 6RJ. This site is a Grade II listed building.

2.13 In November 2014 listed building consent was granted for the *“change of use from two residential units to a single dwelling house, reconfigured rear extension, extension to existing basement and associated internal and external alterations, landscaping and parking”* (ref: 2014/6987/P). The floor plan from 1929 shown below (within the Heritage Statement submitted with the application, prepared by Turley) shows the rear of Upper Terrace Lodge and the area that is now the garden to no. 3 Upper Terrace.



- 2.14 In February 2018, listed building consent was granted for “alterations in connection to the creation of a single dwelling house comprising internal and external works including replacement of floor treatments, lowering of basement floor, drylining to basement walls, use of basement void as accommodation, installation of underfloor heating, replacement of chimneypiece in entrance hall and other associated works” (ref: 2017/4414/L).



## Section 3: Application Proposals

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3.1 The application scheme is fully detailed on the drawings prepared by Sacks Maguire Architects and generally outlined below. The proposals seek alterations to the existing dwelling house to enhance the internal environment and quality of accommodation for the applicant.

3.2 The proposals seek a complete upgrade of all floors of the building including a new extension to the rear. The works are detailed below.

### **a) Basement Floor**

- Alteration to the lightwell at the rear;
- Rearrangement of some internal partitions;
- Formation of store under entrance steps.

### **b) Ground Floor**

- Single storey extension to the rear with glazed roof to provide an extended kitchen and dining room, including forming new opening to rear kitchen wall;
- Alteration to opening between living room and kitchen;
- A light well providing light to the basement is proposed to the side.

### **c) First Floor**

- Erection of partition wall adjacent to the staircase,
- removal of WC and opening up into rear room
- enlargement of opening between the current drawing room and reading room to create a first floor reception area with a music room to the rear.

### **d) Second Floor**

- Internal reconfiguration of master bedroom and bathroom;

**e) Third floor**

- Internal reconfiguration of bedrooms, with amended partition and door location;
- Relocation of bathroom;
- Alteration of staircase access to the roof.

**f) Roof terrace and Roof**

- Existing terrace to the front to remain as existing;
- Alteration to access to the roof.

3.3 The proposal does not seek any alteration to the existing fenestration, other than the removal of the modern kitchen window and door to facilitate the extension. General internal redecoration to the floors, walls and ceilings is proposed throughout.

## Section 4: Relevant Planning Policy

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4.1 The statutory development plan for Camden is made up of a suite of documents comprising of the Policies Map (adopted 2018), Local Plan (adopted 2017), Site Allocations (adopted 2013) and other supplementary planning guidance and documents. The National Planning Policy Framework (NPPF, 2018) is also a material consideration.

4.2 The Policies Map designates the site as within the Hampstead Conservation Area. As previously mentioned the site also forms part of a listed terrace of buildings.

### **a) National Planning Policy Framework (2018)**

4.3 The revised NPPF was published by the Government in July 2018. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.

4.4 Chapter 16 of the NPPF relates to 'conserving and enhancing the historic environment'. In determining applications affecting heritage assets, paragraph 189 notes that Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact on their significance. Paragraph 192 also sets out that Local Planning Authorities should take account of:

- **“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- **the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- **the desirability of new development making a positive contribution to local character and distinctiveness.”**

4.5 Paragraph 194 outlines that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification.

4.6 Paragraph 196 sets out that where a proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.7 In terms of conservation areas, paragraph 200 sets out that proposals that preserve those elements of the setting of a conservation area that make a positive contribution, or which better reveal its significance, should be treated favourably.

#### **c) London Plan (2016)**

4.8 The London Plan provides the strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.

4.9 Chapter 7 of the London Plan relates to design. **Policy 7.2** and **Policy 7.3** requires all new development in London to achieve the highest standards of accessible and inclusive design, as well as create secure, safe environments. Furthermore, **Policy 7.4** and **Policy 7.6** outline that development should pay regard to the surrounding local character and aim to improve through positive design features to streetscape and wider cityscape.

