



Chartered Town Planners & Architectural Technicians

## **DESIGN AND ACCESS / PLANNING / HERITAGE STATEMENT**

Alterations to front garden to create driveway and vehicular crossover along with associated alterations and landscaping.

**Property Address:** 44 Platts Lane, Camden, London NW3 7NT.

**April 2019**

## **1.0 INTRODUCTION**

**1.1** This Design and Access / Planning Statement (DAS) is submitted on behalf of the applicant in respect of a planning application for alterations to a front garden to create a driveway and vehicular crossover along with associated alterations and landscaping at 44 Platts Lane, Camden, London NW3 7NT. This DAS should be read in conjunction with other drawings and documents accompanying the planning application.

**1.2** This DAS comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

## **2.0 APPLICATION PROPERTY AND SURROUNDING AREA**

**2.1** The existing property is a two storey detached property (with rooms in the roofspace) located to the south side of Platts Lane. The property has an average size rear garden, relative to the area. The front curtilage to the property slopes down towards Platts Lane. The front curtilage comprises shrub planting and clay cover. There is a large street tree just outside the boundary.

**2.2** Properties to either side of No. 44 are of similar scale and form, however the front curtilages of properties vary as many houses have garages fronting on to Platts Lane or have front curtilage parking with steps up to dwellings.

**2.3** The site is located within a predominantly residential character area. There is a wide variety of building scale, style, and architectural detailing in the wider area.

**2.4** The site is in flood zone 1 and at low risk of flooding.

### 3.0 **PROPOSED DEVELOPMENT**

3.1 The proposed works consist of the following:

- Removal of section of front boundary wall and removal of earth / lowering of ground level to facilitate front curtilage parking area.
- The paving of parking and adjoining area with permeable hard standing.
- Removal of steps to western boundary.
- Carry out associated landscaping including plant box along boundary with footpath.
- Single width vehicular crossover.

### 4.0 **PLANNING HISTORY**

4.1 A planning search of Camden's online planning database does not reveal any recent / relevant planning history for No. 44. There are is planning precedent nearby for front curtilage works to neighbouring properties similar to that proposed. These include:

Ref. No.	Address	Works	Grant Date
2015/4881/P	40 Platt's Lane London NW3 7NT.	Erection of new brick wall with timber fencing, timber gates and a new driveway hardstanding, with associated tree works.	09-03-2016
2008/4097/P	52 Platts Lane London NW3 7NT.	Excavation of front garden area and creation of a hardstanding for car parking and erection of a new brick retaining wall and railings to existing dwellinghouse.	13-10-2008

4.2 In the case of 52 Platts Lane, the Planning Officer allowed this proposal having regard to the following:

*“Platts Lane has unfortunately already been significantly altered in this respect. Nos. 46, 48, 50, 54 and 56 Platts Lane and on the opposite side of the road at Nos. 91, 93, 95, 97, 99, 101, 103 all have off road parking in their front garden, either provided by garages or hard standings. The garden at No. 52 is currently planted with low growing shrubs that provide greenery within the streetscape. Whilst the conversion of a garden into hard standing would generally be resisted, this garden is one of very few within the street that does not have off-street parking and refusal on the grounds of the impact on the streetscape would be difficult to justify. It is therefore considered to be acceptable subject to appropriate replacement soft landscaping...The current proposal includes a planting plan providing greenery and wildlife habitat within the street scene. Brickwork for the retaining wall would match existing, and a*

*high quality finish is proposed for the hardstanding. It is considered that the proposal will not harm the character and appearance of the building, the streetscape or the conservation area”.*

**4.3** *It is submitted that the same view as taken by the Planning Officer in the case of application Ref. No. 2008/4097/P should be taken in the assessment of this proposal. The same circumstances apply. Nos. 46, 48, 50, 54 and 56 Platts Lane and on the opposite side of the road at Nos. 91, 93, 95, 97, 99, 101, 103 all have off road parking in their front garden, either provided by garages or hard standings.*

## **5.0 PLANNING POLICY**

### **NATIONAL PLANNING POLICY FRAMEWORK (2018)**

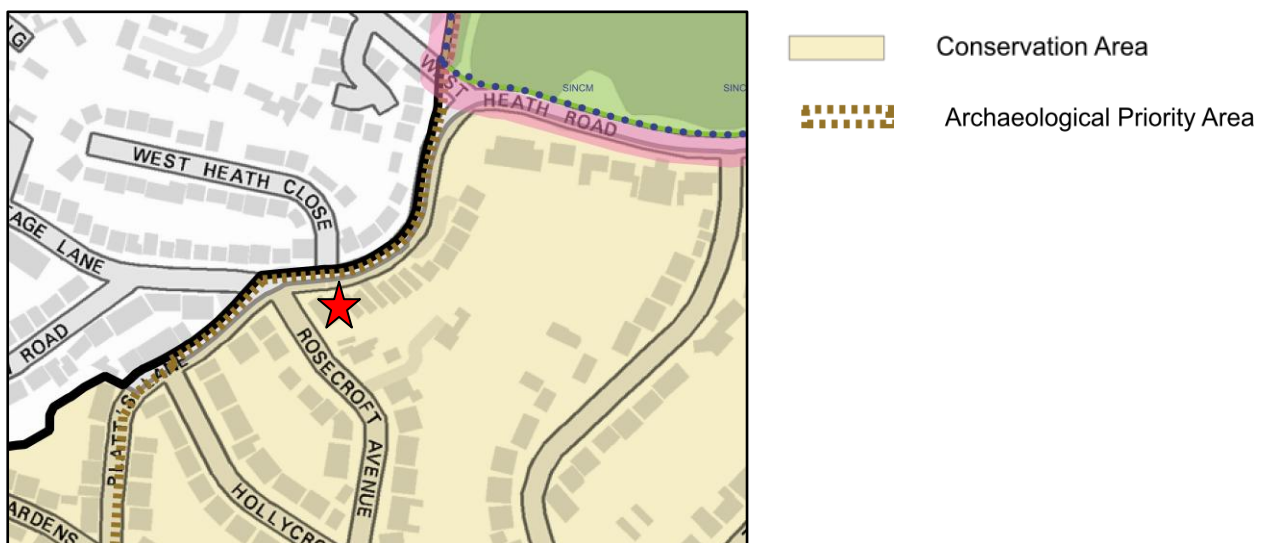
**5.1** Para. 127 of the recently updated NPPF seeks to ensure a high quality of design in new developments. Point c) in particular seeks to ensure developments that:

