



MAY 2020

Planning Statement

5B Prince Arthur Road, Hampstead, London, NW3
6AX

Iceni Projects Limited on behalf of
Mr & Mrs Palsson

May 2020

ICENI PROJECTS LIMITED
ON BEHALF OF MR & MRS
PALSSON

Iceni Projects

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH

Glasgow: 177 West George Street, Glasgow, G2 2LB

Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com

linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | twitter: @iceniprojects

Planning Statement
5B PRINCE ARTHUR ROAD, HAMPSTEAD, LONDON,
NW3 6AX

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1. INTRODUCTION

- 1.1 This Planning Statement is submitted to the London Borough of Camden ('the Council') on behalf of Mr & Mrs Palsson ('the Applicant') in support of an application for full planning permission for the proposed replacement dwelling at 5b Prince Arthur Road, Hampstead, London, NW3 6AX ('the Site').
- 1.2 The application seeks full planning permission for:

“Demolition of the existing dwelling and construction of a replacement dwelling with associated landscaping”

- 1.3 This Planning Statement has been prepared by Icen Projects Ltd and provides the planning case in support of the proposed development. It assesses the development in the context of relevant adopted and emerging planning policy and guidance at national, regional and local levels, together with other material considerations.
- 1.4 The proposed development comprises the demolition of the existing dwelling that is considered to currently make a neutral contribution to the conservation area and also demonstrates poor internal layout in plan form and design that hinders practical utility, sustainability and energy efficiency, and daylight and sunlight levels to the property. The proposals are for a replacement dwelling that is sensitively designed to reflect the surrounding character and enhance the conservation area, as well as provide higher residential quality, layout and levels of light that are more suitable for a family's living needs, as well as incorporating enhanced energy efficiency and sustainability measures.

The Submission

- 1.5 This Planning Statement should be read in conjunction with the other documents submitted in support of this planning application. These documents comprise:
- Planning Application Forms, Covering letter, and Certificate of Ownership, prepared by Icen Projects;
 - CIL Form, prepared by Icen Projects;
 - Planning Statement, prepared by Icen Projects;

- Site Location Plan, prepared by Charlton Brown Architects;
- Existing and Proposed Plans, Sections and Elevations, prepared by Charlton Brown Architects;
- Design and Access Statement, prepared by Charlton Brown Architects;
- Heritage Statement, prepared by Icen Projects;
- Daylight and Sunlight Assessment, prepared by David Maycox & Co;
- Energy and Sustainability Statement, prepared by Icen Projects;
- Tree Survey and Arboricultural Method Statement, prepared by Trettec;
- Tree Protection Plan, prepared by Trettec; and
- Basement Impact Assessment, prepared by TWS.

2. THE SITE AND SURROUNDING AREA

- 2.1 The application site is located at 5b Prince Arthur Road, Hampstead, London, NW3 6AX. It is located within the Frognal and Fitzjohns ward within the administrative boundary of the London Borough of Camden ('the Council'). The extent of the application site is shown on the accompanying Site Location Plan prepared by Charlton Brown Architects.
- 2.2 The site is 479.5 sqm in size and currently comprises a detached 2-3 storey, residential dwelling with private rear garden. The property is currently vacant but has previously been in use as a single family residential dwelling (Use Class C3).
- 2.3 The premises is a detached house of 2 storeys with a third storey bay to the east. The house is constructed of red brick though the principal elevation is tile hung to the upper storeys. The roof has a low pitch and there is a cross gable between the different heights. Windows are casement windows in brown painted timber frames with several roof lights. A large Copper Beech tree sits within the rear garden. A tree survey is submitted with this application which gives further details on protection measures for the tree.
- 2.4 The building was constructed sometime between 1961 and 1966, with a later two storey extension and bay window added in 1980. The interior of the current building is not considered particularly conducive to modern family living. The layout and floorplans have resulted in dark interiors despite the large amounts of glazing on the building, which seem to have been positioned with minimal consideration for the appearance and performance of the building. The building also has poor energy efficiency and sustainability performance.
- 2.5 The site is located towards the western end of Prince Arthur Road, a residential street to the south of the main town centre around Hampstead station, and west of Hampstead High Street. The surrounding area is predominantly residential in nature, characterised by large family houses and proximity to local schools.
- 2.6 The site has good public transport links. It is within PTAL 3 and is a 5 minute walk from Hampstead Underground station to the north, and a 10 minute walk from Finchley Road and Frognal Overground train station to the south-west.
- 2.7 There are no statutorily or locally listed buildings in the immediate vicinity on this western stretch of Prince Arthur Road. However, the site is within the Fitzjohns Netherhall Conservation Area. The site itself is not identified as being a property of particular interest or merit within the Conservation Area appraisal and management strategy (2001). As such, it is considered to make a 'neutral' contribution to the Conservation Area.

