SUPPORTING STATEMENT FOR PLANNING APPLICATION

14 PRINCE ARTHUR ROAD LONDON NW3 6AU

September 2019



The Tea Factory 110 Endwell Road London SE4 2LX

INTRODUCTION

14 Prince Arthur Road is a four storey semi detached Victorian Semi-detached House situated in the Fitzjohns and Netherhall Conservation in the London Borough of Camden. The roof / attic space of the property is already occupied providing a fifth storey to the building internally. The property is not a listed building, but is noted in the conservation area statement as a building which makes a 'positive contribution' to the character and appearance of the conservation area.

This planning statement (incorporating heritage statement) supports a householder planning application for proposed alterations to the landscaping at the front of the property including the provision of a new ramped access to the side passage, the reinstatement of a front gate, the addition of some new steps to the front parking area and the removal of four silver birch trees.

It should be read in conjunction with:

- Site location Plan
- Existing and Proposed Plans
- Existing and Proposed Elevations

This statement aims to identify the relevant issues surrounding an application of this nature and provide our design intent for the works.

The property is quite heavily removed from view from the street when the current trees at the property are in leaf as you can see from the image of the front of the house included here. These trees have become too dominant and are not suitable for this small garden space. As part of this application it is proposed to remove these trees and replace with a single more suitably placed smaller multi-stem tree.





Above - Front Elevation of 14 Prince Arthur Road

SITE AND SURROUNDINGS

14 Prince Arthur Road is on the north side of the road and east of Fitzjohn's Avenue. In this part of the road it is the last house to face 'onto the street' before the corner plot that belongs to Fitzjohns Avenue.

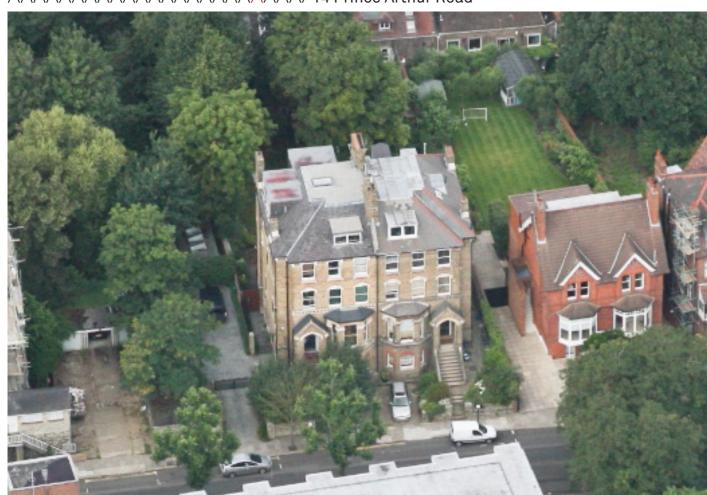
It is a semi-detached property attached to no 12, and this pair are more in keeping with the size and grandeur of the properties on Fitzjohns Avenue rather than the neighbouring properties on Prince Arthur Road.

It sits opposite an Age UK centre which is not considered an important architectural building, nor one that is making a contribution to the conservation area.

The property at no 14 Prince Arthur Road also benefits from having the side passage and parking to the east of the property.



Above - Aerial view of 14 Prince Arthur Road Image taken from GoogleEarth







Aerial 'Birdseye' imagery of 14 Prince Arthur Road of Front Elevation (above), Rear Elevation (above right) and Side Elevation (right) (Images taken from BingMaps)

RELEVANT PLANNING HISTORY / THE SITE AND CONTEXT

The property is currently undergoing an extensive renovation including a small Lower Ground Floor extension. As part of these works the clients would like to make some alterations to the landscaping at the front of the property which this application now seeks to gain approval for.

We highlight below the relevant planning history at the property:

14 Prince Arthur Road (Application Site)

There are a number of previous applications at the site. Predominantly these applications relate to works to trees in a conservation area. In 2002 an application was made to change the use from 9 self-contained flats back into a single dwelling house. The dormer alterations to the main roof were approved in 1974. The current renovation works were approved in 2018, Ref: 2018/4749/P.

2019/2710/P: Variation of condition 3 (approved drawings) of planning reference 2018/4749/P dated 19/12/2018 for 'Erection of rear lower ground floor extension involving lowering existing floor level with ground floor terrace and removal of rear external staircase. Replacement of all existing dormers and rooflights. Side/rear fenestration alterations and garden level alterations.'; namely alterations to rear/side fenestration, rear dormer and material of rear extension.

Granted: 30.06.2019

2019/2466/P: Amendments involving alterations to rear/side fenestration and rear dormer to planning permission granted under reference 2018/4749/P dated 19/12/2018 for 'Erection of rear lower ground floor extension involving lowering existing floor level with ground floor terrace and removal of rear external staircase. Replacement of all existing dormers and rooflights. Side/rear fenestration alterations and garden level alterations.'

