

Planning, Design and Heritage Statement

13 Woodchurch Road, West Hampstead, NW6 3PL

LPA Ref: PP-08184274

Firstplan Ref: 19060

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Appendix 1 Planning Permission Reference: 2019/2851/P

Section 1 Introduction

1.1 This Planning, Heritage and Design Statement has been prepared by Firstplan, on behalf of N Family Holdings (“N Family Club”) in support of a planning application at 13 Woodchurch Road, West Hampstead for the following:

“Erection of a single storey, ground floor rear extension, in conjunction with permission ref: 2019/2851/P”

1.2 Planning permission is sought for a single storey ground floor extension to the rear of No.13 Woodchurch Road. This application follows the recent grant of planning permission (ref: 2019/2851/P) on 19 September 2019 for:

“Erection of a single storey ground floor rear extension, reconstruction of existing lean-to conservatory and installation of a rear ground floor terrace, including, new storage facility to the front elevation infilling of the lightwell, installation of rooflights to the existing building structure and installation of 2 x air condenser units to the rear of the building all association with the increase of the capacity of the nursery to from 80 to 100 pupils”.

1.3 The proposals seek a very modest rear extension to the building, to be pursued in conjunction with the recently approved refurbishment works, which will align the rear extension of the application building with the adjoining premises. The proposals are considered to be entirely proportionate to the host building and plot, resulting in no negative impacts on the character of the area or surrounding residential amenity. Furthermore, the proposed extension will result in no increase in the capacity of the building above that approved by planning permission ref: 2019/2851/P.

1.4 This statement should be read in conjunction with the architectural drawings prepared by Kennedy Woods Architecture (“KWA”), and the application is additionally supported by the following documents which should assist the Council’s assessment of this application:

- Planning Application Form and Site Ownership Certificates prepared by Firstplan;
- Existing and Proposed Drawings prepared by KWA demonstrating the proposals in conjunction with the recently approved works; and

- Arboricultural Report prepared by Marcus Foster, including a method statement and protection plan.

1.5 This Statement takes the following format:

- Section 2 sets out the relevant background information, including a description of the site and relevant planning history;
- Section 3 provides a description of the application proposals;
- Section 4 outlines that national and local planning policies relevant to the application;
- Section 5 assesses the proposed extension and demonstrates the acceptability of the proposals in the context of the relevant planning policies;
- Section 6 provides a Design and Access Statement; and
- Section 7 draws conclusions.

Section 2 Background Information

a) Site Description

- 2.1 The application relates to the rear of an existing detached building located on the southern side of Woodchurch Road in West Hampstead. The building operates as a children’s nursery (Use Class D1) and has a longstanding history as such. The current occupiers of the site are N Family Club. The building is currently undergoing refurbishment and is due to open in the coming months.
- 2.2 Woodchurch Road is occupied by similarly large detached buildings with rear extensions, in a mixture of residential and community uses. Indeed, the neighbouring building at no. 11 Woodchurch Road is occupied by the Bright Horizons Day Nursery & Pre-School and was historically linked with the application building.
- 2.3 The site is located within the South Hampstead Conservation and is noted as a ‘positive building’ within the appraisal and management strategy. The site has a PTAL rating of 6a with excellent public transport links and is situated within a controlled parking zone.
- 2.4 The building is two and a half storeys and occupies a broadly rectangular plot. On the Woodchurch Road side there is a front yard area, providing an off-street servicing space and bicycle/bin storage. The building is connected to the neighbouring building (no. 11) by a link extension at ground floor, a floating first floor and steel walkway at second floor.
- 2.5 At the rear, the building is much altered with numerous extensions at ground floor and upper floor levels. This includes a projecting ground floor extension providing a classroom, constructed between 2003 and 2006. The remainder of the rear area comprises tarmac play spaces, enclosed by a stone wall. There are large extensions and outbuildings extending similarly deep into the plots to both neighbouring plots.

b) Planning History

- 2.6 The planning history for the application site and surrounding area is summarised as follows:

i) Application Site

2.7 As set out above, the site has longstanding use for childcare and education purposes (Class D1). It is understood that the building has historically been connected with the neighbouring no. 11 Woodchurch Road, which together are understood to have been occupied by a nursery since 1941.

2.8 There are a range of planning entries on the Council’s website. The most recent entries relate to works to the trees at the site, which are protected by the Conservation Area designation. Notably, application refs: 2007/3267/T, TC9806665, T9600166, and 9293344 for various tree works.

