

# **Planning, Design and Access Statement**

**on behalf of**

**Re-Creo Developments Ltd**

**in relation to**

**Application for planning permission for proposed repair and alterations to the external envelope of the existing residential building at Elm Tree House, 13 Netherhall Gardens, London, NW3 5RN**

**February 2020**

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## EXECUTIVE SUMMARY

This Planning, Design and Access Statement has been prepared by Union4 Planning on behalf of Re-Creo Netherhall Gardens Ltd to support an application for planning permission. The application proposes the repair and alterations to the external envelope of the existing residential building known as Elm Tree House at 13 Netherhall Gardens.

The existing residential building is in a state of decline, both internally and externally, with a number of structural defects evident in the brickwork. The building is currently in a dangerous state and an Improvement Notice was issued.

The existing building contains 8 no. flats and is a single planning unit with a use class of C3 (Residential). In this regard, we have reviewed the full planning history and obtained confirmation of the occupation of each flat from Admiral Property Partnership, which has managed the building for a number of years. Flat Nos. 7 and 8 were last occupied by tenants in late 2014; Flat Nos. 1, 2, 3 and 5 were last occupied by tenants in the summer of 2015; and Flat Nos. 4 and 6 were last occupied by tenants in early 2016. Since the last tenants left, the building has been occupied by live-in guardians (Ambika Security) since March 2016.

The current condition of the building means that it is necessary to undertake improvement works in an expedient manner. The internal works will be limited to the maintenance, improvement and other alterations of the building in accordance with Section 55(2)(a) of the Town and Country Planning Act 1990 (as amended) to allow for the reoccupation of the present accommodation. The existing building will therefore be retained with 8 no. flats. The works required to stabilise the existing building do not constitute development and no increase in the extent of the building or number of dwellings is proposed. Hence this can be undertaken as essential maintenance works without the need for planning permission.

The external works to the building form part of this current application, as they relate to the façade of the existing building, which is located within a Conservation Area. The application proposes structural and non-structural repairs to the external walls, roofs, windows, and rainwater drain-pipes, together with alterations to windows, including new dormer windows to the rear.

The proposed works form part of the Applicant's objective of bringing this non-designated heritage asset back to its original condition. The works will address the Improvement Notice which was issued, whilst also ensuring that the building is habitable, safe and rentable. This will enable the building to be occupied once again by residents. All elements of the surrounding site will be retained in situ.

The proposed works have been carefully considered from a design perspective with a clear focus on improving the quality of the building and recognising its importance within the Conservation Area. In this regard, it is submitted that the proposed repair and alterations to the external building envelope

are consistent with the policies of the Development Plan, notably Policy D1 (Design) and Policy D2 (Heritage) of the Camden Local Plan.

It should be noted that the proposed development does not include any works to the garden or car parking areas within the site. The Applicant is seeking to provide for the design and enhancement of these areas as part of future applications, which will facilitate a comprehensive approach to the wider site.

To conclude, we consider that the proposed repair and alterations to the external envelope of the existing residential building at 13 Netherhall Gardens accord with all relevant adopted planning policies and associated guidance at the local, regional and national level. Accordingly, we would respectfully submit that planning permission should be granted for the proposed works.

## **1.0 INTRODUCTION**

1.1 This Planning, Design and Access Statement has been prepared by Union4 Planning on behalf of Re-Creo Netherhall Gardens Ltd to support an application for planning permission.

1.2 The application proposes the repair and alterations to the external building envelope of the existing residential building known as Elm Tree House at 13 Netherhall Gardens.

1.3 The planning application is being made to the London Borough of Camden as the local planning authority. In addition to this Planning, Design and Access Statement, the application comprises the following documents:

- Covering Letter;
- Application Form and Certificates;
- Plan Drawings;
- Computer-Generated Images of Proposed Development; and
- Heritage Statement.

