

Planning and Design Statement

74 Compayne Gardens

November 2019

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1. INTRODUCTION AND PROPOSAL

1.1 This planning and design statement is prepared on behalf of 74 Compayne Gardens Ltd. for the proposed refurbishment of the front entrance and external staircase.

The proposed description of development is as follows;

“External works:

- replacing main entrance door surround wall cladding,*
- new coping to main stairs side walls*
- new stone steps to external staircase*
- new lighting (wall scones) to main entrance “*

1.2 This statement sets out the proposed development and assesses the proposal against the adopted planning policy.

1.3 The following documents are submitted to support the application;

- Site Location Plan
- Existing and Proposed Plans and Elevations prepared by Studio212 Ltd
- Application form

2.1 The Site is located within the London Borough of Camden on 74 Compayne Gardens.

2.2 The application site itself comprises the fourth floor of the block located at number 74 Compayne Gardens. The block is of post war design and comprises red brick exterior with glazed sections and balconies at each level. A communal stair core is positioned in the middle of the block which runs up the south elevation.

2.3 The site comprises a generous forecourt with garage and refuse provision.

2.4 The area surrounding the Site is mixed. Along Compayne gardens, the predominant use is residential. A number of residential styles exist including more traditional double fronted and gabled properties which are present on both sides of the road. This building style is prevalent along the length of Compayne Gardens save for a few exceptions which present varying architectural styles. Number 74 is an example of this, as well as 51; both of which are more modern in their appearance, have flat roofs and balconies/terraces along the principle elevation. Directly opposite the site, a semi-detached two storey property exists.

2.5 A number of other uses exist in the wider site context. To the west and north a range of A Class uses exist including bars, restaurants, cafes and shops. A number of communities uses also exist within the site vicinity including the Bright Horizons Active Learning centre, Kilburn Grange Children's Centre as well as Kingsgate Community Centre.

2.6 The site is within 750m of Kilburn Grange Park to the west as well as green space located on Lymington road approx. 650m to the north of the Site.

2.7 The Site has a PTAL rating of 6a whereby 1 is the worst and 6b is the best, making it among the most accessible sites in London and in an area where higher densities of development can be anticipated. The Site is located 250m South east of West Hampstead Rail and Underground station, 600m south west of Finchley station, 700m north west of South Hampstead rail station and approximately 950m north west of Swiss Cottage underground station. A number of bus routes, including the 139 and 328, run along the B510 (West End Lane) which is located 250m to the west of the Site.

2.8 The Site is within Flood Zone 1 and is therefore considered to be at the lowest risk of flooding.

2.9 The Site is located within the South Hampstead Conservation Area however the Conservation Area Statement doesn't identify the Site as making a positive contribution to the area.

2.10 The Site is not listed nor is it located within the vicinity of any statutory listed buildings. The Site is not located within the Camden Local List.

3. PLANNING HISTORY

3.1 Other than the original planning consent, extension to flat 1 on 4th floor and tree works, there is no relevant planning history for the Site.

4. PLANNING POLICY CONTEXT

The Development Plan

4.1 Planning legislation requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 This section outlines the relevant planning policy context which will be considered in the determination of the application proposals.

4.3 The current Development Plan comprises the following documents

- The London Plan (as amended 2016)
- The Camden Local Plan 2017
- The North London Joint Waste Plan Statutory Development Plan

4.4 Planning legislation requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

4.5 The London Plan provides the strategic policy context for all of London and seeks to provide an integrated framework for its development until 2031.

4.6 The London Borough of Camden Local Plan was adopted in July 2017. The relevant policies are outlined in the table below;

London Plan 2016

- 3.5 Quality and Design of Housing
- 5.3 Sustainable Design and Construction
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology

Camden Local Plan

- D1 Design
- D2 Heritage
- A1 Managing the impact of development Planning Statement

Material Considerations

4.7 The National Planning Policy Framework (NPPF) was published in July 2018 by the Department of Communities and Local Government. The document sets out the government's economic, environmental and social planning policies for development with the aim of developing in the most sustainable way possible. The NPPF states that the purpose of the planning system is to advise and guide on best practice development which is as sustainable as possible. The NPPF stresses that the goal of sustainable development should not hinder or prevent future development.

4.8 The overarching national planning policy theme is that of sustainable development. The government have advised that this should be a central theme for plan making and decision taking. This is evidenced in para 11 which states that 'approving development proposals that accord with an up-to-date development plan without delay'.

4.9 Paragraphs 184-202 of the NPPF seek to consider the impact of a proposed development on the significance of a designated heritage asset; great weight should be given to the assets' conservation. Paragraph 200 states that LPAs should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Moreover, the NPPF advises that Council's should identify and assess the particular significance of any heritage asset that may be affected by a proposal. Supplementary Planning Guidance

4.10 Camden has adopted 8 Planning Guidance documents which cover a variety of topics. Relevant to this proposal are the documents which give advice and guidance on design, housing and amenity.

4.11 CPG1 (Design) outlines the design guidelines and expectations of developments within the borough. The key message is that design should always take into account the character and design of the property and its surroundings, the proposed windows and doors should complement the existing building and rear extensions should be secondary to the property being extended. The scale of extensions should be subordinate to the original building

4.12 CPG1 also refers to the Heritage considerations which must be referred to when applying for planning permission. The Council will only permit development in conservation areas which preserves and enhances the character and appearance of the area.

4.13 Where proposals relate to sites located within conservation areas, reference to the relevant conservation area statements must be made. For this proposal the South Hampstead Conservation Area Statement (HCAS) (2011) is relevant and applicable. The document outlines the variety of building forms across the borough especially the building and roof lines which maintain an importantly distinct role within the conservation area (7.15). Paragraph 7.16 states that proposals must be carefully assessed on their design merits and due care and attention given to the site nuances and the surrounding context. Planning Statement | 74 Compayne Gardens

5. ASSESSMENT OF THE PROPOSALS

5.1 This section assesses the principle of the development and its potential impacts in the context of the aims and objectives of the Development Plan. The section demonstrates the proposal will comply with the Development Plan and National Planning Policy. Proposed Development

Proposed Development

5.2 The proposal seeks to enhance appearance of main communal entrance and improve quality of finishes by replacement of existing coping, entrance cladding and entrance step cladding to upgrade the appearance as per our submission.

6. CONCLUSION

6.1 It has been demonstrated through this Planning Statement and the additional information submitted with the application that the proposed refurbishment would be an appropriate form of development.

6.2 The scheme would not alter existing building volume or elevation form.

6.3 The proposal would have respect for the existing design, massing and bulk of the existing building and would preserve the character and appearance of the conservation area. There would be no adverse impact on neighbour amenity regarding daylight, sunlight, outlook or privacy.

6.5 It is considered that the proposals comply with the relevant policies of the Camden Local Plan, associated supplementary planning documents and the London Plan and would therefore be acceptable and planning permission should be approved without delay