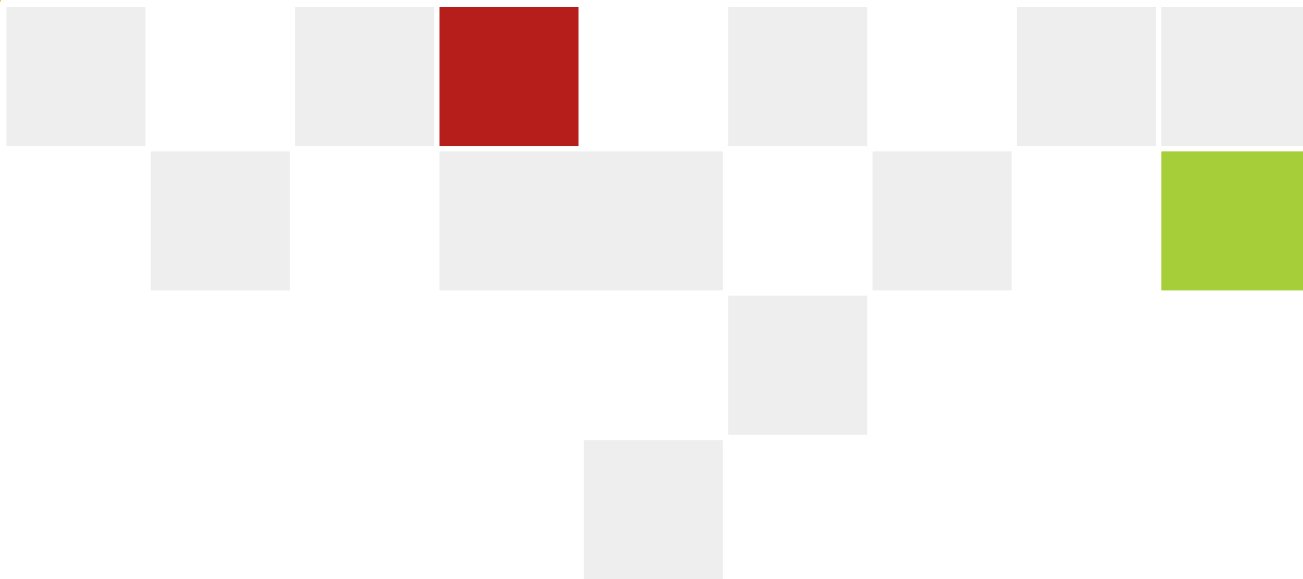


Planning, Design and Access Statement



37 Queen's Grove



Boyer

Report Control

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1. INTRODUCTION AND PROPOSAL

- 1.1 This Planning Statement is submitted in support of applications for planning permission and Listed Building Consent made on behalf of Mr N. Ritblat, for the part demolition of a non-original conservatory and the erection of a replacement single storey conservatory at 37 Queen's Grove, London, NW8 6HN.
- 1.2 The design of the extension has been carefully considered to ensure there is no harm to the heritage significance of the Grade II Listed Building, Conservation Area or the amenity of neighbouring residents.
- 1.3 This Planning Statement should be read in conjunction with the detailed and illustrative plans prepared by Quay Architects.
- 1.4 This Planning Statement assesses the proposals against the policies in the Development Plan and other material considerations, which are relevant to the determination of the application. This Statement is structured as follows:
 - Section 2 – describes the site and the surrounding context;
 - Section 3 - provides an overview of the principal national, regional and local planning policy and guidance relevant to the assessment of the proposed development;
 - Section 4 – provides an assessment of the proposals against the provisions of the Development and other material considerations;
 - Section 5 – concludes the findings of the assessment of the proposed development.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located at No. 37 Queen's Grove, within the London Borough of Camden, and is situated within the boundary of the St John's Wood Conservation Area.
- 2.2 The surrounding area is purely in residential use and is characterised by large detached houses and pairs of villas. Although the architectural style of the properties is similar, there are numerous examples of properties within this section of the Conservation Area which have been altered through the erection of side, rear and roof extensions and conservatories.
- 2.3 The site comprises a Grade II Listed property built circa 1845. The building itself is a three storey plus part-basement level semi-detached villa.
- 2.4 There is a large garden area to the rear and front of the property both of which are contained by a fence boundary and thick hedging. The site does contain a few trees, however these are mainly located towards the rear of the garden away from the proposed location of the conservatory.
- 2.5 The site is within Flood Zone 1 (lowest risk of flooding).