2.9 The most notable planning permissions are as follows:

Reference	Year	Proposal
CTP/H5/7/A/33362	1981	Permission was granted in November 1981 for the construction of two dormer doors and steel walkway to connect no. 11 and 13 Woodchurch Road. This work was to facilitate a second-floor connection between the buildings, which remains in place today.
PWX0102114 & CWX0102115	2002	Planning permission and conservation area consent granted for the demolition of garden storage sheds and the erection of a new classroom at the rear of the site. The proposals are seeking to refurbish and extend this part of the building. Condition 1 attached to this permission restricted the total number of pupils accommodated at the site to 80. As part of this new application, it is proposed to increase the capacity of the building from 80 school places to 115 childcare places, which has been considered within the submitted Transport Statement by TPP Consulting.
2003/0898/P	2003	Permission was granted for a single storey side extension to the property at ground floor level and the re-cladding of the existing linkway at a first-floor level. This cladding is now considered to be dated and it is proposed to refurbish this link building.

Table 1. Application Site Planning History

2.10 In September 2019, planning permission (ref: 2019/2851/P) was granted for:

“Erection of a single storey ground floor rear extension, reconstruction of existing lean-to conservatory and installation of a rear ground floor terrace, including, new storage facility to the front elevation infilling of the lightwell, installation of rooflights to the existing building structure and installation of 2 x air condenser units to the rear of the building all association with the increase of the capacity of the nursery to from 80 to 100 pupils”.

2.11 The above application was submitted by N Family Club and works are currently underway to enable their occupation of the building later in the year. This further application will allow for the provision of an excellent standard of nursery provision and will allow a more efficient and spacious use of the site.

ii) Surrounding Area

2.12 A number of applications in the surrounding properties were considered relevant to the application, these are outlined below.

Address	Reference	Year	Proposal
11 Woodchurch Rd	9201291	1992	Permission granted for: <i>“The erection of extensions to the building at rear ground floor level to enlarge the classrooms and the erection of a timber gate and fence on the side of the front elevation”.</i>
	2011/2108/P	2011	Permission granted for: <i>“Erection of single-storey outbuilding in the rear garden of an existing nursery (Class D1) (following demolition of existing outbuilding)”.</i>
15 Woodchurch Rd	8400763	1984	Permission granted for: <i>“Change of use and works of conversion to form seven bed- sitting rooms and a one bedroom self-contained flat together with minor external works”.</i>
	2003/0840/P	2003	Permission granted for: <i>“The erection of an extension to an existing single storey playhouse outbuilding in the rear garden, to be used in association with the House in Multiple Occupation”</i>
	2009/0720/P	2009	Permission granted for: <i>“Erection of a single storey timber outbuilding to the rear of the existing building following the removal of existing timber sheds”.</i>
	2013/2522/P	2013	Permission granted for: <i>“Erection of two storey rear extension at lower ground and ground floor level, alterations to rear elevation and landscaping of rear garden in connection with HMO (Sui-generis)”</i>

Table 2. Permissions at Neighbouring Buildings

2.13 The above permissions demonstrate that the Council is taking a generally positive approach to the determination of applications for the refurbishment and extension of buildings in this location.

Section 3 Application Proposals

- 3.1 The proposals are limited to a very minor rear extension to the existing building and follow on from a recent planning approval (ref: 2019/2851/P) obtained by N Family Club to refurbish the building. This application forms part of a package of works by N Family Club which demonstrates a significant financial investment in the refurbishment of its interior and exterior, including outdoor spaces, to enhance the quality and quantity of the childcare accommodation at the site.
- 3.2 The refurbishment works approved under permission ref: 2019/2851/P are underway and it is proposed that the minor rear extension would provide for improved and more spacious accommodation for the nursery.
- 3.3 The extension is very small and will result in no increase in the occupancy level of the nursery, which will remain at 100 pupils. The extension will only comprise 23m² and has been designed as a sympathetic continuation of the existing building and will sit comfortably within the plot in terms of scale and massing, and architectural detailing. It will tie in comfortably alongside the neighbouring classroom at the Bright Horizons nursery and is therefore consistent with the established pattern of development.
- 3.4 An extract of the proposed site plan is provided at Figure 1. Below.



Figure 1. Proposed Site Layout

3.4 The proposed materials for this extension are identical to those which will be used on the existing building. The extension will be finished in vertical timber cladding. Bifold glazing, matching those previously approved, will be installed along the southern elevation allowing for direct access to and from the play areas.

