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46 Canfield Gardens

Planning and Heritage Statement

On behalf of **LRC UK**



Document Control Sheet

Project Name: 46 Canfield Gardens

Project Ref:

Report Title: Planning and Heritage Statement

Doc Ref:

Date: 19/09/2019

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Revision	Date	Description	Prepared	Reviewed	Approved

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1 Introduction

1.1.1 Peter Brett Associates ('PBA'), now part of Stantec, are instructed by LRC UK Ltd. to prepare a planning application for proposed works at 46 Canfield Gardens, London, NW6 3EB.

1.1.2 The description of development is:

“Alterations to existing property comprising of a ground floor rear extension to create one additional bedroom, conversion of second floor/loft into 2 no. 1 bed flats and 1 no. 2 bed flat, new windows and dormer in the existing roof-space, block-up of side door in order to create new window and the installation of new rooflights.”

1.1.3 The site is located within the South Hampstead Conservation Area.

1.1.4 The application is submitted accompanied by the following supporting documents:

- Application Form;
- Site location plan prepared by Ettridge Architecture Ltd (drawing no: 19 30 060);
- Design & Access Statement prepared by Ettridge Architecture Ltd;
- Existing plans prepared by Ettridge Architecture Ltd (drawing no: 19 30 005);
- Existing elevations prepared by Ettridge Architecture Ltd (drawing no: 19 30 010);
- Proposed plans prepared by Ettridge Architecture Ltd (drawing no: 19 30 107); and
- Proposed elevations prepared by Ettridge Architecture Ltd (drawing no: 19 30 121).

1.1.5 This report is structured as follows:

- Section 2 provides a context of the site;
- Section 3 provides a full planning history of the site and any other relevant applications in the surrounding area;
- Section 4 outlines the proposals in detail;
- Section 5 details the planning policy that is relevant to the site and proposed works;
- Section 6 provides an assessment of the proposals against planning policy and considers the impact of the proposals on the conservation area; and
- Section 7 provides a conclusion.

2 Site Context

- 2.1.1 The site is located at 46 Canfield Gardens within the London Borough of Camden ('LB Camden').
- 2.1.2 46 Canfield Gardens is a 4-storey, semi-detached block of five apartments surrounded by other similar residential properties. The common entrance to the building is located at the front on Ground floor level.
- 2.1.3 Canfield Gardens is a quiet residential street, typically comprised of red-brick mansion blocks located off Finchley Road in South Hampstead.
- 2.1.4 The site is located within the South Hampstead Conservation Area and is listed in Appendix One of the Conservation Area Appraisal (2011) as a locally listed building. However, the property is not a statutorily listed building.
- 2.1.5 The South Hampstead Conservation Area Appraisal (2011) states that the area is characterised by *"large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys."*
- 2.1.6 The site has a Public Transport Accessibility Level (PTAL) of 6a, on a scale of 0 (Poor) to 6b (Excellent). The site is located opposite a bus stop and only a 6-minute walk from Finchley Road train station. The site is also located within 9 minutes walking distance from West Hampstead underground station and approximately 12 minutes from Swiss Cottage underground station.
- 2.1.7 There are no tree preservation orders (TPO) located within the site boundary.
- 2.1.8 The site is located in Flood Zone 1, an area with a low probability of flooding.

3 Planning History and Precedent

3.1.1 The site has a limited planning history as shown in table 1 below.

Table 1 – Site Planning History:

LPA ref	Description of development	Decision	Date
2017/0468/T	REAR GARDEN: 1 x Sycamore - Crown reduce by 2m	No objection to works to trees.	15/02/2017
2015/1414/T	DD - REAR GARDEN: 1 x Elder - Fell to ground.	No objection to emergency works.	10/03/2015
15242	The erection of a single-storey rear extension	Approved subject to conditions	22/11/1973

3.1.2 There is some precedent in the surrounding Conservation Area for applications that involve the sub-division of flats, window alterations, rear extensions and the installation of rooflights and dormers. Some of this precedent is shown below in table 2.

