



PLANNING, DESIGN AND ACCESS STATEMENT

3 Copperbeech Close, London NW3 5RB | January 2020

On behalf of Ms. Nataliya Babynets

Contents

1.0	Introduction	1
2.0	The Site	3
3.0	Planning History & Pre-Application Discussion	4
4.0	Planning Justification	6
5.0	Conclusion	9

The contents of this report must not be copied or reproduced in part or in whole without the express written consent of SF Planning Limited



1.0 Introduction

- 1.1 This Planning, Design and Access Statement (the 'Statement') is prepared by SF Planning Limited on behalf of Ms. Nataliya Babynets, to support a planning application regarding the proposed alterations and extensions to no.3 Copperbeech Close, London. The applicant's description of proposed development is set out below;

"Alterations and extensions to existing single family dwelling."

- 1.2 The works include proposed enhancements, alterations and extensions to the building including the removal of a modern UPVC conservatory at first floor level and replacement with a high-quality contemporary extension constructed in facing brick and zinc cladding. Other alterations are also proposed including replacement aluminum windows and other minor façade alterations. This scheme would also retain the current roof terrace which serves the house.
- 1.3 The proposals would provide upgraded internal accommodation including an additional bedroom and en-suite. Improvements would also provide a better standard of accommodation through revisions to the internal layout and additional window openings.



Site Location Plan

- 1.4 This Statement considers the application site, its context, relevant planning history and previous pre-application discussions with the London Borough of Camden in relation to the proposals.
- 1.5 The scheme is considered against relevant local and national level planning policy, which generally supports sensitive extensions to dwellings.
- 1.6 The Statement then goes on to fully justify the proposals in planning terms and highlights the key benefits of the proposals and should be considered alongside the architectural drawings submitted with the scheme.

2.0 The Site

- 2.1 The site is located within the London Borough of Camden and within the Fitzjohns Netherhall Conservation Area. The site has a high public transport accessibility level (PTAL) of 5, and is within Flood Zone 1 (low risk).
- 2.2 No. 3 Copperbeech Close is a one-bedroom brick built dwelling which is part of a small development with access from Akenside Road, constructed in the 1970s. The wider area contains predominantly Victoria dwellings with some more modern infill development in close proximity to the site also.



Aerial photograph of site and surroundings

3.0 Planning History & Pre-Application Discussion

Planning History

3.1 The planning history in relation to this site is provided within the table below.

Reference	Description	Decision
5068	<i>The erection of four dwelling houses at a site in Akenside Road, Camden adjacent to No.32 Daleham Gardens</i>	Granted 13/06/1968
PW9802631R1	<i>The erection of a conservatory at first floor roof level.</i>	Refused 19/11/1998
PW9902039	<i>The erection of a conservatory at first floor roof level on an existing roof terrace.</i>	Refused 24/03/1999. Appeal dismissed 13/07/1999
PW9902914	<i>Alterations of the existing conservatory at rear first floor level by removing the glazed panel, retaining the existing timber structure and insertion of replacement tinted double glazed roof panels and windows</i>	Grant lawful development certificate 01/02/2000

3.2 As detailed above, there was a previous application in 1999 for “alterations and extensions to existing conservatory on roof terrace” which was refused and dismissed at appeal. The Inspector at the time considered the non-obscure glazed conservatory which covered the whole of the remainder of the roof terrace with southwest facing windows would create additional overlooking issues and the larger UPVC conservatory would not preserve the consideration area.

3.3 This scheme has sought to take on board the comments from the appeal Inspector at that time and pre-application advice has recently been sought in light of the planning history on the site, as detailed below.

Pre-Application Discussions

3.4 Prior to the submission of this application, positive pre-application discussions took place with the council (ref: 2019/5766/PRE), with written feedback provided on the 23rd December 2019.

- 3.5 The written response was generally positive, with some minor changes to the proposals required, which have been incorporated into this planning application submission. In summary, the council's written response concluded;

"The proposed first floor extension is likely to be considered acceptable as it would not harm the character and appearance of the host property or the conservation area. The ground floor window to the Akenside Road elevation and the zinc cladding to the side elevation would undermine the original architectural composition and these elements should be omitted from any future submission."

- 3.6 As set out on the accompanying drawings, the ground floor window to Akenside Road has been removed from the scheme and the zinc cladding between the ground and first floor windows has been removed, to respond in full to the written comments.