Section 4 Planning Policy Summary

4.1 The planning policy documents at both national and London level, as well as local planning policy documents that are relevant to this application proposal are summarised in this section.

4.2 Given the proposals contained within this application relate solely to the new extension, only policies relating to nursery accommodation, design, amenity and heritage have been considered.

- National Planning Policy Framework (2019);
- National Planning Policy Practice Guidance (Online Planning Resource);
- London Plan Consolidated with Alterations since 2011 (Adopted 2016);
- Draft New London Plan (Summer 2019 Draft);
- Camden Local Plan (July 2017);
- Camden Policy Map (2019); and
- Site Allocations Plan (2013).

4.3 In addition to the above policy documents there are a number of Supplementary Planning Documents (SPD's) which Camden Council has adopted and that have been considered in the development of these proposals. These include:

- South Hampstead Conservation Area Appraisal and Management Strategy (2011);
- Design (2018);
- Energy Efficiency and Adaptation (2018);
- Amenity (2018); and
- Community uses, leisure facilities and pubs (2018)

a) National Planning Policy Framework

4.4 The NPPF provides overarching planning policy guidance for development across England.

4.5 **Paragraph 10** sets out that a “*presumption in favour of sustainable development*” lies at the heart of the planning framework and **Paragraph 92** outlines that planning decision should plan positively for community facilities to enhance the sustainability of communities and residential environments.

4.6 **Paragraph 192** sets out that when determination applications affecting heritage assets, they should take account of: “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.

4.7 **Paragraph 200** states that opportunities for new development within Conservation Areas to enhance or better reveal their significance should be taken by Local Planning Authorities. However, it should also be considered that not all elements of a Conservation Area will contribute to its significance, as outlined within **Paragraph 201**.

b) London Plan

4.8 **Policies 3.1 and 3.16** detail that planning decisions should enhance facilities to meet the needs of communities in addition to enhanced social infrastructure.

4.9 **Policy 3.18 “Education Facilities”** supports the provision of childcare facilities that are adequate to meet the demands of a growing and changing population, to enable greater choice. As such planning proposals that enhance education and skill provision are to be supported. Additionally, development proposals that maximise the extended or multiple use of educational facilities for community/recreational use should be encouraged.

c) Draft New London Plan

4.10 **Policy S3 “Education and Childcare Facilities”** states that these facilities are to be located in accessible locations, and there is a need for an additional 100,000 spaces between 2016 and 2041. Furthermore, paragraph 5.3.10 states that the design and creation of a good learning environment is critical.

d) Local Planning Policy and Guidance

i) Camden Local Plan (adopted July 2017)

4.11 **Policy C2 “Community Facilities”** states that the Council will work to ensure that community facilities and services are developed and modernised to meet the changing needs of the community and reflect new approaches to the delivery of services. Within the policy it is set out that the term ‘childcare facility’ includes childcare and education uses.

4.12 **Policy D1 “Design”** outlines that the Council will look to secure a high quality of design within development. It requires that development:

- Respects local character and context;
- Preserves and enhances the historic environment and heritage assets;
- Is of a sustainable design and construction;
- Comprise details and materials that are of a high quality and complement the local character;
- Integrates well with the surrounding streets and open spaces, and contributing positively to the street frontage;
- Is inclusive and accessible for all;
- Promotes health and is designed to minimise crime
- Responds to natural features;
- Incorporates high quality landscape design and maximises opportunities for greening through soft landscaping;
- Incorporates outdoor amenity space;
- Preserve strategic local views; and
- Carefully integrates building services equipment.

4.13 Within the supporting text of Policy D1 it is additionally outlined that along with being of the highest standard, development is to consider:

- Character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building;
- The prevailing pattern, density and scale of surrounding development;
- Impact on existing rhythms and uniformities in the townscape;
- The composition of elevations;
- The suitability of the proposed design to its intended use;
- Inclusive design and accessibility;
- Contribution to the public realm and impact on views;
- Inclusive design and accessibility;
- Its contribution to public realm and its impact on view vistas; and
- The wider historic environment and buildings, spaces and local historic features.

4.14 **Policy D2 “Heritage”** sets out that heritage assets will be preserved and enhanced, where appropriate. Conservation areas are considered a designated heritage asset. The loss of, or substantial harm to a designated heritage asset will be resisted unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm.

4.15 Furthermore, specifically in terms of Conservation **Policy D2** outlines that the Council require development within conservation areas to preserve or enhance the character or appearance of the area. Additionally, the Council will;

- Resist demolition of an unlisted building that makes a positive contribution to the area;
- Resist development outside of a conservation that causes harm to the character and of a conservations area; and
- Preserve trees and garden spaces which contribute to the character and appearance of a conservation area.