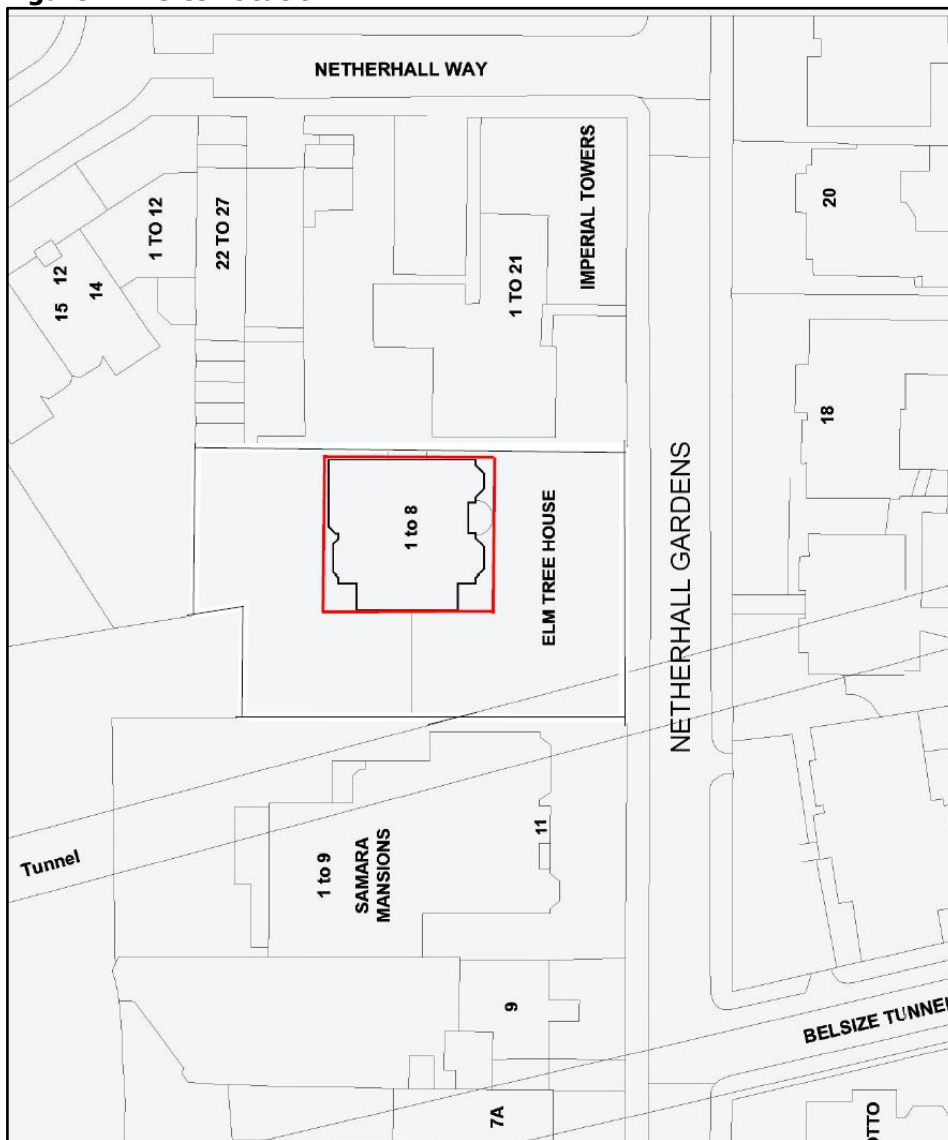
1.4 The Planning Statement is set out under the following headings:

- Site Location and Description;
- Pre-Application Consultation;
- The Proposed Development;
- Planning Policy Context;
- Planning and Considerations;
- Summary and Conclusions.

**2.0 SITE LOCATION AND DESCRIPTION**

- 2.1 The Application Site ('the Site') is located at 13 Netherhall Gardens in West Hampstead. The Site comprises the existing residential building, which is known as Elm Tree House.
- 2.2 The immediate area is residential in character, with substantial Victorian houses and some modern buildings. To the south of the Site is Samara Mansions, which is a new-build four-storey building comprising 9 no. flats which was completed in 2013. To the north of the Site is Imperial Towers, which is a six-storey building, which sits at a lower level to that of Elm Tree House. The Imperial Towers block comprises 21 no. flats.