4.0 Planning Justification

4.1 The development of the site is proposed in the context of national, regional and local housing and design objectives as set out in the National Planning Policy Framework (NPPF) (2018), The London Plan as well the London Borough of Camden's Local Plan adopted in November 2017.

4.2 In general, both local and national planning policy seek to support economic development and the provision of extensions to existing housing, providing they are sensitively carried out.

Principle of Development

4.3 The proposals involve enhancements, alterations and extensions to an existing single-family dwelling to improve the overall internal accommodation within the building and therefore should be supported in principle.

Design & Heritage

4.4 The site falls within the Fitzjohns Netherhall Conservation Area and the principle external works comprises of external façade alterations and the proposed replacement extension.

4.5 In terms of relevant current planning policy, Local Plan policy D1 relates to design and states that the Council will seek to secure high quality design requiring amongst other things development to respect local context and character, comprise details and materials that are of high quality and complement the local character and ensure development incorporate outdoor amenity space.

4.6 Local Plan policy D2 relates to heritage, with the council setting out it will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

4.7 The proposals will remove the modern conservatory to the rear of the house at first floor level and replace this with a new contemporary extension which is more appropriate to the building and includes architectural detailing which has been carefully integrated. The proposed materials would be high quality and durable to ensure the proposed alterations and extensions that complement and enhance the existing building.

- 4.8 The proposals have been amended, as set out on the accompanying drawings with the ground floor window to Akenside Road removed from the scheme and the zinc cladding between the ground and first floor windows has been removed, to respond in full to pre-application advice provided.
- 4.9 The proposed extensions would be subservient to the main building and not visible from the main street views, given the location of the extension is largely enclosed by the existing house and neighbouring buildings.
- 4.10 High quality and complementary materials are proposed to ensure the scheme addresses the previous appeal and pre-application advice.
- 4.11 The development would preserve the appearance within the conservation area, whilst providing a sympathetic rear extension which would be in scale and character with the existing building, in accordance with local policies D1 and D2.

Residential Amenity

- 4.12 Local Plan policy A1 relates to managing the impact of development and states the Council will seek to protect the quality of life of occupiers and neighbours.
- 4.13 This scheme has been designed to ensure that the amenity of neighbours are protected, with no new southwest facing windows (which the previous appeal scheme did have) with the existing external terrace retained to provide continued outdoor amenity space for the house.
- 4.14 In this case, the scheme would significantly enhance the accommodation within the existing building whilst retaining outdoor space at roof level via the roof terrace. The proposed extensions are minor in and would not materially impact on the amenities of adjoining residents. The scheme is therefore in accordance with local plan policy A1.

Layout

- 4.15 The accompanying architectural drawings fully illustrate the layout proposals for the new accommodation within the building. The proposed extension would complement and enhance the layout of the existing single family dwelling, with improvements to the living accommodation as well as the provision of an additional bedroom.

- 4.16 The proposed development has been designed to provide a dual aspect residential unit with access to a roof terrace, to ensure the scheme would provide a good standard of accommodation.
- 4.17 The layout and form of the scheme would ensure the amenities of neighbouring residents would be protected, with no new windows looking over neighbouring residential dwellings.

Accessibility, Parking & Servicing

- 4.18 The site is located within a highly sustainable location with excellent access to public transport facilities (PTAL 5). Parking would be retained on the site as existing and the proposals should be considered entirely acceptable in this regard.
- 4.19 Access to the site would remain as existing, since these proposals relate only to extensions.

5.0 Conclusion

- 5.1 In conclusion, it is considered that the application scheme fully accords with the latest national planning policy objectives within the NPPF, as well as those at a local level which support economic development and improvements to existing residential accommodation.
- 5.2 Positive pre-application advice has been provided on the principle of development and changes have been made to the scheme to respond directly to the advice received.
- 5.3 Based upon the detailed technical design and planning assessment justification case presented in support of the scheme the applicant contends that the case in support of the redevelopment of this underutilised site is compelling and that Officers and Members should support the scheme.



12 ROYAL CRESCENT, CHELTENHAM, GLOUCESTERSHIRE GL50 3DA T: 01242 231575

 @SFPLANNINGLTD INFO@SFPLANNING.CO.UK WWW.SFPLANNING.CO.UK

REGISTERED NO: ENGLAND 06114677