

24 Southwark Bridge Road  
London  
SE1 9HF

T 0203 268 2018

Date: 12<sup>th</sup> November 2019  
Our ref: 19.5124

Development Management  
Planning and Development  
London Borough of Camden  
5 Pancras Road  
Kings Cross  
London  
N1C

Dear Sir/Madam

**Re: Householder planning and listed building consent at 16 Downshire Hill, Hampstead, London NW3 1NT.**

We write on behalf of our client, Professor and Mrs Fulford, to submit an householder application for planning and listed building consent at 16 Downshire Hill, Hampstead, London, NW3 1NT.

The suggested description of development is as follows:

*Construction of single storey ground floor rear and side extensions, internal and external renovation, demolition of rear conservatory, erection of a replacement single-storey summerhouse, garden / patio works including alterations to front garden steps, landscaping and incidental works.*

The application is supported by a Planning, Design, Access and Heritage statement, a schedule of works, Arboricultural report and Tree Protection Plan prepared by Hayden's Arboricultural consultants and a set of existing and proposed drawings prepared by XUL Architecture.

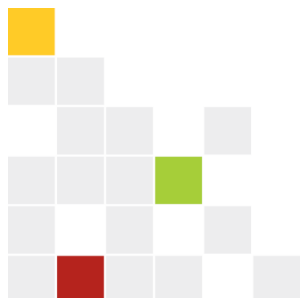
## Planning Policy

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.

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.

The current Development Plan comprises the following documents:

- The National Planning Policy Framework (NPPF)
- The London Plan (MALP 2016)
  - The Camden Local Plan 2017



Camden Council's Development Plan is also supported by a range 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 and amenity and includes the following guidance:

- Design CPG (2019)
- Amenity CPG (2019)
- Altering and Extending Your Home CPG (2019)

### **The proposals**

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.

The design of the rear and side extension and summer house has been carefully considered to ensure there is no harm to the heritage significance of the Grade II Listed Building or the amenity of neighbouring residents.

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.

The proposed design has been carefully considered to ensure it corresponds sympathetically to the architectural design and details of the host building.

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.

The applicants are also mindful of the more recent extensions consented in 2013 for a rear and side extension at No.17. The proposals have sought to mirror No.17 through encompassing a similar footprint for the proposals, acknowledging that No.16 and No.17 were originally built as a pair.

The proposals have also been designed in accordance to guidance presented within the Camden Amenity CPD and as such have no adverse impact upon neighbouring overlooking, privacy or outlook.

### **Heritage**

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.

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.

No. 16 Downshire Hill is a Grade II listed building and therefore consideration was given to the aforementioned heritage policies during the earliest design stage of the proposal. The applicants are very interested in heritage buildings and have experience in the listed building restoration from past projects. As such, it was very important that the proposals resulted in a sensitive and sympathetic restoration which enhanced the property and its heritage setting.

As a result, 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.

Overall, the proposals will improve the quality of residential amenity for future residents of the property in accordance with the sustainability objectives of the NPPF whilst sensitively and enhancing the Grade II listed property.

For the reasons set out in this letter and the accompanying Planning, Design and Access Statement, the proposals accord with national and local planning policy.

We trust that you have sufficient information and look forward to receiving confirmation that the application has been registered and validated. In the meantime, please do not hesitate to contact me should you wish to discuss any matters or require any further information

Yours sincerely



**Laurel Nyberg**  
**Planner**

**Tel: 0203 268 2437**  
**Email: [laurelnyberg@boyerplanning.co.uk](mailto:laurelnyberg@boyerplanning.co.uk)**

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