**Figure 2.1: Site Location**



Source: Re-Creo Netherhall Gardens Ltd (February 2020)

- 2.3 A range of convenience retailers, including Waitrose and Marks & Spencer, are located approximately 300m to the west on Finchley Road. The area around Finchley Road is also characterised by a range of cafés and restaurants, whilst Hampstead village also offers a variety

- of cafés, restaurants and boutique retailers. The village is defined by a mixture of Georgian, Edwardian and Victorian architecture with a large cluster of Grade II listed buildings. Hampstead Heath is located approximately 1.7km to the north-east of the property.
- 2.4 The Site is well-served by public transport and has a PTAL rating of 6a. It is located approximately 300m north of Finchley Road Underground Station, which is served by the Jubilee and Metropolitan Lines, providing direct services to the West End (Bond Street) and The City (Liverpool Street). Finchley Road and Frognal Overground Station are located approximately 500m to the north-west of the Site. There are also several bus routes operating along Finchley Road.
- 2.5 Elm Tree House could be described as a three-storey building when viewed from the front of the site, with additional residential accommodation at roof level and a lower ground floor level which opens onto the garden to the rear of the property. The application site comprises an area of 390 sqm and the building itself comprises a gross internal area of 896 sqm.
- 2.6 The existing building contains 8 no. flats and is a single planning unit with a use class of C3. We have reviewed the full planning history and obtained confirmation of the occupation of each flat from Admiral Property Partnership, which has managed the building for a number of years. Flat Nos. 7 and 8 were last occupied by tenants in late 2014; Flat Nos. 1, 2, 3 and 5 were last occupied by tenants in the summer of 2015; and Flat Nos. 4 and 6 were last occupied by tenants in early 2016. Since the last tenants left, the building has been occupied by live-in guardians (Ambika Security) since March 2016. In this regard, it should be noted that the building was not divided into a House of Multiple Occupation (HMO). The HMO Licensing Officer at the London Borough of Camden also confirmed in December 2018 that no licences were issued in respect of the property.
- 2.7 The Site is characterised by a sloped gradient that drops away towards the north-west (rear boundary) of the Site. This means that the lower ground floor opens onto ground level at the rear of the building and sits at a height that is at least a full storey higher than the ground floor of Imperial Towers to the north. Where the lower ground floor opens onto the ground level at the rear of the building, the external facade was covered by render at a later date.
- 2.8 Elm Tree House is in a state of decline, both internally and externally, with a number of structural defects evident in the brickwork. The building is currently in a dangerous state and an Improvement Notice was issued.
- 2.9 To the south of Elm Tree House is an area of hardstanding on which a garage was previously located and which accommodates parking for approximately 10 no. cars.
- 2.10 The Site comprises a number of existing trees, but there has been no tree maintenance for a number of years and the rear garden and surrounding grounds have become overgrown. Within the rear garden, there is an old World War II air raid shelter. There is also extensive

tree cover near the front boundary of the Site, which means that the front of Elm Tree House is predominantly obscured from street view.

- 2.11 The Site is located within the Fitzjohns and Netherhall Conservation Area, which was designated in March 1984. Elm Tree House is identified as a building which makes a positive contribution to the Conservation Area and the Conservation Area Appraisal refers to the front boundary wall to the Site, which comprises *"orange brick with (battered) panels of over-burnt brick"*.