- 2.8 The site is within the Fitzjohn's sub-area of the Conservation Area, an area which was mainly constructed over a 10 year period from the late 1870s to 1880s. Architectural styles are primarily Queen Anne and Domestic Revival, although houses close to the subject site have a Gothic inspiration. Common materials include purple and red brick (both rubbed and carved), decorative ironwork, bargeboards, and roof details.
- 2.9 The older properties on Prince Arthur Road to the west of Fitzjohns Avenue are detached Gothic buildings with some infill development from the early 20th century of detached neo-Georgian houses, with further development after the Second World War. The Conservation Area appraisal highlights this as giving the area a diversity of style.
- 2.10 Further detail on the Heritage Considerations can be found within the enclosed Heritage Statement as prepared by Icen Projects.

Planning History

- 2.11 The site originally formed part of the garden to the west of 5 Prince Arthur Road, which was subdivided sometime after 1961, and building on the site constructed sometime between 1961 and 1966. The house was extended in 1980 when planning permission was granted for the erection of a two storey rear extension and a bay window to ground floor front elevation (LPA ref: 30990). In 1990, further approvals were gained for modifications to the rear of the house, including the addition of another storey. This design was not built out, however the history of the site shows that the building has never been quite fit for purpose, with a continual desire to substantially remodel prevalent throughout its history. The plan form is irregular and ill-suited to day-to-day modern family living. Other than this, there is no recent relevant planning history for the site itself.
- 2.12 There are a number of planning applications in the surrounding area that are of relevance and demonstrate new development of varying styles within the conservation area.
- 2.13 Most notable is Arthur West House, 79 Fitzjohn's Avenue, approximately 60m away from the site, further down Prince Arthur Road. This development is currently being built out in accordance with planning permission 2014/7851/P and consist of a part 3, part 6 storey development with a 2 storey basement to accommodate 33 flats for elderly care and associated extra-care treatment rooms, restaurant etc. The design of the development is modern in form and fenestration yet draws on the character of the traditional buildings along Prince Arthur Road including brick detailing.



2.14 To the west of the site, is a further example of modern development within the Conservation Area, at 28 Ellerdale Road (LPA ref: 2006/1961/P). This scheme demonstrates the demolition of a building considered to not make any significant contribution to the conservation area, and its replacement with a highly modern piece of architecture.



Pre-Application Consultation

2.15 As part of the proposed building's design development process, the applicant has engaged in pre-application discussions with Planning and Conservation Officers, and subsequently the design has evolved through an iterative process.

2.16 Proposals for a three storey replacement dwelling plus basement on the site were submitted to officers for pre-application consultation in October 2019. The design proposed a contemporary take on the traditional design and detailing of surrounding character. The proposals featured a traditional brick envelope with a double gable frontage, and contemporary brick detailing at particular locations, taking cues from other buildings within the Conservation Area. Traditional proportions were proposed

for the windows, but with a Crittall style as a contemporary twist. The principal elevations of this initial design at pre-app stage are shown below.

Figure 1: Pre-application submission Oct 2019: proposed front (left) and rear (right) elevations



2.17 Planning and Conservation Officers visited the site in November 2019 and issued a response on 16th December 2019. This response acknowledged that the principle of the development was acceptable in land use terms and that the existing building was considered to be of little architectural merit and making a neutral contribution to the Conservation Area. As such, Officers noted

“It is considered that its demolition and replacement with an appropriately scaled and designed building would not constitute harm to the character and appearance of the conservation area, and is therefore acceptable in principle”.