Withdrawn
2018/5548/T: REAR GARDEN: 1 x Chestnut - Fell to ground level.
No Objection to Works to Tree(s) in CA 13-12-2018
2018/5540/T: FRONT GARDEN: 1 x Robinia - Fell to ground level.
No Objection to Works to Tree(s) in CA 13-12-2018

2018/4749/P: Erection of rear lower ground floor extension involving lowering existing floor level with ground floor terrace and removal of rear external staircase. Replacement of all existing dormers and rooflights. Side/rear fenestration alterations and garden level alterations.

Granted: 19.12.2018 -----

2018/4212/P: Rear extension at lower ground floor level, altered windows within replacement roof dormers, rearrangement and installation of new & replacement windows and doors, and insertion of new rooflight in front roofslope.

Granted: 13.12.2018

2018/0762/T: FRONT GARDEN: 1 x False Acacia - Remove 1 x Sycamore - Remove

Withdrawn ______

2017/4234/T: FRONT GARDEN: 1 x False Acacia - Remove deadwood REAR GARDEN: 1 x Horse Chestnut - Reduce in size by 3-4m canopy reduction, thin remainder by 10%, lift to 4.5m 3 x Limes - Reduce in size by 3-4m canopy reduction, thin remainder by 10%, lift to 4.5m

Granted: No Objection to Works to Tree(s) in CA 23-08-2017

2016/5775/T: FRONT GARDEN: 1 x Silver Birch T1 - fell to ground level 5 x Silver Birch T2-T6 - thin by 255, lift to 3.5m and head in height approx. 1-2m

Granted: No Objection to Works to Tree(s) in CA 22-12-2016

PWX0202912: The change of use and works of internal conversion to facilitate a change of use from 9 self-contained flats to a single family dwelling house. As shown on drawing no E1-E5, P1-P5.

(Permission Granted 03.12.2002)

E6/24/B/17220 : Construction of new dormer windows at the side and rear of 14, Prince Arthur Road

(Permission Granted 31.01.1974)

FITZJOHNS AND NETHERHALL CONSERVATION AREA

The Fitzjohn and Netherhall Conservation Area was designated in 1984 although Prince Arthur Road wasn't included within the Conservation Area until 1988.

It is our opinion that the existing silver birch trees at the front of 14 Prince Arthur Road are not appropriate in terms of their location and species. When the trees are in full leaf they overcrowd the house and adversly affect the canopy of the adjacent street tree that is on the pavement outside the properties boundary. We believe that the removal of these trees and their replacement with a single more suitably placed smaller multi-stem tree will improve the appearance of the front of the house and the overall street scene.

The front steps up to the front door climb a full storey in height from the pavement level. This creates a grand frontage and principal access to the property. We do not want to change this noteable feature. However, we think it would be beneficial to provide a more level access from the pavement to the side door to allow less mobile guests to visit the house and to future proof the house for when our clients get older.

The main 'living' spaces including, kitchen, dining, WC and secondary living room are all located on the Lower Ground Floor in the approved works. This proposal seeks to provide a ramp from the pavement level up to the height of the intermediate landing on the main front steps and then a reduced number of steps to the side door level.

The landscape design also includes the provision of a bin store hidden behind the proposed replacement gate in the side access area.

USE

The existing property is a 5 storey, 7 bedroom semi-detached dwelling house. The property currently falls under Use Class C3 and this application does not propose any alterations to the existing use of the property.

AMOUNT

This application does not seek to make any alterations to the approved floor area.

ACCESS

Access to the Upper Ground Floor of the property will not be altered as a result of the proposed works and the front door will remain as existing. However, the side entrance will be made more accessible by creating a ramp from pavement level to the height of the intermediate landing on the main steps before descending 4 steps to the side door (the amended side door position was approved in the previous application REF: 2018/4749/P.

LAYOUT

The lower ground floor level provides a modern and functional family kitchen and dining room, with a WC and additional habitable room. The intention to make this floor level more easily accesible to less physically able guests means that any guests can enjoy the principle reception rooms of the house without having to scale the imposing front steps.

LANDSCAPE

The proposal is to create a more level access fom the pavement level to the side door by creating a ramp. This will require a small section of the current front boundary wall to be removed and a new brick pier and retaining wall to be built to form the side of the ramp. A small flight of steps will also be provided from the intermediate landing level on the main flight of steps to the front parking area. A new bin store will be provided in a visually discreet location. The large, overbearing silver birch trees at the front of the property will be removed.





'Streetview' imagery of 14 Prince Arthur Road coming from Fitzjohn's Avenue (above) and from Hampstead High Street (above right)

Images taken from Google Streetview