

Planning Services  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

12<sup>th</sup> September 2019

**REF: 25 Estelle road London NW3 2JX**

**Design Process, Appearance & Access**

**Key points**

The property is a ground floor flat in a semi detached house with two flats above.  
The property is located within the Mansfield Conservation Area MCA.

The proposal is to replace the existing conservatory and extend side return.

Extract from the MCA

The two key points from the MCA or going to be the following:

*Rear Extensions*

*Within the Mansfield Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern*

There is very little left of the original rear elevation continuity on the terrace. Please refer to the aerial view shown on the submitted drawing MC(00)03 Aerial view  
As such the proposal will have no detrimental effect on the Conservation Area

*Development in Gap Sites*

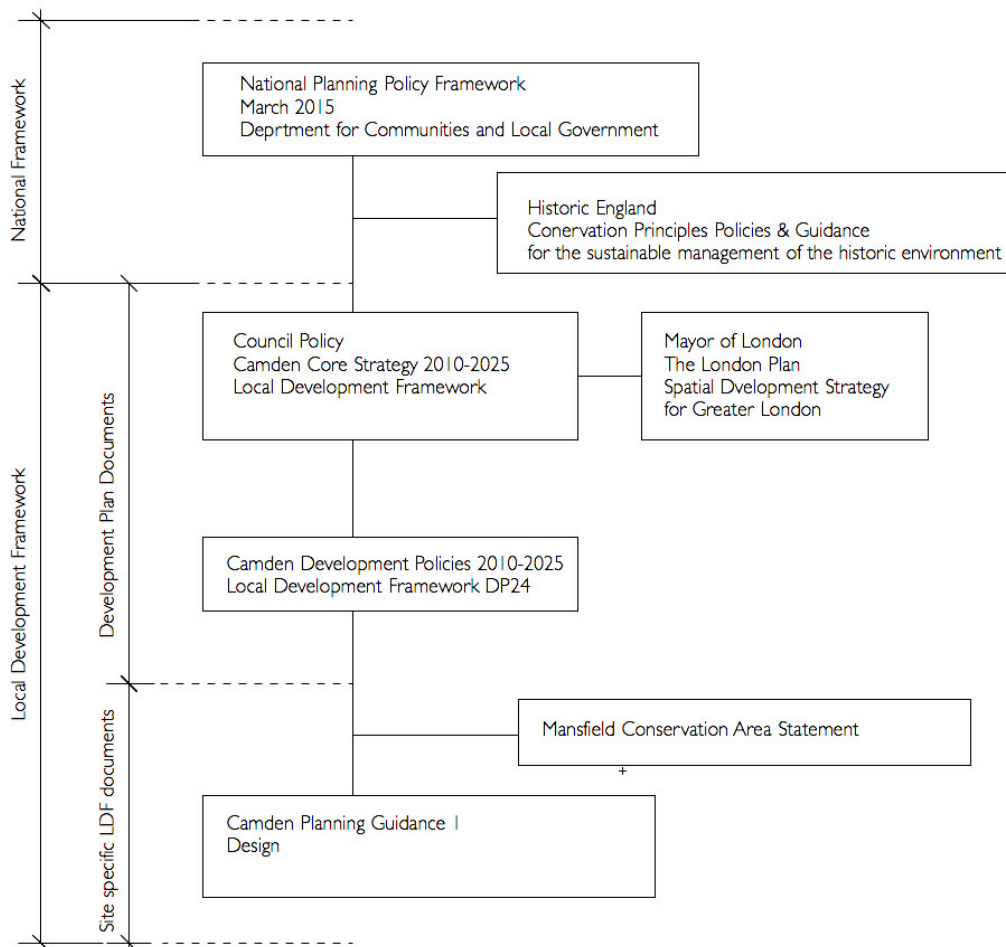
*Gaps between buildings represent an important established feature of relief in an otherwise densely developed environment, where the buildings are generally arranged in terraces 3 storeys in height. The Council will resist development in gaps where they are formed;*

- *between semi-detached and detached properties,*
- *adjacent to road junctions and*
- *when the rear garden of corner buildings runs parallel to an adjoining road*

The existing extension covers already part of the gap between the buildings in the rear garden only, not the main house. The proposed extension is not visible from the street due to the side gate door.  
Please refer to drawing MC(02)08 Section Analysis. This can easily be seen from the street

## Statutory Context

The following framework documents are referred to:



## National Framework

Communities & Local Government  
Planning Policy Statement 5  
Planning for the Historic Environment

*Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets*

*HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.*

### ANNEX 2: TERMINOLOGY

#### CONSERVATION

*The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.*

In our view the proposed works are respectful of the local heritage and seek to celebrate and enhance the historical character.