2.18 However, Officers raised some concerns in relation to the design. As a result, a further design iteration and clarifications pack was issued to officers in February 2020. The principal elevations for this design iteration are shown below:

Figure 2: Revised design Feb 2020: proposed front (left) and rear (right) elevations



2.19 This design responded to a number of the key comments made by officers in their pre-application response received on 16th December 2019. A summary of the comments and how this design from February 2020 responded to them is summarised below:

Officer comments	Response
The height of the proposed building be reduced to no higher than the eaves of the neighbouring properties	<p>The ridge roof level has been reduced. The highest ridge level now sits only 200mm above the eaves level of neighbouring no.5.</p> <p>The eaves level of the proposal is no higher than the eaves level of the existing building.</p>
Double gable frontage is incongruous and adds additional bulk	It is noted that the surrounding buildings in the immediate vicinity are predominantly asymmetric in nature. As such, the proposals have removed the gable on the south side of the front elevation which is more in keeping with the context and greatly reduces the bulk and massing of the proposals.
Scale and siting of windows as well as Crittal design are not in-keeping with the character of the area	<p>Whilst developing the facade, the sizes of windows have been reduced so that they are appropriately sized for a domestic building, and their proportions reflect that of neighbouring houses.</p> <p>Each window has been reduced in area on both the gable and rest of the facade. The asymmetric elevation has given rise to a glazed element on the right side which also reflects the interior staircase and double height space.</p>
The rear is not cohesive in terms of massing, footprint, rear projections, height of single storey element and fenestration	<p>The footprint responds to the root protection area of the tree, which allows a deeper plan on this side of the site. This also maximises the southerly aspect for the key living spaces.</p> <p>There is also a window at the side of the neighbouring No.5 (shown in orange), to which the house responds by cutting back at first floor level.</p> <p>These together have led to the proposed massing, with logical cut backs where necessary. We believe that it reflects the context and gives the elevation more depth and interest, as well as being visually less imposing on the rear garden.</p> <p>The family living space in the house is defined by this volume on the rear which has been designed together with the whole house.</p>
Concern over 'pop out' style roof extension to the side	The pop out style roof extension has been removed from the proposal in response to officer comments.
Roof terrace at first floor rear elevation could cause issues of overlooking	<p>A modest roof terrace is proposed, accessed solely from the master bedroom.</p> <p>A screen can be positioned in order to prevent overlooking to No. 5 Prince Arthur Road.</p>

<p>The site represents an opportunity to create a stand out piece of architecture</p>	<p>It is considered the proposals represent high quality design and architecture that is considered an improvement on the current building on the site whilst also remaining contextual to the surrounding character. As such, they are not considered to constitute harm to the conservation area but rather to enhance it and it is considered that the proposals should be assessed in the context.</p> <p>It must also be noted that this application is for a family home which has been designed to suit the needs of the people who will live in it. The brief is for a high quality, sustainable building which is contextually appropriate for its location.</p>
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2.22 The officer response to these revisions and further clarifications was received on 20th February 2020. This acknowledged that the removal of the second gable was considered beneficial to the overall design. However, they noted that some concerns still remained in relation to the fenestration, particularly the Crittal window style giving an industrial feel to the property, as well as the cohesion of the rear elevation.

2.23 As such, the proposals underwent a third design iteration with amendments made to the layout of the fenestration. Additionally, some further amendments were made in order to reflect the traditional characteristics of the surrounding area. These include:

- More traditional rhythm and layout to the fenestration
- Inclusion of a plinth/ portico style entrance
- Further brick detailing and banding added to reflect similar detailing in the surrounding area
- Replacement of Crittal windows with timber framed windows
- Rear elevation amended to emphasise the domestic form of the building with fenestration corresponding to a hierarchy of style, with larger openings at ground floor level to take advantage of the garden.