**Figure 2.2: Front of Elm Tree House**



**Figure 2.3: Rear of Elm Tree House**



**Figure 2.4: Samara Mansions**



**Figure 2.5: Imperial Towers**



**Figure 2.6: Rear Garden**



**Figure 2.7: Lower Ground Floor Level to Rear of Elm Tree House**





### **3.0 PRE-APPLICATION CONSULTATION**

- 3.1 The proposed development was subject to pre-application consultation with the London Borough of Camden.
- 3.2 An initial on-site meeting was held on 11 April 2018 at which the initial proposals for the Site were presented to the Council's Officers. The following persons were in attendance:
- John Diver (Senior Planning Officer);
  - Nick Baxter (Senior Heritage and Conservation Officer);
  - Paul Whitley (Applicant);
  - Soledad Feracco (Project Architect);
  - Kristian Kaminski (Heritage Consultant);
  - Alan Hannify (Planning Consultant).
- 3.3 A second pre-application meeting was held at the Council's Offices on 23 April 2018 at which the Officers provided feedback and advice on a range of matters. The following persons were in attendance:
- John Diver (Senior Planning Officer);
  - Nick Baxter (Senior Heritage and Conservation Officer);
  - Paul Whitley (Applicant);
  - Soledad Feracco (Project Architect);
  - Alan Hannify (Planning Consultant).
- 3.4 A pre-application advice letter was issued by the London Borough of Camden on 13 July 2018.
- 3.5 An additional meeting was held on 10 December 2019 to provide an update on the proposal for the Site and the intention to submit the planning application for the external works to the building envelope. The following persons were in attendance:
- John Diver (Senior Planning Officer);
  - Nathaniel Young (Planning Officer);
  - Paul Whitley (Applicant);
  - Soledad Feracco (Project Architect);
  - Alan Hannify (Planning Consultant).
- 3.6 It should be noted that the pre-application meetings were used to discuss proposals for a broader redevelopment of the overall Site. In this regard, the proposals were discussed in the context of both refurbishing and reconfiguring the existing building, and the potential for additional built development on the Site.
- 3.7 The decision to proceed with a planning application solely for external works to the existing residential building is considered necessary, given the current state of disrepair and the structural defects that exist. Moreover, the Improvement Notice that was issued for the

building means that it is expedient that the existing building is dealt with before progressing proposals for development on the wider site.

- 3.8 The internal works will be limited to the maintenance, improvement and other alterations of the building in accordance with Section 55(2)(a) of the Town and Country Planning Act 1990 (as amended) to allow for the reoccupation of the present accommodation. The existing building will therefore be retained in C3 use with 8 no. flats. The works required to stabilise the existing building do not constitute development and no increase in the extent of the building or number of dwellings is proposed. Hence this can be undertaken as essential maintenance works without the need for planning permission.

## 4.0 PROPOSED DEVELOPMENT

4.1 The summary description of the proposed development is as follows:

*"Proposed development comprising the repair and alterations of the external envelope of the existing residential building at Elm Tree House, including the demolition of the existing ground floor extension on the southern side of the building."*

4.2 The proposed works relate to the façade of the existing building, which is located within a Conservation Area. The application proposes structural and non-structural repairs to the external walls, roofs, windows, and rainwater drain-pipes, together with alterations to windows, including new dormer windows to the rear.

4.3 The proposed works may be summarised as follows:

- demolition of low-quality ground floor extension on the southern side of the existing building;
- restoration of the original exterior elevations, including the repair of brickwork in accordance with the recommendations of a structural engineer;
- repair to the roof and rainwater drain-pipes;
- removal of external rendering on lower ground floor on the western elevation (rear of the building) to restore the original brickwork;
- removal of non-original windows;
- insertion of new windows on northern elevation;
- insertion of larger dormer windows on the third-floor level, which will not be visible from street level;
- replacement of window frames and sashes with new to match the existing.

4.4 The proposed works are key to the Applicant's objective of bringing this non-designated heritage asset back to its original condition. The works will address the Improvement Notice which was issued, whilst also ensuring that the building is habitable, safe and rentable. This will enable the building to be occupied once again by residents. All elements of the surrounding site will be retained as existing and the external car parking will be retained in situ.

4.5 The proposed works have been carefully considered from a design perspective with a clear focus on improving the quality of the building and recognising its importance within the Conservation Area.