Table 2 – Approvals Precedent

LPA ref	Address	Description of Development	Date
2009/1257/P	44 Canfield Gardens London NW6 3EB	Erection of a dormer window and inset terrace to rear elevation, insertion of 3 x rooflights on the side elevation and 3 x rooflights on the front elevation to create an additional self-contained unit within the roofslope. Erection of a single storey rear conservatory extension to provide additional accommodation to the ground floor flat, insertion of a casement window, installation of a rooflight to the first floor flat roof and replacement of an existing first floor window with a sash window	13/05/2009
2012/2593/P	56 Canfield Gardens London NW6 3EB	The erection of a single storey rear extension to existing flat (Class C3).	25/05/2012

2013/0860/P	89 Canfield Gardens London NW6 3EA	Single storey ground floor rear extension (flat 1) to residential building (Class C3)	19/02/2013
2013/1322/P	86 Canfield Gardens London NW6 3EE	Erection of 2 rear dormer windows, installation of 2 front and 2 side rooflights, 2 rooflights to flat roof together with alterations to windows at second floor level, all in association with second floor residential flat (Class C3).	27/03/2013
2013/3479/P	85 Canfield Gardens London NW6 3EA	Erection of a single storey rear extension at ground floor level and associated alterations to accommodate the conversion of 1 x three bedroom and 2 x one-bedroom flats into 1 x 4 bedroom and 1 x studio flats (Class C3)	20/08/2013
2014/0721/P	73 Canfield Gardens London NW6 3EA	Single storey rear extension with roof terrace above	19/02/2014
2013/7060/P	82 Canfield Gardens London NW6 3EE	Conversion of loft to provide one self-contained flat at third floor level and alterations to roof including erection of 2 x rear dormer windows, raising rear roof ridge and installation of 11 x rooflights (Class C3).	07/03/2014
2014/1142/P	73 Canfield Gardens London NW6 3EA	Conversion of a loft space into self-contained 2 bedroom flat, with 10 roof lights, a rear dormer windows and a inset terrace to the rear	24/09/2014
2016/1251/P	41 Canfield Gardens, London, NW6 3JL	Installation of new and replacement rooflights	27/04/2016
2016/5934/P	Flat 1 86 Canfield Gardens London NW6 3EE	Conversion from 1x self-contained 4 bed flat to 2x self-contained 3-bed flats at ground and basement floor levels	07/04/2017
2017/0868/P	Flat 1 Wroxham Mansions 38 Canfield Gardens London NW6 3LB	Conversion of existing ground floor self-contained flat (4 bedrooms) into 2 self-contained flats :1 x (1bed) and 1x (3 bed) (Class C3).	31/07/2017
2017/3212/P	60 Canfield Gardens London NW6 3EB	Single storey rear extension to ground floor flat (Class C3)	13/09/2017

2018/6260/P	121 Canfield Gardens London NW6 3DY	Erection of ground floor rear extension following partial demolition of existing conservatory extension	22/01/2019
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4 The Proposals

4.1.1 The description of development is:

“Alterations to existing property comprising of a ground floor rear extension to create one additional bedroom, conversion of second floor/loft into 2 no. 1 bed flats and 1 no. 2 bed flat, new windows and dormer in the existing roof-space, block-up of side door in order to create new window and the installation of new rooflights.”

4.1.2 It is proposed that a new dormer will be installed in the roof-space to the rear of the property, with a new window to the western side of the roof. The proposed dormer will be lead clad.

4.1.3 It is also proposed that new rooflights will be installed to facilitate natural light reaching the internal spaces.

4.1.4 The existing flats will be sub-divided, with the large second floor/loft duplex flat converted into 2 no. 1 bed flats and 1 no. 2 bed flat.

4.1.5 At first floor level, there will be minor remodelling to the 2 existing flats to create more open plan internal spaces.

4.1.6 The existing 2 no. ground floor flats will also be remodelled, and a single storey extension is proposed towards the rear which will add one bedroom.

4.1.7 At ground floor level, it is also proposed that the exiting side door on the west side will be blocked up and a new window will be installed, alongside a new reconstituted stone parapet and rendering.

4.1.8 In order to understand the changes proposed in full, please refer to the following:

- Design and Access Statement prepared by Ettridge Architecture Ltd;
- Existing plans prepared by Ettridge Architecture Ltd (drawing no: 19 30 005);
- Existing elevations prepared by Ettridge Architecture Ltd (drawing no: 19 30 010);
- Proposed plans prepared by Ettridge Architecture Ltd (drawing no: 19 30 107); and
- Proposed elevations prepared by Ettridge Architecture Ltd (drawing no: 19 30 121).

5 Planning Policy

5.1.1 Section 70(2) of the Town and Country Planning Act (1990) states that the LPA 'shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations'.

5.1.2 The relevant policy documents for the application site are:

- London Plan (2016); and
- Camden Local Plan (2017).

5.1.3 Other material considerations are:

- National Planning Policy Framework (2019);
- National Planning Practice Guidance (2016);
- Draft London Plan (2019);
- South Hampstead (formerly Swiss Cottage) Conservation Area Appraisal (2011);
- Sustainable Design and Construction SPG (2014); and
- Character and Context SPG (2014).