The development seeks to enhance the local heritage by creating a contemporary new addition that responds to current needs.

Historical England, English Heritage (EH)

#### CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT

##### *Assessing Heritage Significance*

*Understand the fabric and evolution of the place*

*62 To identify the cultural and natural heritage values of a place, its history, fabric and character must first be understood. This should include its origins, how and why it has changed over time (and will continue to change if undisturbed), the form and condition of its constituent elements and materials, the technology of its construction, any habitats it provides, and comparison with similar places. Its history of ownership may be relevant, not only to its heritage values, but also to its current state.*

We would like to see this statement from EH as an acknowledgement that change is a natural and welcome process. Granted the historical character of the property should be preserved and enhanced where possible but changes and additions from part of the natural development of buildings.

## Local Development Framework

Mayor of London  
The London Plan  
Spatial Development Strategy for Greater London

#### *Policy Areas*

##### *Design principles*

##### *4B.1 Design principles for a compact city*

*The Mayor will, and boroughs should, seek to ensure that developments should:*

- \* maximise the potential of sites*
- \* promote high quality inclusive design and create or enhance the public realm*
- \* contribute to adaptation to, and mitigation of, the effects of climate change*
- \* respect local context, history, built heritage, character and communities*
- \* provide for or enhance a mix of uses*
- \* be accessible, usable and permeable for all users*
- \* be sustainable, durable and adaptable in terms of design, construction and use (see Chapter 4A)*
- \* address security issues and provide safe, secure and sustainable environments (policy 4B.6)*
- \* be practical and legible*
- \* be attractive to look at and, where appropriate, inspire, excite and delight*
- \* respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network*

\* address health inequalities (policy 3A.23).

These principles should be used in assessing planning applications and in drawing up area planning frameworks and DPD policies. Design and access statements showing how they have been incorporated should be submitted with proposals to illustrate their impacts.

We would like to offer that in the spirit of the London Plan the proposed development seeks to maximize the use of the historical property.

## Council Policy

Extract from the GIS Interactive planning map:

The screenshot displays the Camden Council website's GIS Interactive planning map interface. At the top left is the Camden logo, followed by a search bar. A navigation bar includes links for Home, Data, Help, and Developers, along with social media icons for Twitter and YouTube, and a Sign in button. The main heading is "Camden Conservation Areas", with a sub-heading "Based on Camden Conservation Areas". Below this, it states "This dataset contains conservations areas in the London Borough of Camden. Attribution includes". To the right of this text are buttons for "More Views", "Export", "Discuss", "Embed", and "About". The map itself shows a street grid with "Estelle Rd" labeled. A search box in the top left of the map area contains the text "25 estelle road nw3 2jx" and a "Go" button. A blue location pin is placed on the map. At the bottom of the map, there is a scale bar (10m) and the Google logo. The footer of the page contains links for "Camden Council", "Freedom of Information", "Open Government Licence", "Terms of Service", and "Privacy Policy", along with the copyright notice "© 2019 London Borough of Camden" and the text "Powered By Socrata".

## Camden Core Strategy 2010-2025 Local Development Framework

*A sustainable and attractive Camden – Tackling climate change and improving and protecting Camden's environment and quality of life*

*CS14 Promoting high quality places and conserving our heritage*

### *Policy*

*The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:*

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing 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;*

### *Camden's heritage*

*14.9 Camden has a rich architectural heritage with many special places and buildings from throughout Camden's history (see map 6). 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. We have prepared conservation area statements, appraisals and management strategies that provide further guidance on the character of these areas. We will take these documents into account as material considerations when we assess applications for planning permission and conservation area consent in these areas.*

*14.11 We have a responsibility to preserve and, where possible, enhance our heritage of important areas and buildings. Policy DP25 in Camden Development Policies provides more detailed guidance on the Council's approach to protecting and enriching the range of features that make up our built heritage.*

In line with HE and the London Plan there is an emphasis to preserve and enhance the historical context. It is our view that the proposal is respectful of the historical building and contributes positively to the local context and character.