3. PLANNING POLICY CONTEXT

- 3.1 The development proposals have taken account of relevant national, regional and local planning policy considered in the determination of application proposals. This section of the Planning Statement sets out a brief summary of the relevant planning policy documents and the following section demonstrates compliance with these policies.
- 3.2 In accordance with Section 38(6) of The Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 3.3 The current Development Plan comprises the following documents:
- The National Planning Policy Framework (NPPF)
 - The London Plan (MALP 2016)
 - The Camden Local Plan 2017
- 3.4 Camden Council's Development Plan is also supported by a range of Supplementary Planning Documents (SPDs).
- 3.5 Camden have also adopted a St John's Wood Conservation Area appraisal and management strategy (2009).

National Planning Policy

National Planning Policy Framework (February 2019)

- 3.6 In July 2018, the National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government. The NPPF sets out the Government's economic, environmental, and social planning policies for England; it states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of development management, the NPPF advises that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.
- 3.7 The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system both through plan making and decision taking.

- 3.8 Section 12 of the NPPF relates specifically to ensuring that development results in high quality design that contributes positively to making places better for people. It states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Planning decisions should address the integration of new development into the natural, built and historic environment.

Regional Planning Policy

London Plan (MALP 2016)

- 3.9 The London Plan provides the strategic policy context for all of London and seeks to provide an integrated framework for its development to 2031.
- 3.10 The Mayor's strategic plan Policy 3.5 relates to the quality and design of housing developments and sets out that housing should be of the highest quality internally and externally and in relation to their context and to the wider environment. The attractive residential environment of London should be protected and enhanced.

The Draft New London Plan

- 3.11 In November 2017, the Greater London Authority published their Draft London Plan. The consultation period ended on 2nd March 2018. Consultation comments were reviewed by the independent Planning Inspector appointed by the Secretary of State to carry out the Examination in Public which finished in May 2019. The appointed Inspector is now due to prepare a final report before the Plan can be formally adopted.
- 3.12 The final London Plan is expected to be formally adopted in 2019. Once adopted, the new London Plan will replace the policies of the current London Plan (2016) and will become the new regional Spatial Development Strategy.

Local Planning Policy

The Camden Local Plan 2017

- 3.13 The London Borough of Camden's Local Plan was adopted in July 2017. The Plan provides strategic and detailed policies to guide development across the Borough.
- 3.14 The relevant policies within the Local Plan include:
- Policy D1 Design
 - Policy D2 Heritage
 - Policy A1 Managing the impact of development
- 3.15 LB Camden have adopted a number of Supplementary Planning Documents (SPDs) called Camden Planning Guidance (CPG). The documents most relevant to this proposal are the documents which provide advice and guidance on design, housing, amenity and sustainability.

- 3.16 The Design CPG outlines the design guidelines and expectations of developments within the borough. The key message is that design should always take into account the character and design of the property and its surroundings. In relation to extensions, the guidance states that the scale of extensions should be subordinate to the original building.
- 3.17 The Amenity CPG provides supplementary planning guidance relating to amenity. Section 7 refers to overlooking, privacy and outlook and the key messages of relevance are as follows; development should be designed to protect the privacy of existing dwellings and mitigation measures are to be included when overlooking is unavoidable.
- 3.18 Camden have also produced an 'Altering and extending your home' CPG which offers design guidance and good practice principles for proposals to create alterations and extensions to a single dwellinghouse. Section 3 is specifically dedicated to providing guidance for acceptable design of rear and side extensions and conservatories.

4. ASSESSMENT OF THE PROPOSALS

- 4.1 This section considers the principles of redevelopment of this site and an assessment of the initial proposals against relevant Development Plan policies and other material considerations.

Principle of Development

- 4.2 The proposal by seeking to improve the existing residential dwelling for its occupiers is in line with the sustainability objectives of the Development Plan, and the National Planning Policies.
- 4.3 The proposals are for the demolition of the existing non-original conservatory and the erection of a new conservatory in its place, which will incorporate an improved design and higher quality living space for existing residents. Permission for the existing extension was granted in 2001 (reference numbers: PEX100039 and LEX0100040). The extension does not contain any heritage features or offer any special design value to the site. As such, its demolition will not result in the loss of any heritage and will also not impact upon the original features of the Grade II Listed Building.
- 4.4 The proposed conservatory will occupy the same footprint as the existing conservatory and will remain at one storey and secondary to the host building. The principle of introducing an extension in this location has already been established.

