

PLANNING HERITAGE DESIGN AND ACCESS STATEMENT

Page | 1 **30 UPPER PARK ROAD LONDON NW3**

1.0 INTRODUCTION

1.1 This statement is submitted in support of a planning application for a two-storey side extension and a single storey rear extension at the above property.

1.2 The application property comprises the lower ground and ground floor flat at No. 30 Upper Park Road. The host building is a three-storey (plus basement), semi-detached villa on the eastern side of the road, dating from the late 1800s / early 1900s.

Photo 1-View of Nos. 28 (on the right) and No. 30 Upper Park Road



1.3 Upper Park Road is a typical residential road leading off Haverstock Hill in central Camden near to Belsize Park Station. Nos. 6-36 (even numbers) Upper Park Road are identified within the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (July 2011) as making a positive contribution to the conservation area. The application property is not a Listed Building.

1.4 It forms part of the Parkhill and Upper Park Conservation Area, a 19th century estate of generally Italianate, semi-detached houses with ample gardens and gaps between the pairs. However, the mix of housing includes 20th century blocks of flats and much later dwellings with several seminal Modernist landmarks.

1.5 The streets are wide, and the houses set back from the pavement. No. 30 Upper Park Road forms part of a generally well- preserved suite of original dwellings, most of which have been

converted into multiple flats. It forms part of the 2nd semi-detached pair on the east side of Upper Park Road, and south of Tasker Road.

1.6 The site is a 5minute walk from Belsize Park underground station and there is also a good bus service from Rosslyn Hill connecting other tube and railway stations.

2.0 PLANNING HISTORY

2.1 2012/1832/P – Installation of roof lights to front, rear and side roof slope in association with loft conversion to 2nd floor flat (Class C3) – Granted 12/06/2012

2.2 2018/5104/P – Single Storey Rear Extension and Alterations to fenestration and other openings- Granted 16/01/2019

3.0 RELEVANT PLANNING POLICIES

National Planning Policy Framework (2018) London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development A4 Noise and vibration

D1 Design

D2 Heritage

Camden Planning Guidance

CPG 1 Design (July 2015 updated March 2018) CPG 6 Amenity (Sept 2011 updated March 2018)

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (July 2011)

4.0 PROPOSAL

4.1 The application scheme proposes to enlarge the existing accommodation by replacing a single storey rather dilapidated structure with a two-storey side extension and a single storey rear side extension. Planning permission was recently granted for a single storey rear extension (LPA Ref- 2018/5104/P) which has yet to be implemented.

4.2 No alterations are proposed to the rest of the existing building and flats and no external alterations would be proposed to the existing 1st and 2nd floors.

4.3 There are many similar extensions within Upper Park Road and we supply below photos of some of these for information

Photo 2- Nos. 24 and 26 Upper Park Road Photo 3 Nos. 20 and 22 Upper Park Road

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5.0 PLANNING ASSESSMENT

5.1 The main issues for consideration are:

- *The impact of the proposal upon the character or appearance of the host building and the surrounding Conservation Area and;*
- *The impact that the proposal on the amenity of the occupiers of the neighbouring residential properties.*

6.0 IMPACT ON HOST BUILDING AND CONSERVATION AREA

6.1 The Design reflects in style and volume the subordinate side extension of No. 28 Upper Park Road. The front elevation would be aligned with the existing side extension to No. 28 and set back from the main building. The sash windows and door proposed to the front elevation replicate those of the adjoining extension and the rear elevation of the lower ground floor will appear subordinate to the existing building.

6.2 A 4-panel timber door is proposed to this level serving the proposed kitchen/dining/living area and matching in style the main building rear elevation door openings.

6.3 The rear elevation of the upper ground floor will be aligned with the existing side extension of No. 28 and set back from the main building.

6.5 A 2-panel door is proposed to this level matching in style of the main building as well as the balustrade surrounding the small balcony/terrace. All proposed works have been carefully designed to be sympathetic and in keeping with the original house enhancing its appearance.

Materials

6.6 The proposed design maintains the traditional white render finish and detailing to all elevations. The proposed windows and doors at the front and rear elevations would be double glazed with painted timber frame to match existing. The proposed balustrade around the rear small balcony/terrace will match the original design of the existing balcony balustrade.

Access

6.7 The existing pathway and the front garden will remain unchanged together with the main access to the property via steps to the main front door which will also be retained. The new door is proposed to the front of side extension to follow the existing side extension door along with 2 steps down to connect with the lower ground level.

7.0 IMPACT ON RESIDENTIAL AMENITY

7.1 It is considered the proposal would not materially harm the living conditions of the occupiers of neighbouring properties in terms of a loss of sunlight/daylight or outlook than the existing arrangements.

7.2 A short separate Daylight Assessment is supplied which concludes the proposed extension would not have a material impact on No.28 Upper Park Road. The Assessment states:

“The BRE report entitled ‘Site Layout Planning for Daylight and Sunlight’ states in paragraph 2.2.2:

“The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.”

There is only one window in the neighbouring property, 28 Upper Park Road, which faces towards the extension. This window serves a bathroom and therefore, in accordance with the BRE recommendations, the window does not need to be analysed for daylight and sunlight.

We have run an overshadowing analysis to the rear garden of 28 Upper Park Road and the results show there will be no increased overshadowing at all to the rear garden.”

7.3 We provide below photos of the existing relationship between Nos. 28 and 30 Upper Park Road

Photos 4 and 5 - Rear elevation views of 30 Upper Park Road



7.4 In addition, we note that the existing window at No. 28 was inserted without the benefit of planning permission several years ago well before our Client purchased the property.

7.5 We wrote to Mrs. MJ Drewitt, Owner and Occupier of the Ground Floor Flat, at 28 Upper Park Road in early February offering a meeting to explain and discuss the proposal. We received a request for the drawings prior to any meeting being agreed and accordingly sent the drawings by registered post in mid-February.

7.6 We received a letter in response dated 12 March setting out Mrs Drewitt's objections to the proposal and attach with our submission a copy of our response for completeness.

8.0 POLICY COMPLIANCE

8.1 In consideration of Camden Planning Guidance – Altering and Extending your Home-side and rear extensions should be designed to:

be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;

Proposal complies

respect and preserve the original design and proportions of the building, including its architectural period and style;

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Proposal complies

respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;

Proposal complies

respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

Proposal complies

not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;

Proposal complies

9.0 CONCLUSIONS

9.1 The proposed two storey extension would have no effect on the principal front elevation; the extension would, in our submission, well designed and of the right proportions to ensure it will appear subordinate to the existing building.

9.2 The overall appearance of the building has been designed to be in keeping with the Park Hill & Upper Park Conservation Area and the development sympathetic to the existing building both in terms of detailing and materials.

9.3 This would result in a building which would blend into the local streetscape, reinforce the wider townscape and result in an improvement to the existing facade.

9.4 The proposals would have no material impact on the amenities of the occupiers of the two houses on either side.

9.5 In summary, the extensions and alterations proposed have been designed with careful regard to the relevant Policies of the adopted Development Plan and the relevant Design Guidance and in our submission comply with the applicable criteria set out in a preceding section to this Statement.

9.6 We conclude that the proposal merits Officer support and the grant of conditional planning permission.

SJP/03/06/2019