4.6 It should be noted that the proposed development does not include any works to the garden or car parking areas within the site. In this regard, the Applicant is seeking to provide for the design and enhancement of these areas as part of future applications, which will facilitate a comprehensive approach to the wider site.

**Figure 3.1: Computer-Generated Image of Elm Tree House following Proposed Works**



Source: Re-Creo Netherhall Gardens Ltd (February 2020)

## 5.0 PLANNING POLICY CONTEXT

5.1 This section considers the planning policies and legislative framework, which together provide the context against which the application for the proposed works will be considered.

### **National Planning Policy Framework (February 2019)**

5.2 The new National Planning Policy Framework (NPPF) was published in February 2019 and maintains a consistent theme of sustainable development throughout.

5.3 The theme of sustainable development is consistent throughout the NPPF. Paragraph 8 sets out that there are three overarching objectives to sustainable development, as follows:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.4 The NPPF retains a "presumption in favour of sustainable development", with Paragraph 11 stating as follows:

*"For decision-taking this means:*

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

5.5 Section 11 of the NPPF sets out policies for making effective use of land. Paragraph 122 states as follows:

*"Planning policies and decisions should support development that makes efficient use of land, taking into account:*

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well - designed, attractive and healthy places."*

5.6 Section 12 of the NPPF sets out policies, which promote well-designed places. Paragraph 127 states as follows:

*"Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well - being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

5.7 Section 15 of the NPPF refers to the conservation of the historic environment, with Paragraph 200 stating as follows:

*"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."*

5.8 Further to this, Paragraph 201 states as follows:

*"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."*

#### **The London Plan (March 2016)**

- 5.9 The London Plan was published in July 2011 and on 10 March 2016, the Mayor adopted the Further Alterations to the London Plan (FALP). In this regard, the London Plan has been updated to incorporate the Further Alterations. It also incorporates the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013.
- 5.10 Chapter 3 of the London Plan is entitled 'London's People'. A number of the policies in this chapter relate to housing and are therefore of particular relevance to the proposed development. Policy 3.3 states that the Mayor will seek to ensure that housing need is met through provision consistent with at least an annual average of 42,000 net additional homes across London from 2015 – 2025. For Camden, a target of 889 units per annum is identified.
- 5.11 Policy 3.4 states that taking into account the local context and character, design principles and public transport capacity, development should optimize housing output for different types of location within relevant density ranges shown in the accompanying Table 3.2.
- 5.12 Policy 3.5 requires a high standard of quality and design in new residential development and the accompanying Table 3.5 sets out minimum space standards for new developments.
- 5.13 Policy 3.11 relates to affordable housing targets and states that 60% of affordable housing provision should be for social rent and 40% for intermediate rent or sale.
- 5.14 Policy 6.13 refers to the car parking standards expected to different land uses, with Table 6.2 setting out the maximum parking standards.
- 5.15 The London Plan contains a number of relevant policies relating to building design, height and density that are relevant in the context of the townscape and visual impacts of the proposed development. Policy 7.6 of the London Plan outlines general provisions relating to architecture

and its contribution to the public realm. Parts (d) and (e) of this policy are of particular importance in considering daylight and sunlight for new development.

- 5.16 Policy 7.8 of the London Plan relates to heritage assets and archaeology and states as follows:
- "London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account."*

#### **Draft New London Plan (July 2019)**

- 5.17 The Mayor is in the process of preparing a New London Plan which is currently in its final stages towards adoption. The Draft Plan was first issued in December 2017 for public consultation. Following the Examination in Public, an updated version of the Plan was published in July 2019, consolidating all minor and further suggested changes.
- 5.18 Policy H1 refers to the need to increase housing supply across London and Table 4.1 of the Draft New London Plan sets out the 10-year housing targets for net housing completions from the years 2019/20 to 2028/29. The 10-year target for Camden is 10,860, equating to an annual requirement for 1,086 new homes per year.
- 5.19 Policy H2 refers to small sites and states that they should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on small sites through both planning decisions and plan-making.
- 5.20 Policy H11 states that boroughs should promote efficient use of existing stock by using all the tools available to reduce the number of vacant dwellings.