4.16 **Policy A1 “Managing the impact of development”** outlines that the Council will seek to protect the quality of life of occupiers and neighbours and that permission will be granted for development unless this causes unacceptable harm to amenity. Factors considered, amongst others, by the Council include:

- Visual privacy, outlook;
- Sunlight, daylight and overshadowing; and
- Artificial lighting levels.

ii) South Hampstead Conservation Area Appraisal and Management Strategy (2011)

4.17 The Council’s conservation area appraisal and management plan identifies that the site forms part of the Kilburn Priory Estate and it is identified as a positive contributor to the Conservation Area. The document provides additional guidance in respect of the design of extensions.

iii) Camden Planning Guidance Design (2018)

4.18 The Design CPG provides additional guidance. This provides the following general rules for rear extensions, which should be:

- Being secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features;
- Respect and preserve the historic patter and established townscape of the surrounding area;
- Not cause a loss of amenity to adjacent properties;
- Allow for the retention of a reasonable sized garden; and

- Retain the open character of existing natural landscaping and garden amenity.

4.19 It also states that extensions should be subordinated to the original building and designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

iv) Camden Planning Guidance Amenity (2018)

4.20 This document is a form SPD and provides guidance on key amenity issues within Camden. The key relevant issues to be considered are;

- Overlooking, privacy and outlook;
- Daylight and Sunlight; and
- Artificial light.

Section 5 Planning & Heritage Statement

5.1 This section of the Planning and Heritage Statement demonstrates the acceptability of the application proposals in the context of the relevant planning policy and guidance outlined at Section 4. The principal planning considerations in this case are as follows:

- Principle of the development;
- Impact on the character and appearance of the conservation area and building;
- Impact of the proposals on surrounding residential amenity;
- Other considerations, including impact on trees and highways

5.2 These are addressed in turn below.

a) Principle of the Development

5.3 The proposals will allow for the addition of a small rear extension which will align with the rear extension of the neighbouring property at No 11 Woodchurch Road. This extension will contribute to and allow for the successful operation of the nursery. As set out within London Plan Policy 3.18 proposals to enhance education provision are to be supported, and this is echoed within Camden's Local Plan Policy C2 which details that the Council will work to allow for the development of childcare facilities to reflect new approaches in service delivery.

5.4 In this case, the principle of the development is considered to be entirely acceptable as the proposals offer a well-considered extension that mirrors the development of the adjacent property and importantly is in line with Local Plan Policies D1 and D2.

5.5 The space where the proposed extension is to be located is a remote and discrete part of the rear yard, to the rear of the existing extension and alongside the extension to the neighbouring property. The proposals will optimise the use of this part of the site to make the most efficient use of the building to improve the quantity and quality of the childcare accommodation at the site. The proposals are therefore consistent with guidance within the NPPF and Local Plan Policy C2. Additionally, the most efficient use of the land is upheld and coherent with Local Plan Policy G2 and NPPF Guidance.

b) Design and Heritage Assessment

- 5.6 Adopted national and local planning policy requires that development proposals preserve or enhance the character of heritage assets. The designated heritage asset relevant to this proposal is the South Hampstead Conservation Area and the non-designated heritage asset is the application building which forms part of a group entry on the Council's list of positive buildings within the conservation area.
- 5.7 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty for Local Planning Authorities, in respect to any buildings or other land in a conservation area, that: *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.
- 5.8 It has been accepted that a lack of harm to a conservation area can be said to 'preserve' it. Similarly, the term 'preserve' can also be interpreted to mean 'no more harmful' or 'as good as' the existing situation.
- 5.9 The NPPG also sets out that protecting and enhancing the historic environment is an important part of the NPPF's drive to achieve sustainable development. Paragraph 200 of the NPPF sets out that development proposal that preserve those elements of the setting of a conservation area that make a positive contribution should be treated favourably.
- 5.10 In summary, the significance of this part of the conservation area is considered to derive from its strong sense of architectural cohesion stemming from a consistency in late-Victorian suburban architectural period and style, together with a consistent use of materials and tree lined streets. The significance of the application building and its contribution to the conservation area is considered to stem principally from its front façade and the cohesive group value alongside nos. 11 to 19 (odd) Woodchurch Road, which make an overall positive contribution. To the rear, the building has been much altered and extended in an ad hoc manner; however, the rear of the site is not visible from any publicly accessible views. The rear part of the site, particularly the area of the proposed extension, is not considered to contribute in any way to the significance of the conservation area.
- 5.11 In terms of the impact of the proposals, existing permission ref: 2019/2851/P will deliver significant benefits to the rear elevation of the building, including the re-building of the existing low-quality lean-to, the re-cladding of the existing rear extension and a new scheme of landscaping for the children's play area.