5.1.4 Relevant development plan policies are:

London Plan (2016):

- Policy 3.3 (Increasing Housing Supply);
- Policy 3.4 (Optimising Housing Potential);
- Policy 3.8 (Housing Choice);
- Policy 7.4 (Local Character);
- Policy 7.6 (Architecture); and
- Policy 7.8 (Heritage Assets)

Camden Local Plan (2017):

- Policy A1 (Managing the impact of development);
- Policy D1 (Design);
- Policy D2 (Heritage); and
- Policy H6 (Housing Choice and Need).

5.1.5 Other relevant policies are:

Draft London Plan (2019):

- Draft Policy D1 (London's Forms and Characteristics);
- Draft Policy D2 (Delivering Good Design);
- Draft Policy HC1 (Heritage Conservation and Growth);
- Draft Policy H2 (Small Sites); and
- Draft Policy H2A (Small Housing Developments).

6 Planning and Heritage Assessment

6.1.1 The below section considers the following planning matters:

- Principle of the proposed works;
- Impact on the character and setting of the Conservation Area and;
- Impact on amenity of neighbouring occupiers.

6.2 Principle of works

6.2.1 The proposed development comprises of:

“Alterations to existing property comprising of a ground floor rear extension to create one additional bedroom, conversion of second floor/loft into 2 no. 1 bed flats and 1 no. 2 bed flat, new windows and dormer in the existing roof-space, block-up of side door in order to create new window and the installation of new rooflights.”

6.2.2 As shown in table 2, there is precedent in the immediate area for the sub-division of existing properties to create additional homes. There are also planning policies promoting more housing and a choice of unit sizes.

6.2.3 In 2017, permission was granted at 38 Canfield Gardens for the:

“Conversion of existing ground floor self-contained flat (4 bedroom) into 2 self-contained flats :1 x (1bed) and 1x (3 bed) (Class C3).” (ref: 2017/0868/P).

6.2.4 Furthermore, in 2014 permission was granted at 73 Canfield Gardens for the:

“Conversion of a loft space into self-contained 2 bedroom flat, with 10 roof lights, a rear dormer windows and an inset terrace to the rear” (ref: 2014/1142/P).

6.2.5 The Delegated Report for the 2014 application considered that the conversion of the property to provide one additional unit was appropriate given the residential nature of the area and the need for housing. Table 2 shows there is also more precedent in the area for such conversions.

6.2.6 As also shown in table 2, there is some precedent in the surrounding Conservation Area for applications that involve window alterations, rear extensions and the installation of rooflights.

6.2.7 In 2009, an application was approved at the next-door property, 44 Canfield Gardens for the:

“Erection of a dormer window and inset terrace to rear elevation, insertion of 3 x rooflights on the side elevation and 3 x rooflights on the front elevation to create an additional self-contained unit within the roof-slope. Erection of a single storey rear conservatory extension to provide additional accommodation to the ground floor flat, insertion of a casement window, installation of a rooflight to the first-floor flat roof and replacement of an existing first floor window with a sash window.” (2009/1257/P).

6.2.8 The Delegated Report for the application considers the impact of the new windows and rooflights on the surrounding Conservation Area, concluding that “a limited number would be visible from the public realm” and “it is noted that several properties in the vicinity have rooflights” and thus deemed them acceptable.

6.2.9 Furthermore, the Delegated Report accepts the replacement windows in the application due to the fact that they “would be of an appropriate design and materials”.

- 6.2.10 The Delegated Report also accepts the alterations to the rear of the property due to the “sympathetic materials” used and added that “a full width rear extension is not proposed, and an ample area of garden space would be retained”.
- 6.2.11 The precedents described above serve to illustrate that alterations and extensions to existing dwellings within the local area have been considered to be acceptable in principle, provided they do not conflict with the heritage assets conservation. The proposals at 46 Canfield Gardens will improve the quality of the existing residential accommodation and create layouts better suited for modern day social demands and lifestyles.
- 6.2.12 Overall, there is principle of sub-division and extensions in the local area and the proposals should therefore be viewed as acceptable in principle.

