

126 Boundary Road, London
NW8 0RH
Planning Statement

Cullen Planning Limited

126 Boundary Road

Camden

London NW8 0RH

Planning Statement, Design and Access Statement & Heritage Statement



January 2019

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1. Introduction

This planning statement has been prepared by Cullen Planning on behalf of Dr F Zavahir in support of a full planning application for proposals at 126 Boundary Road, Camden NW8 0RH.

This application seeks planning permission for the following alterations to the building: -

- Infill of ground floor lightwell.
- First floor rear extension

This Planning Statement includes the following sections: -

- Site and Surroundings
- Planning History
- Description of Proposed Development
- Planning Policy
- Planning Analysis, and
- Conclusion

2. Site and Surroundings

The site is located on the western side of Boundary Road, Camden. The site forms part of a terrace comprising a mixture of 3 and 4 storey buildings, some with a basement. The ground floor of the terrace is largely commercial and retail with the upper floors being a mixture of offices and residential.

The site is in the St John's Wood Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area, (part of a group of buildings nos. 98-132.)

The boundary with the City of Westminster immediately to the south-east on the opposite side of Boundary Road.

The property is currently vacant. It has for many years been in use as a language school and is still laid out as such.

3. Planning History

Application No	Description	Decision
2018/5487/P	Installation of roof top air conditioning and ventilation plant	Registered
2018/4826/P	Use of the ground and basement floors as language scheme (Class D1) retrospective	Granted
1958	Use of first and second floors as a language school and reading room	Granted 06/06/1958
1957	Use of ground floor and basement as a social club	Refused 29/07/1957
1951	Use of first and second floors for light industrial or office purposes	Refused 19/02/1951

4. Description of Proposal

The applicant intends to open medical and aesthetics clinic within the building and this application proposes the following: -

- Infill of ground floor lightwell.
- First floor rear extension
- Internal reconfiguration and replacement of UPVC windows with timber sash.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

The development proposal outlined in above will be assessed against prevailing National Planning Policy Framework (NPPF) and policies contained within The London Plan (March 2015) (as amended by minor alterations to the London Plan March 2016), and the Development Plan which consists of the Camden Local Plan 2017, Camden Planning Guidance 2011 and St John's wood Character Appraisal and Management Strategy 2009.

National Planning Policy Framework -July 2018

Paragraph 80 states the following: - “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

Paragraph 127, points b and c state that planning policies and decision should ensure that development: -
are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

The following **Development Plan** policies which are relevant to this application are as follows: -

Policy E1 - Economic development

The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. We will

- a. Support businesses of all sizes, in particular start-ups, small and medium-sized enterprises;

Policy A1 - Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours.

We will grant permission for development unless this causes unacceptable harm to amenity. Paragraphs relevant to this application are as follows:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and

The factors we will consider include:

- e. visual privacy, outlook;
- f. sunlight, daylight and overshadowing;
- i. impacts of the construction phase, including the use of Construction Management Plans;

j. noise and vibration levels;

D1 – Design

The Council will seek to secure high quality design in development.

The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- i. is secure and designed to minimise crime and antisocial behaviour;
- m. preserves strategic and local views;
- o. carefully integrates building services equipment. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

D2 - Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Within Heritage is guidance on **Conservation areas**; which is as follows: -

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets.' In order to maintain the character of Camden's

conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area.

Policy CC1 - Climate change mitigation

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

Policy CC5 – Waste

The Council will seek to make Camden a low waste borough. We will:

- d. make sure that developments include facilities for the storage and collection of waste and recycling.

5. Planning Analysis

The main planning considerations when considering these proposals are as follows:

- The principle of development
- The impact on the Conservation Area
- Residential amenity

The principle of development

The site is located on Boundary Road which is a commercial and residential area. The property already has the benefit of D1 usage and no change of use is necessary. The extensions have been carefully designed and are considered to respect the design of the original building, and this application offers the opportunity to renovate and improve an attractive building which is in a poor state of repair. Hence the principle of the development is acceptable.

Impact on the Conservation Area / Heritage Statement

The site lies on the boundary of Camden and at the edge of the St Johns Wood Conservation Area. The terraces in Boundary Road built around 1870, are both of similar design with the exception that the houses on the Westminster side are brick faced and those in Camden are stucco finished. The buildings have similar widths, heights, detailing and cornices.

The extensions are to the rear of the building and no architectural features will be lost in this proposal.

The only change to the current window arrangement is that on the rear elevation at second floor level a shorter replacement window will be located in its original position to accommodate the roof line of the new first floor extension. All the windows which are currently UPVC will be replaced with sliding sash windows.

The infilling of the rear lightwell and the raising of the parapet wall to match the existing will not be visible from surrounding the street scene and will have no detrimental visual impact on the Conservation Area.



Lightwell to be infilled with the parapet wall built up to match existing.

Again, the first-floor extension will not be visible from the street scene and the brick will match the existing. The proposal will increase the quality of commercial space within the area, bringing back vacant space into use, as well as preserving and enhancing the St John's Wood Conservation Area.

Impact on Residential Amenity

The ground floor infill extension will have no greater impact on the residents to the rear of 126 Boundary Road than the current arrangement, the proposed window which will serve the changing room / shower room will be obscure glazed and fixed shut.

The window at first floor level whilst being closer to the properties to the rear than existing is as the current arrangement. As the photograph above shows the properties to the rear all have obscure glazed windows on the elevation facing the Boundary Road terrace and hence there will no loss of privacy. In summary, there will be no significant loss of light neighbours nor would any neighbour be overlooked to a greater extent.

Refuse and Recycling

Medical waste and general refuse and recycling will be stored in the 'dirty store' as shown on drawing number 18491_PA__012.

CIL

The appropriate forms accompany this application.

6. Conclusion

This application offers the opportunity to renovate an attractive building which is in a poor state of repair. The scale, form, design, positioning and materials of the proposed extensions are not considered to have a detrimental effect on the appearance of the Conservation Area, the host building or on neighbouring amenity, and is in accordance with both National and Local Planning Policy.

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Photos of the terrace and 126 Boundary Road



The terrace on Boundary Road.