5.12 In adherence with planning permission reference 2018/2851/P a full scheme for a high quality hard and soft landscaping will be submitted to the Council in respect of Condition 7. This application maintains all of these positive aspects, which results in an overall enhance of the rear of the site.

5.13 The proposed rear extension has been confined to the most rearward part of the application site and discretely positioned off the rear of the existing extension. The new extension will not be visible from Woodchurch Road or any publicly accessible view. It will further be discrete within the application site, as demonstrated in Photographs 1 and 2 below.

5.14 As highlighted above, this area is not considered to contribute to the significance of the conservation area or the locally listed row of buildings. It is considered that this small and visually discrete extension will therefore have no negative impact on the character of the conservation area or the locally listed building, thus the aspects that make a positive contribution to these heritage assets will be preserved in accordance with the NPPF.



Photograph 1. Location of Proposed Extension



Photograph 2. Existing Rear Yard

5.15 Notwithstanding the above, the extension will remain subservient to the host building given it is only single storey, well below the three-storey height of the main building. As demonstrated in Photograph 1, the extension will extend no further than the existing addition at the neighbouring site (no. 11) and will sit comfortably alongside this. In accordance with Camden Policy D1, the proposals are consistent with this established pattern of development and further respects local character.

5.16 Furthermore, the addition will not extend to the full depth of the plot and over 130m² of open space within the rear part of the site. The remainder of the open space will comprise a new scheme for hard and soft landscaping, which will soften the overall appearance of the site, providing attractive outdoor play space. This is considered to be a significant enhancement when compared to the current arrangement, which comprises swathes of tarmac as demonstrated in Photograph 2. In accordance with

Policy D1, the scheme incorporates a high-quality landscape design and greening, to provide a pleasant and open learning environment for pupils.

- 5.17 In terms of design detail, the proposal will harmonise with the existing extension in terms of width and height, and the treatment of its façade and fenestration. It will be finished in facing materials to match the remainder of the rear extension to ensure a harmonious and soft appearance, including soft wood cladding and glazing. The overall cohesive approach to the rear parts of the building, in conjunction with the existing permission, is considered to result in an enhancement of the existing situation.
- 5.18 In the light of the above, it is clear that the extension would be subordinate to the host building and plot and in compliance with parts A-O of Policy D1 of the Local Plan and Camden Planning Guidance on Design. It will respect the established pattern and rhythm of development along this part of Woodchurch Road and the character of the host building. This very minor extension does not materially increase the overall quantum of development at the site and the rear extension will remain secondary to the host building, preserving the design and character of the building and plot.
- 5.19 In summary, the proposed extension forms part of a wider package of improvement works to the rear of the site, which are considered to have an overall positive impact on the appearance of the building and its relationship with the surrounding buildings. The proposed extension itself is considered preserve the special character of the South Hampstead Conservation Area and the locally listed building, in terms of its scale, layout and visual appearance. As a result, this further proposal is therefore consistent with guidance contained within the NPPF and Camden Policy D1 and D2. The proposals should be considered acceptable in this regard

c) Impact on Residential Amenity

- 5.20 The application site is located within a mixed residential and commercial area and is an established nursery and school facility, similar to the Bright Horizons facility that occupies the adjacent site.
- 5.21 The proposed extension is very minor in nature and has been designed so as to protect surrounding residential amenity with regard to privacy and access to light. Indeed, the positioning of the proposed rear extension away from residential properties will result in no new opportunities for overlooking or loss of light. It is further consistent with the scale of the addition at the immediate neighbouring building and will project no further than this.