6.3 Impact on surrounding Conservation Area

- 6.3.1 Paragraph 192 of the NPPF states that local authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.3.2 Policy 7.8 of the London Plan (2016) states that “Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”
- 6.3.3 Policy 7.4 of the London Plan (2016) relates to ‘Local Character’, stating that “Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings”.
- 6.3.4 The Mayor’s Character and Context SPG (2014) further reiterates policies contained within the London Plan that relate to the impact of the developments on the character and context of London.
- 6.3.5 Policy D1 of the Camden Local Plan (2017) states that the Council requires that development “respects local context and character” and “preserves or enhances the historic environment and heritage assets”.
- 6.3.6 Policy D2 of the Camden Local Plan (2017) states that the council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area” and “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.”
- 6.3.7 The site is located within the South Hampstead Conservation Area, and therefore any external proposals must be sympathetic to the setting of the Conservation Area.
- 6.3.8 The South Hampstead Conservation Area Appraisal (2011) considers the impact of rear extensions, stating that:

“alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development and preserve the character and historic features of existing buildings...”

...The long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead Conservation Area, and their preservation is of paramount importance...

...particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions.”

6.3.9 The appraisal also considers the impact of roof dormers, stating that:

“Roof alterations and extensions to existing buildings should be carefully considered. Extensions and new dormers should be subordinate to the existing building and not detract from its character by becoming over-dominant...”

...Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable. Of particular interest are original tiles, dormer windows, parapets, finials, chimneystacks and pots and expressed party walls.”

6.3.10 The appraisal therefore stresses the importance of extensions and dormers not to be overbearing or to compromise the distinctive features of the Conservation Area (such as landscaping) and further stresses the importance of the use of materials which do not harm the visual quality of the Conservation Area.

6.3.11 The proposed dormer and new side windows have been designed in order to complement the existing building. The design and arrangement have been carefully considered to compliment the street-scene and are sympathetic to the form, scale and architectural detail of the immediate surroundings, in line with London Plan policy 7.8.

6.3.12 The Proposed rear extension will not compromise the existing outside amenity space. The extension will extend 4 meters back and only 4.5 meters across, preserving garden space in line with Camden Local Plan policy D2. Furthermore, the extension has been designed to reflect the design and materials of the existing building, in order to sit comfortably within the setting of the Conservation Area.

6.3.13 Overall, the proposed alterations are considered to be of a limited nature and through the use of high-quality materials, will accord with policies which seek for development to preserve and enhance the character and appearance of the South Hampstead Conservation Area.

6.4 Impact on neighbouring amenity

6.4.1 Policy A1 of the Camden Local Plan (2017) states that the Council will seek to “seek to ensure that the amenity of communities, occupiers and neighbours is protected” with regards to visual, privacy outlook, sunlight and artificial lighting levels.

6.4.2 The proposed rooflights do not compromise the amenity of neighbouring occupiers as they are not considered to be of a sufficient scale to harm the amenity of neighbours with regards to artificial lighting levels.

6.4.3 The proposed dormer will provide a significant improvement in the quality of the internal space it will serve. Being located on the rear roof slope, facing the rear garden of 46 Canfield Gardens it is considered the impact on the privacy of neighbouring occupiers will be minimal. It is not considered that the proposed works would have any more than a negligible impact with regard to daylight, sunlight and overshadowing.

6.4.4 As a result, it is considered that the alterations will not have a detrimental impact on neighbouring amenity.

7 Conclusion

- 7.1.1 This Planning and Heritage Statement has been prepared in support of a full planning application at 46 Canfield Gardens, London, NW6 3EB.
- 7.1.2 The proposed development is for:
- “Alterations to property comprising of extension to the rear to create additional bedroom, conversion of second floor/loft into 2 no. 1 bed flats and 1 no. 2 bed flat, new windows and dormer in the roof-space, block-up of side door in order to create new window and the installation of new rooflights.”*
- 7.1.3 The proposals comprise the conversion of the large second floor/loft duplex into 2 No. 1 bed flats and 1 No. 2 bed flat, including new former and rooflights, alongside the extension of the ground floor flat and remodelling of the existing ground and first floor flats.
- 7.1.4 Overall, the proposals are considered to accord with the Camden Local Plan, the London Plan and other material considerations including the National Planning Policy Framework (NPPF) and the South Hampstead Conservation Area Appraisal (2011).
- 7.1.5 The design has carefully considered the setting of the surrounding South Hampstead Conservation Area and preserve and enhance its character and appearance through thoughtful and sensitive interventions. There is also precedent in the local area which has allowed for dormers, rooflights and rear extensions when a proposal demonstrates high-quality design, limited scale and careful consideration of the impacts on the overall heritage of the area.
- 7.1.6 Within this context, the proposals are considered to meet the objectives of the Development Plan and it is therefore respectfully requested that planning permission be granted for the proposed works.