Design

- 4.5 The NPPF addresses the merit of good quality design. Paragraphs 56-68 states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. The document states that whilst visual appearances are important, high quality inclusive design goes beyond the aesthetic considerations.
- 4.6 The London Plan states that housing developments should be of the highest quality internally, externally and in relation to their context and wider environment (Policy 3.5). A proposal should enhance the quality of local places and take into consideration the physical context, local character, density, tenure and land use mix.
- 4.7 Policy D1 of the Local Plan, states that new developments must be of a high quality design. The council will require proposals to respect local context and character, preserve and enhance the historic environment and heritage assets, be suitable in terms of construction mechanisms and method, utilise high quality materials that complements local character, is inclusive and accessible for all, promotes health, is secure and designed to minimise crime and anti-social behaviour, incorporates outdoor amenity space and provides a high quality of accommodation.

- 4.8 As with the existing conservatory, the proposals will repeat the part glazed elevation which faces the rear garden. There will be an external access door in the same place as the door existing extension.
- 4.9 The proposal will also include a traditional lantern rooflight. Overall, the new accommodation will provide light, useable high quality living space.
- 4.10 It is important to note that the extension will occupy the same footprint as the existing conservatory and will not result in any further encroachment into the rear garden area. The proposed conservatory will also remain at one storey in height and will similarly be subordinate to the host building.
- 4.11 The proposed design has been carefully considered to ensure it corresponds sympathetically to the architectural design and details of the host building.
- 4.12 The proposed materials will be sought to match the materials of the host building as closely as possible, thereby seeking to be respectful to the architectural period and style of the Grade II Listed Building.
- 4.13 For these reasons, the proposed conservatory is considered to be of a complementary design to the existing host building and is in compliance with Policy D1 of the local plan.

Heritage

- 4.14 London Plan Policy 7.8 (Heritage Assets and Archaeology) requires that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 4.15 Local Plan Policy H2 (Heritage) seeks to enhance and protect Camden's heritage assets and their settings, including within conservation areas, listed buildings and locally listed heritage assets.
- 4.16 No. 37 is a Grade II listed building and is also located within the St John's Wood Conservation Area and therefore consideration was given to the aforementioned heritage policies during the earliest design stage of the proposal.
- 4.17 As noted within the previous on Design, the proposal has been designed to ensure it is sympathetic and complementary to the host building, in relation to style, detail and materials. In view of this, the proposal will not create any undue impact upon the Grade II Listed Building or its setting with the St John's Wood Conservation Area.
- 4.18 The proposal will also not result in the removal of any original features of the host building, thereby not resulting in the loss of any historic character.