#### **Camden Local Plan (July 2017)**

- 5.21 The Camden Local Plan was adopted in July 2017. The policies which are particularly pertinent to the proposed development are as follows:
- Policy H1: Maximising housing growth;
  - Policy H3: Protecting existing homes;
  - Policy A1: Managing the impact of development;
  - Policy A4: Noise and vibration;
  - Policy D1: Design;
  - Policy D2: Heritage.
- 5.22 Policy H1 states that the Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31.



- 5.23 Policy H3 states that the Council will resist development that would involve a net loss of residential floorspace, including any residential floorspace provided.
- 5.24 Policy A1 of the Local Plan states that the Council will seek to protect the quality of life of occupiers and neighbours.
- 5.25 Policy D1 refers to design and states that the Council will seek to secure high quality design in development and require that development preserves or enhances the historic environment and heritage assets.
- 5.26 Policy D2 refers to heritage and includes the following statements:

*"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.*

*Designated heritage assets*

*Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

*Conservation areas*

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.*

*The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage."*

#### **Conservation Area Statement for Fitzjohns / Netherhall**

- 5.27 The Conservation Area of Fitzjohns / Netherhall was designated in March 1984 and extended in 1988, 1991 and 2001. The Conservation Area Statement outlines the history, character and appearance of the area. For the Netherhall Gardens area, the Conservation Area Statement sets out that most properties date from the 1880s and are detached. It further states that the failure to maintain soft landscaping and the erection of inappropriate signs on some of these buildings is regrettable for an area with such quality of detail.
- 5.28 The property at No. 13 Netherhall Gardens is referred to as a building which makes a positive contribution to the Conservation Area. It is also noted that the front boundary wall comprises "*orange brick with (battered) panels of over-burnt brick*".

## **6.0 PLANNING CONSIDERATIONS**

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the Development Plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.

6.2 This section assesses the planning considerations that we consider relevant to the determination of the application and the extent to which the proposed works complies with planning policy requirements.

6.3 The key considerations for the proposed development may be summarised as follows:

- Principle of Development;
- Design and Materials;
- Heritage Considerations.

6.4 The above matters are considered in detail below.

### **Principle of Development**

6.5 The proposed development comprises the repair and alterations to the external envelope of the existing residential building known as Elm Trees House, which includes the demolition of the low-quality ground floor extension on the southern side of the existing building.

6.6 The existing residential building is in a state of decline, both internally and externally, with a number of structural defects evident in the brickwork. The building is currently in a dangerous state and an Improvement Notice has been issued.

6.7 The current condition of the building means that it is necessary to undertake improvement works in an expedient manner. The internal works will be limited to the maintenance, improvement and other alterations of the building in accordance with Section 55(2)(a) of the Town and Country Planning Act 1990 (as amended) to allow for the reoccupation of the present accommodation. The existing building will therefore be retained in C3 residential use with 8 no. flats. The works required to stabilise the existing building do not constitute development and no increase in the extent of the building or number of dwellings is proposed. Hence this can be undertaken as essential maintenance works without the need for planning permission.

6.8 The external works to the building form part of this current application, as they relate to the façade of the existing building, which is located within a Conservation Area.

6.9 The application proposes structural and non-structural repairs to the external walls, roofs, windows, and rainwater drain-pipes, together with alterations to windows, including new dormer windows to the rear.

- 6.10 It is understood that the retaining wall on the northern boundary adjacent to Imperial Towers does not require works at this juncture and as such, the retaining wall does not form part of this application.
- 6.11 The proposed works are key to the Applicant's objective of bringing this non-designated heritage asset back to its original condition. The works will address the Improvement Notice which was issued, whilst also ensuring that the building is habitable, safe and rentable. This will enable the building to be occupied once again by residents. All elements of the surrounding site will be retained in situ.
- 6.12 The proposed works to the external envelope of the building will facilitate the retention of existing homes at Elm Tree House and are therefore consistent with Policy H3 of the Camden Local Plan.

