
PLANNING, DESIGN & ACCESS STATEMENT

Erection of single storey
lightwell glass enclosure

1B Gondar Gardens, London,
NW6 1EW

TABLE OF CONTENT

- 1.0 Introduction
- 2.0 Site and surrounding area
- 3.0 Proposal
- 4.0 Recent planning history
- 5.0 Planning policies and guidance
- 6.0 Planning assessments
- 7.0 Conclusion

1.0 INTRODUCTION

1.1 This statement is submitted in support of the planning application for the erection of single storey single storey light well glass enclosure at 1B Gondar Gardens, London, NW6 1EW

1.2 It demonstrates that:

- a) The development would not detract from the host property or the appearance of the area.
- b) The development would not have any harmful impact on the residential amenities of the neighbouring occupiers

1.3 The proposal has been prepared taking into consideration the London Plan, Camden Core Strategy, Local Plan and the Council's design guide.

2.0 SITE AND SURROUNDING AREA

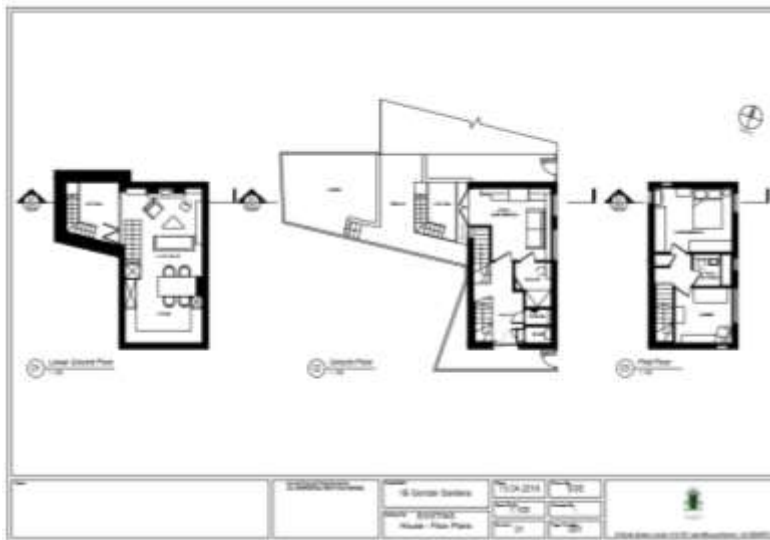
2.1 The application property is a three-storey detached property where one storey is below street level. It is located on the north side of Gondar Gardens. The surrounding area is residential in character.



2.2 The site is not covered by any other designation such as a Conservation Area or area of special residential character as identified in the Local Plan Proposal Map.

3.0 PROPOSAL

3.1 Planning permission is sought for the erection of single storey lightwell glass enclosure at the rear of the existing building. The layout is shown below.



4.0 RELEVANT PLANNING HISTORY

4.1 The following is the relevant planning decision on the site:

- 2013/2537/P: Enlargement of basement and lightwell to provide additional residential floor space for single dwelling house and alteration to the rear doors at ground floor level

5.0 PLANNING POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

5.1 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.

The London Plan

5.2 The relevant policies are:

- Policy 7.1
- Policy 7.4
- Policy 7.6

Camden Plan 2017

5.3 The relevant policies are:

- A1 Managing the impact of development
- D1 Design

Other Planning Policies / Guidance

5.4 These are:

- Camden Planning Guidance (CPG) 2015 – CPG 1 (Design)
- Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity)

6.0 PLANNING ASSESSMENTS

6.1 The principal issues to be considered are:

- The impact on the character and appearance of the host property and the area.
- The impact on residential amenities of the neighbouring occupiers

The impact on the character and appearance of the host property and the area

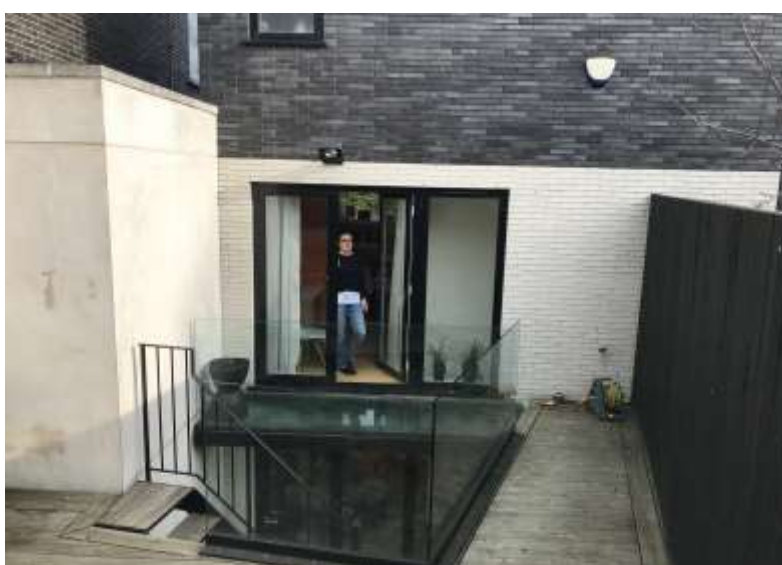
6.2 The NPPF requires good design. Policy 7.4 seeks high quality design responsive to surroundings and Policy 7.6 seeks high quality architecture and materials. Policy D1 of the Camden Plan states indicates that the Council will seek to secure high quality design in development.

6.3 The proposed development would be a small-scale light weight glass structure that would appear as a subordinate addition to the host property. It would not radically change the proportions, character and appearance of the host property. Given the siting and scale, it would not be visible from outside the site and would thereby have no undue impact on the character and appearance of the area.

6.4 Consequently, the proposal would comply with the NPPF, Policy 7.6 of the London Plan and Policies A1 and D1 of the Camden Plan.

The impact on the residential amenities of the neighbouring occupiers

- 6.5 The NPPF indicates that decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy 3.5 of the London Plan requires housing development to be of the highest quality internally, externally and in relation to their context and to the wider environment. Policy 7.1 states that in their neighbourhoods, people should have a good quality environment. Policy 7.6 indicates that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Policy A1 of the Camden Local Plan indicates that the Council will seek to protect the quality of life of occupiers and neighbours and we will grant permission for development unless this causes unacceptable harm to amenity.
- 6.6 The proposed development would not materially project beyond the rear building line of the neighbouring properties. There would also be ample separation gap between the proposed development and the neighbouring properties. Consequently, the proposed extension would not detract from the visual amenity of the neighbouring occupiers. The photo and the below shows the existing relationship with the neighbouring properties.



- 6.7 Given the siting and depth, proposed addition would not infringe a 45degree line from the edge or centre of any of the habitable room windows of the neighbouring properties. As such, the proposed development would not result in loss of light to the neighbouring habitable rooms.
- 6.8 The proposed development would be screened by the existing fence. As such, there would be no direct overlooking or detrimental impact on the privacy of the neighbouring occupiers.
- 6.9 Consequently, the proposal would have no unacceptable impact on the residential amenities of the neighbouring occupiers. It complies with the NPPF, Policies 3.5, 7.1, 7.4 and 7.6 of the London Plan and the Council's design guide.

7.0 CONCLUSION

- 7.1 In conclusion, the proposal accords with the objectives of the National Planning Policy Framework, the London Plan and the Council's Local Plan Policies. It is therefore respectfully requested that the Council grant planning permission for the proposed development.