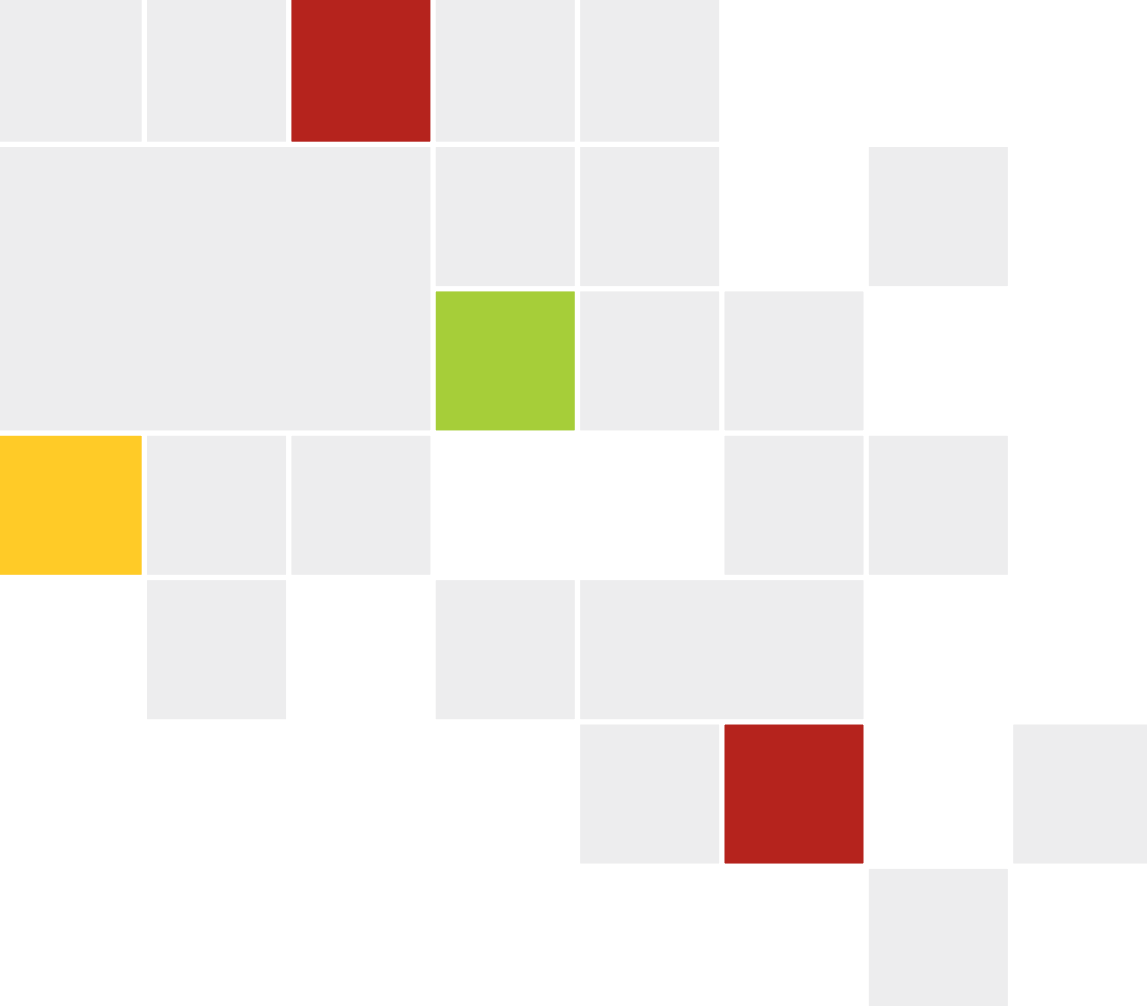
- 4.19 No. 37 is part of a group of semi-detached villas which were all built to the same architectural design and are characteristic of the Conservation Area. The majority of these properties have been changed over time to now include rear extensions, side extensions, conservatories and various minor alterations. For this reason, the proposal is not out of character in consideration of the surrounding local context or the character of the Conservation Area.
- 4.20 The proposals will also not be able to be seen from the Public Highway, thereby not causing any adverse impact upon the streetscape.

Amenity

- 4.21 Local Plan Policy A1 (Managing the impact of development) requires development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential harmful impacts.
- 4.22 Camden's Amenity CPD outlines the guidelines for overlooking, privacy and outlook. Camden Council will seek developments which has regard to the privacy or both new and existing dwellings. New buildings, extensions, roof terraces and balconies should be designed to minimise the potential for overlooking.
- 4.23 The conservatory will be built within the same dimensions of the existing property and will therefore not create any undue impact upon the daylight or sunlight received by neighbouring properties or their gardens.
- 4.24 As with the existing conservatory, the proposals will continue the partly glazed elevation which faces the rear garden. The property to the rear of the site is screened from view by a fence boundary and thick hedging, thus, there will be no opportunity for overlooking either by occupiers of the site or by the residents of the neighbouring property.
- 4.25 The proposals also do not present any windows which would directly face No. 37A Queen's Grove or No. 36 Queen's Grove. No.37A does also not feature any windows, which would directly face the conservatory to create any loss of privacy when the conservatory is being used.
- 4.26 As described above, the proposal will not create any undue impact on the amenity of neighbouring properties and is therefore in compliance with Local Plan Policy A1.

5. CONCLUSION

- 5.1 The application seeks planning permission and listed building consent for the demolition of the existing conservatory and the erection of a replacement one-storey conservatory.
- 5.2 The proposals will improve the quality of residential amenity for future residents of the property in accordance with the sustainability objectives of the NPPF.
- 5.3 The proposed conservatory will be constructed in place of the existing rear extension and will encompass the same floor area, whilst also being at only storey in height. As a result, there will be no undue impact upon the amenity of neighbouring residents.
- 5.4 The conservatory will incorporate a similar architectural style to the Grade II Listed host building, whilst also being constructed from materials chosen to match the host building as closely as possible. As a result, the design will be sympathetic and will not create an adverse impact upon the character of the Grade II Listed Building or the Conservation Area.
- 5.5 For the reasons set out in the statement, the proposal accords with national and local planning policy. Accordingly, it is considered appropriate that planning permission is granted.



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