*“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.”*

*The proposed development would be entirely compatible with the surrounding area where there are many types of similar works.*

### **Camden Plan (2017)**

**5.3** As can be seen in Figure 5 below, the site is within a conservation area, and within an archaeological priority area.



*Figure 1 – Extract from Camden Policies Map. Approx. Site is Indicated by Red Star.*

#### **5.4** Policy D1 of the Local Plan deals with design and states:

*“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;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- 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.”*

***The proposed development is a typical addition / alteration to a property. It is commonplace for home owners to want to park vehicles in their front curtilage for security and safety reasons. There are many examples nearby (to east) on Platts Lane of similar type development.***

#### **5.5** Policy D2 deals with heritage issues and states:

*“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; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage".*

***It is not considered the proposed works would not have a material adverse impact on the character of the Conservation Area (see para. 5.8 below). Many neighbouring properties in the conservation area have had similar works approved over the years. We note that in application Ref. No. 2008/4097/P it was concluded that similar works would not have a detrimental impact on the character and appearance of the conservation area.***

### **Camden Planning Guidance. Housing. CPG 1 (2018)**

**5.6** Para. 6.25 of this Guidance refers to front gardens and states:

*"The design of front gardens and forecourt parking areas make a large impact on the character and attractiveness of an area and in particular the streetscene.*

*The design of front gardens and other similar forecourt spaces should:*

- consider a balance between hard and soft landscaping. Where changes take place no more than 50% of the frontage area should become hard landscape. Where parking areas form part of the forecourt enough of the front boundary enclosure should be retained to retain the spatial definition of the forecourt to the street and provide screening;*
- retain trees and vegetation which contribute to the character of the site and surrounding area;*
- retain or re-introduce original surface materials and boundary features, especially in Conservation Areas such as walls, railings and hedges where they have been removed. If new materials are to be introduced they should be complementary to the setting; and*
- prevent the excavation of lightwells as a means of providing access to basements where this does not form part of the historical means of access to these areas".*

***With regards the above guidance it is submitted:***

- Nos. 46, 48, 50, 54 and 56 Platts Lane and on the opposite side of the road at Nos. 91, 93, 95, 97, 99, 101, 103 all have off road parking in their front garden, either provided by garages or hard standings and the proposed development would be consistent with established character.***
- An existing street tree abutting the front of the property will be retained (see accompanying Arboricultural Impact Assessment) and new shrub planting is to be provided through the proposed works.***

- *Original and conservation appropriate materials will be used throughout. The applicant is happy to agree these details by way of condition if it is minded to grant planning permission.*

**5.7** Para. 6.27 refers to creating a crossover, and it states:

*“For single family dwellings planning permission is not required for the creation of a cross over unless the property is affected by an Article 4 Direction or the cross over is to a classified road. However permission is required for the formation of a cross over from the Highways Authority. The Highways Authority will generally refuse permission where it would result in the loss of on street car parking spaces”.*

*With regards the above guidance it is submitted that the proposed development will not result in the loss of any on street car parking. A single yellow line is on the road in front of the property.*

### **Redington and Frognal Conservation Area Appraisal and Management Strategy (2010)**

**5.8** The Conservation Area Appraisal refers to “*an exceptional example of consistently distinguished Victorian and Edwardian architecture*”. Mature vegetation is also referenced as a significant asset. No. 44 is not a listed building.

**5.9** The site is located within ‘sub area 2’ in the conservation area. Development of the type proposed is not cited as a feature of threat to the area.

**5.10** Whilst on page 29 reference is made to works to frontages and within the public realm, it does not state that such alterations are not permitted. Rather it is stated that the following often result in a detrimental impact:

- *Loss, alteration or replacement of boundary walls, gate posts, piers, railings, and balustrading.*
- *The formation of new crossovers.*
- *The loss of trees and boundary planting.*
- *Introduction of high railings to inappropriate front boundaries.*

*With regards the above points the following is submitted:*

- *A large part of the front boundary wall will remain intact. The only difference is that a pedestrian access is being made wider to facilitate single width vehicular access.*
- *Crossovers are in abundance on Platts Lane and an additional single width crossover would have no adverse impact on the character of the road.*

- *An existing mature street tree would be protected throughout the course of the development. An Arboricultural Impact Assessment is submitted to accompany the application.*
- *Only 1m high metal railings are proposed. Such railings are appropriate to a conservation setting. Similar type railing is evident at No. 52 and 56 Platts Lane.*

## **6.0    CONCLUSION**

**6.1**     The proposed development is considered to be in compliance with NPPF policies, as well as the Camden Local Plan and associated design / conservation guidance.

**6.2**     It is not considered there would be any adverse visual impacts or adverse impacts to the residential amenities of neighbouring properties. There is precedent along the street for similar type works.