The on-going development of the historical neighbourhood is as important as the preservation of the historical fabric. We believe that from the future's perspective the proposed development will be seen as a positive contribution to the evolution of the neighbourhood.

## Camden Development Policies 2010-2025 Local Development Framework

### DP24. Securing high quality design

*24.1 Core Strategy policy CS14 – Promoting high quality places and conserving our heritage sets out the Council's overall strategy on promoting high quality places, seeking to ensure that Camden's places and buildings are attractive, safe, healthy and easy to use and requiring development to be of the highest standard of design that respects local context and character. Camden has a unique and rich built and natural heritage, with many areas with their own distinct character, created by a variety of elements including building style and layout, history, natural environment including open spaces and gardens, and mix of uses. We have a duty to respect these areas and buildings and, where possible, enhance them when constructing new buildings and in alterations and extensions.*

### Policy DP 24

#### Securing high quality design

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

In line with DP 24 the development will be of the highest design and standard.

## Camden Planning Guidance I, Design

### 2 Design Excellence

#### General guidance on design

*2.6 Camden is committed to excellence in design. The borough contains many special and unique places, many of which are protected by conservation area status. In accordance with draft London Plan policies*

*7.1–7.7, Core Strategy policy CS14 requires development schemes to improve the quality of buildings, landscaping and public spaces and we will not approve design which is inappropriate to its context or fails to improve the character of an area.*

*2.7 We are working with our partners to promote design excellence and improve public buildings, landscaping and the street environment. We have established the Camden Design Initiative which seeks to encourage involvement, awareness and understanding of good design and this is promoted through the bi-annual Camden Design Awards which acknowledge high quality and innovative design. We are also a promoter of the national Civic Trust Awards which are awarded to buildings judged to have made a positive cultural, social or economic contribution to the local community.*

*2.8 In order to achieve high quality design in the borough we require applicants to consider buildings in terms of context, height, accessibility, orientation, siting, detailing and materials. These issues apply to all aspects of the development, including buildings and other structures (e.g. substations, refuse or cycle storage), outdoor spaces, landscaping and access points and should be considered at an early stage in the design of a development, as these elements are often difficult to change in later stages.*

## Context

### 2.9 Good design should:

• positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas...

## Building design

### 2.10 Good design should:

- ensure buildings do not significantly overshadow existing/proposed outdoor spaces (especially designated open spaces), amenity areas or existing or approved renewable energy facilities (such as solar panels). For further information, refer to CPG3 Sustainability Renewable energy (A shadowing exercise may be required for tall buildings or where they are near open spaces);
- consider the extent to which developments may overlook the windows or private garden area of another dwelling;
- consider views, both local and London wide, and particularly where the site is within a recognised strategic viewing corridor (as shown on the policy Proposals Map);
- consider the degree of openness of an area and of open spaces, including gardens including views in an out of these spaces
- contributions to the character of certain parts of the borough;
- provide visual interest for onlookers, from all aspects and distances. This will involve attention to be given to both form and detail;
- consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other 'active' features at ground floor; and
- incorporate external facilities such as renewable energy installations, access ramps, plant and machinery, waste storage facilities and shading devices into the design of the development. Careful consideration must be given to ensure that the facility does not harm the built environment.

The proposed works comply with these requirements

## Materials

2.12 Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials. We will encourage re-used and recycled materials, and further guidance is contained within CPG3 Sustainability (Sustainable use of materials).

In line with these restrictions set out in the MCA and other statutory instruments, the proposed extension to the side return is minor in nature and will have no detrimental effect on the historical urban context

### **Conclusion**

In our opinion the proposal complies with all the requirements established in the local Development Framework and the Design Guidelines amongst others.

### **Use**

The current use of residential is maintained.

### **Layout**

The internal layout remains exactly the same, access from the highway remains the same. The only change to the internal layout is to create a larger open plan kitchen living room area with a secondary access from the side passage.

Yours sincerely,

Sebastian Camisuli

On behalf of:  
Martins Camisuli Architects