4.10 With regard to heritage, **Policy 7.9** sets out that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

#### **d) Camden Development Plan**

##### **i. Camden Local Plan**

4.11 **Policy G1** outlines that 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 relevant to the site.

4.12 **Policy D1** confirms the Council will seek to secure high quality design in development. Specifically, it is required that development (inter alia):

- is sustainable in design and construction;
- respects local context and character;

- preserves or enhances the historic environment and heritage assets;
- uses details and materials that complement the local character;
- integrates well with the surrounding streets, and contributes positively to the street frontage;
- preserves strategic and local views;
- provides a high standard of accommodation for housing.

4.13 **Policy D2** seeks to protect and, where appropriate, enhance the character and appearance within conservation areas. In relation to listed buildings, this policy states:

**“To preserve or enhance the borough’s listed buildings, the Council will:**

- i. resist the total or substantial demolition of a listed building;**
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and**
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.”**

4.14 **Policy A1** states that the quality of life for both occupiers and neighbours will be protected. When assessing new applications, the Council will consider:

- Visual privacy and outlook.
- Sunlight, Daylight and Overshadowing.
- Artificial lighting levels.
- Impacts of the construction phase.
- Noise and vibration levels.

#### Camden Planning Guidance

- Camden Planning Guidance 1: Design (2018)

4.8 The guidance requires that alterations to existing buildings take into account the character and design of the property and its surroundings.

4.9 Extensions and alterations to existing buildings should consider the character and design of the site and its surroundings. Additionally, windows, doors and all proposed materials should preserve the character

of the property in terms of amount, appearance, type and proportions. Extensions should be subordinate to the original building in terms of scale. The document requires rear alterations to be appropriately designed to ensure no harm to the amenity of neighbouring properties.

4.10 Specifically regarding heritage assets, the document requires development to enhance and preserve an area of special architectural or historic interest, character or appearance. Alterations to listed buildings should retain or repair original or historic features with matching materials. In considering the impact of development on listed buildings, the Council will consider the impact of the proposals on the building's significance including the original layout and plan form, structural integrity, character and appearance, historic materials and architectural features.

- Camden Planning Guidance 6: Amenity (2018)

4.11 The guidance requires that all developments should seek to protect amenity and ensure adequate receipt of sunlight and daylight without adversely affecting surrounding buildings.

4.12 New development should ensure it is designed to protect the privacy of occupants of both new and existing dwellings to a reasonable degree. Additionally, developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.

ii. Hampstead Neighbourhood Plan

4.13 Camden have prepared a Hampstead Neighbourhood Plan; the document provides further policy and guidance specific for development proposals in Hampstead.

4.14 **Policy DH1** provides the design policies for the area. This policy requires development to respond and contribute positively to the distinctiveness and history of the character areas. The application site is identified as lying within the Character Area 2- Outer Village.

4.15 Furthermore, this policy states that:

**“All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.”**

4.16 Policy DH2 requires development to pay regard to the Conservation Area Appraisal(s) and Management Strategies. New development should explore the opportunity to enhance the conservation area by protecting and restoring original architectural features that would make a positive contribution to the Conservation Areas.

iii. Hampstead Conservation Area Statement

4.17 The Hampstead Conservation Area Statement sets out the special interest within the conservation area, as well as a clear indication of the Council's approach to the preservation and enhancement of the Hampstead Conservation Area. The relevant policies are considered in the heritage statement.

## Section 5: Planning Considerations

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5.1 The principle planning considerations are the impact of the proposals on the designated heritage assets and the impact on neighbouring amenity.

### **a) Impact on the designated heritage assets**

5.2 The impact of the proposals on the designated heritage assets is assessed in the accompanying heritage statement. This concludes that the proposals will not result in harm to either the listed building, the terrace of which it forms part, the neighbouring listed buildings or the conservation area.