- 5.22 It is considered that the proposals are entirely compatible with this location. As outlined within the preceding sections, it is not proposed to increase the capacity of the nursery as a result of this addition.
- 5.23 The free-standing air-conditioning unit illustrated on the plans was previously approved by the Council through the recent application (ref: 2019/2851/P) and is included on the new plans for completeness. The mitigation measures approved as part of the existing permission, were deemed acceptable by the Council's acoustic officer and would be unchanged by this application.
- 5.24 In summary, it is considered that this small extension will have no negative impact on the levels of amenity enjoyed by those occupying nearby properties, in terms of privacy, disturbance or light. It is consistent with Camden Policy A1 and Camden Planning Guidance on Amenity. The application should therefore be considered acceptable in this regard.

d) Other Considerations

- 5.25 As set out in the preceding sections, permission was granted in September 2019, under planning reference 2019/2851/P allowing for the comprehensive refurbishment of No.13 Woodchurch Road.
- 5.26 The extension proposed by this application will not increase the capacity of the building, which will remain at 100 pupils, as allowed by planning permission reference 2019/2851/P. This will therefore result in no increase in the intensity of the use of the site or any transport implications.
- 5.27 In terms of arboricultural matters, accompanying this application is the Tree Survey, Arboricultural Impact Assessment & Method Statement (herein referred to as the 'Arboricultural Assessment') which considered the site from an arboricultural perspective. The works included a site walkover and BS5837 tree survey in April 2019.
- 5.28 This is re-submitted for completeness to demonstrate the acceptability of the proposed extension, together with the method statement and protection measures to be undertaken during the construction period to ensure the safeguarding and protection of trees within the site. This further application should also be acceptable in this regard.

Section 6 Design and Access Statement

6.1 Having regard to Section 9 of The Town and Country Planning Act (Development Management Procedure) (England) Order 2015 a Design and Access Statement has been prepared in support of this application. In line with statutory guidance, the level of detail contained within the statement is proportionate to the nature of the application.

6.2 Firstplan, on behalf of N Family Club, seeks planning permission from Camden Council for the following:

“Erection of a single storey, ground floor rear extension, in conjunction with permission ref: 2019/2851/P”

a) Use

6.3 The application site is an existing Children’s Nursery (Use Class D1). This will remain as such and will not be altered by this application.

b) Scale and Amount

6.4 These proposals are minor in nature and comprise a small extension to the rear of No.13 Woodchurch Road. The proposed extension will be in line with the extension to the rear of the adjacent property at 11 Woodchurch Road. It will measure 4.4m by 6m and provide 23m² of additional internal accommodation.

6.5 The addition will remain subservient and secondary to the host building.

c) Layout and Appearance

6.6 In terms of layout, the addition will effectively comprise a continuation of the existing rear extension. It will mirror in height and width the current building and will sit comfortably alongside the extension at the neighbouring building.

6.7 In terms of appearance, the materials that will be used on the proposed extension will comprise vertical timber cladding, and corresponding bi-fold doors will be installed on the garden facing elevation. This

will match the works approved for the existing extension to provide a cohesive and harmonious appearance.

d) Landscaping

6.8 The details of the hard and soft landscaping scheme associated with this development will be comprehensively outlined within a separate application to discharge condition 7 of the existing permission ref:2019/2851/P. This extension will not result in a loss of soft landscaping.

e) Access

6.9 The proposed extension will be fully accessible with internal access provided through the removal of the rear wall of the existing extension, and bifold doors along the western elevation will allow access to the landscaped garden. The principal access to the site will remain unchanged.

Section 7 Conclusions

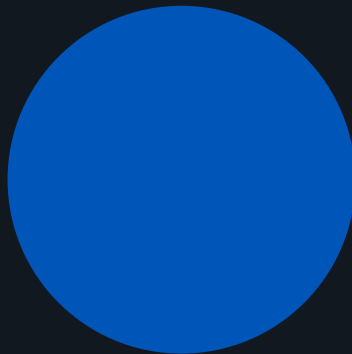
7.1 This application, submitted by Firstplan on behalf of N Family Club, seeks planning permission for the following:

“Erection of a single storey, ground floor rear extension, in conjunction with permission ref: 2019/2851/P”

7.2 The development will provide a high quality and well considered extension that is consistent with national and Camden policies in terms of heritage, design and land use. This Statement has demonstrated the following:

- The principle of the proposed extension is entirely acceptable and policy compliant at both a national and local level;
- The proposed development is considered to satisfy the policy test of preserving the significance of the South Hampstead Conservation Area and locally listed building, as no harm will arise through the addition of this proposed modest rear extension;
- The extension will sit comfortably within the site in terms of scale, massing and design detail, in accordance with Camden design policy and guidance;
- The proposals will safeguard residential amenity with no harmful loss of privacy, light, outlook or disturbance; and
- There will be no negative impacts with regards to trees or the local highway network.

7.3 In the light of the above, the application proposals are consistent with all of the relevant planning policies and guidance at both national and local level. We therefore respectfully request that planning consent is granted without delay.



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