#### **Design and Materials**

- 6.13 The proposed works have been carefully considered from a design perspective with a clear focus on improving the quality of the building and recognising its importance within the Conservation Area. In this regard, it is submitted that the proposed external works are consistent with Policy D1 (Design) of the Camden Local Plan.
- 6.14 The proposal involves the restoration of the original exterior elevations, including the repair of brickwork, the roof and rainwater drain-pipes.
- 6.15 The proposed works are itemized and annotated on the Proposed Elevations submitted as part of this application (Drawing Nos: AP.01.2.1, AP.01.2.2, AP.01.2.3 and AP.01.2.4).
- 6.16 The removal of non-original windows and the insertion of new windows on the northern elevation have been considered with reference to advice from the project's heritage consultant and designed in a manner that mitigates any adverse impacts on the residential amenity of Imperial Towers.
- 6.17 The replacement of window frames and sashes will match the existing and enhance the overall quality of the building.

#### **Heritage Considerations**

- 6.18 The application for planning permission is supported by a Heritage Statement prepared by Kristian Kaminski.
- 6.19 The Site is located within the Fitzjohns and Netherhall Conservation Area, which was designated in March 1984. Elm Tree House is identified as a building which makes a positive contribution to the Conservation Area and the Conservation Area Appraisal refers to the front boundary wall to the Site, which comprises "*orange brick with (battered) panels of over-burnt brick*".
- 6.20 The proposed works to the external building envelope will help to restore this non-designated heritage asset back to its original condition and provide for the overall enhancement of the Conservation Area.

- 6.21 The Heritage Statement outlines that 13 Netherhall Gardens has architectural and historic significance as a late 19<sup>th</sup> century detached house in a Queen Anne Revival / aesthetic movement style comprising of three storeys over a lower ground floor level (sunk to the front but above ground to the rear) with attic. It is set back from the road with a large front, side and rear garden which is heavily planted and with numerous sizeable trees.
- 6.22 Consequently, 13 Netherhall Gardens makes a positive contribution to the significance of the Fitzjohns/Netherhall Conservation Area by virtue of its age, quality, materials and garden setting. However, this contribution is substantially undermined by:
- a modern single-storey side extension;
  - the poor condition of the house and structural problems;
  - alterations to the original fenestration;
  - hard surfaces / car parking to, and poor condition of, the front and side gardens;
  - poor condition of rear garden.
- 6.23 The proposed works should be seen as an opportunity to enhance the Conservation Area. The proposed works will respect the existing features such as building lines, roof lines, elevational design, architectural characteristics, detailing, profile, and materials of adjoining buildings. It is therefore considered that the proposed development complies with national and local policy.

## **7.0 SUMMARY AND CONCLUSIONS**

7.1 This Planning, Design and Access Statement has been prepared by Union4 Planning on behalf of Re-Creo Netherhall Gardens Ltd to support an application for the proposed repair and alterations to the external building envelope of the existing residential building known as Elm Tree House at 13 Netherhall Gardens.

7.2 In summary, we consider that the proposals provide a number of significant benefits, which may be summarised as follows:

- the proposals will bring a non-designated heritage asset back to its original condition, thereby refurbishing original features and removing more non-sympathetic elements, notably the side extension on the southern elevation;
- the proposed works will address the Improvement Notice which was issued for the building, whilst the current disrepair and structural condition of the building means that there is an expediency in progressing the proposed works;
- the proposed works have been carefully considered from a design perspective with a clear focus on improving the quality of the building and recognising its importance within the Conservation Area;
- the proposed works include new windows but will not give rise to adverse impacts on the residential amenity of neighbouring residential properties;
- the proposed works will not lead to the loss of residential units within the existing building.

7.3 In conclusion, we consider that the proposed development accords with all relevant adopted planning policies and associated guidance at the local, regional and national level. Accordingly, we would respectfully submit that planning permission should be granted, subject to the imposition of appropriate and necessary conditions.