### **b) Impact on Surrounding Amenities**

5.3 The proposals largely relate to internal alterations. These will not have any adverse impact on the amenity of neighbouring properties.

5.4 It is also proposed to construct an extension to the rear at ground floor level. This will occupy much of the existing paved rear yard area. There are no public views of this area and the scheme will therefore have minimal impact on the appearance of the building from the public realm.

5.5 The extension will not rise above the high wall to the rear and east side associated with the extensions to the rear of Capo di Monte, the property immediately adjoining to the rear. It will be set back from the side return of number 4, maintaining a side passageway between the buildings and will not adversely affect the light to the windows in this elevation of number 4.

5.6 The rear extension will be lit by roof lights and consequently there is no overlooking afforded by the rear extension. There is also an opening window proposed onto the small lightwell to the east side, but this will look out on to the existing garden wall and again will not result in any overlooking.

5.7 There will be no loss of light or increased sense of enclosure as a result of the proposals.

5.8 The yard does not currently provide much benefit in terms of amenity space. It is a relatively dark enclosed space to the north of the house. The substantial front garden and the roof terrace provide the



occupants with much better quality amenity space with a good level of privacy. This is more than adequate to meet their amenity requirements and to comply with policy standards.

- 5.9 As such the proposals provide a high standard of design and a neighbourly form of development which is consistent with policy.

## Section 6: Design and Access Statement

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### **a) Use**

- 6.1 The application site is an existing residential dwelling (Use Class C3), this will remain unchanged. This application simply seeks alterations to upgrade and enhance the standard of accommodation provided to meet modern day demands but having respect for the heritage significance of the building.

### **b) Scale and Amount**

- 6.2 The scale of the proposed development is entirely acceptable for the dwelling as the proposals are considered to be appropriate for its location and setting. The application proposal seeks a single storey rear extension at ground floor level, together with some internal alterations. These alterations are considered to be entirely appropriate in scale and amount for a dwelling of this size.

### **c) Layout and Appearance**

- 6.3 The alterations to the layout seek to refine and update the existing house. The building has been altered extensively in the past and the layout has been altered to reflect these changes. The proposed layout retains much of the existing layout and simply seeks a general update to make better use of the existing rooms.
- 7.4 The general appearance of the building will remain as existing. The extension to the rear is within an enclosed space and will not be visible from public vantage points.

### **d) Landscaping**

- 6.4 There is no landscaping proposed as part of this application. The small paved rear courtyard will be affected by the rear extension, but the large private front garden is retained and provides adequate amenity space for the property together with the roof terrace garden.

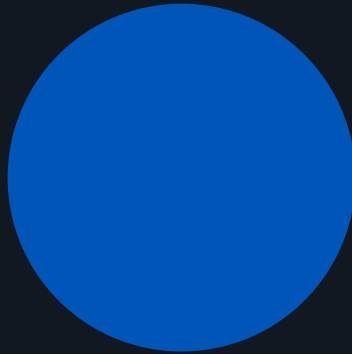
### **e) Access**

- 6.5 Access to the existing dwelling will remain the same.

## Section 7: Conclusions

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- 7.1 This statement has been submitted in support of applications for various alterations to the existing dwelling house at 3 Upper Terrace, London, NW3 6RH. The proposal seeks a single storey extension at ground floor, together with a number of internal alterations to create a welcoming attractive family home that respects the significance of the listed building and conservation area setting.
- 8.2 This statement and the accompanying heritage statement have demonstrated that:
- there will be no harm to the significance of the listed building from the application proposals, the works have been carefully considered and sensitively sited to ensure the important historic, aesthetic and communal value will remain;
  - similarly, there will be no harm to the significance of the conservation area or the positive contribution the property makes to the conservation area;
  - there is no loss of amenity to surrounding properties;
  - adequate external amenity space is retained;
  - the application proposals are entirely consistent with the relevant local and national planning policies.
- 8.3 The proposals should therefore be considered acceptable, and we respectfully request that planning permission and listed building consent are granted.



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