2.24 The principal elevations of the current proposal which this application relates to are shown below:

Figure 3: Current proposals- proposed front (left) and rear (right) elevations



- 2.25 Further details of design evolution following Officer comments can be found in the accompanying Design and Access Statement enclosed within this submission.
- 2.26 Overall, it is considered that the design has effectively responded to the design comments raised by officers and that the pre-application process to date has ensured that the scheme has evolved to a standard that should be deemed acceptable by planning officers.

3. THE PROPOSED DEVELOPMENT

3.1 This section outlines the proposed development at the site. The proposed scheme is submitted under a detailed planning application for full planning permission. The Applicants, Mr & Mrs Palsson, are seeking planning permission for a replacement dwelling on the existing site at 5b Prince Arthur Road.

3.2 The proposal seeks to replace a poorly designed dwelling with poor efficiency, layout and levels of light that does not positively contribute to the character of the Conservation Area with an improved family dwelling of high quality design and sustainability credentials that provides a positive contribution to the character and appearance of the surrounding Conservation Area.

3.3 The planning application seeks full planning permission for the following description of development:

“Demolition of the existing dwelling and construction of a replacement dwelling with associated landscaping”

3.4 The submitted proposals have evolved through pre-application discussions that have taken place with Planning and Conservation Officers at the Council. The proposals have been carefully designed to respond to officer’s comments, as detailed in the section above.

3.5 An area schedule comparing the existing and proposed development is provided below:

Land Use	Existing Floorspace (sqm GIA)	Proposed floorspace (sqm GIA)	Net change (sqm GIA)
Residential (C3)	241 sqm	620sqm	+379sqm

Design

3.6 The architectural style proposed is of a traditional character which carefully references the key characteristics of the Conservation Area including hand laid brick, pattern brick details, gable ends and dormers.

- 3.7 A sense of vertical rhythm which is found within the streetscape is also emphasised in the proposed building as are traditional proportions and placement of windows, with an emphasis on hierarchy on fenestration and legibility of the interior plan.
- 3.8 As detailed in the section above, the design has evolved throughout the pre-application process and has been altered following officer feedback. These changes have reinforced the traditional design elements and typologies from the surrounding Conservation Area and changes to the fenestration signify a move away from hints of industrial design to a more residential and domestic context of the surrounding area.
- 3.9 The proposed bricks are of a lighter and more varied tone than the existing building which are considered both to avoid competition with the London stock brick tones of the historic buildings, as well as mark the building out as a different phase of development, whilst not visually standing out to make the building in contrast with the prevailing brick of the area.

Sustainability & Energy

- 3.10 The proposals represent a significant energy and sustainability improvement. The proposed dwelling will provide a carbon dioxide emissions saving of 27.9%, compared to the Part L:2013 baseline, meeting and exceeding the requirements of the London Borough of Camden's policies to achieve a 19% reduction through on-site means alone. This has been achieved through designing to rigorous energy standards, and omitting the use of fossil fuels for space and water heating through the employment of an air source heat pump system.

Landscaping & Trees

- 3.11 The proposed development includes proposals for hard and soft landscaping to the front of the property as well as the rear garden. An indicative landscaping plan has been included within this submission within the Design and Access Statement. This landscaping involves additional planting as well as retention of the large Copper Beech tree in the rear garden.
- 3.12 An Arboricultural Method Statement and Tree Protection Plan have been prepared and are included within this application.

Parking and Refuse

- 3.13 Car parking provision will be made in line with the existing provision, allowing for 1 off-road car parking space in the forecourt area. Secure cycle parking is also proposed in this area, along with refuse and recycling bins in line with the Council guidelines.

4. PLANNING POLICY CONSIDERATIONS

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan

4.2 The statutory development plan for the proposed development consists of

- The London Plan (2016);
- Camden Local Plan (2017);
- Hampstead Neighbourhood Plan (2018).

4.3 Camden also has a number of supplementary Camden Planning Guidance (CPG) documents. Of particular relevance to these proposals is Camden's Basement CPG (2018).

4.4 As the site is located within the Fitzjohns Netherhall Conservation Area, the adopted conservation area appraisal and management strategy (2001) is also a material consideration in this instance.

4.5 Additionally, The Mayor of London is in the process of preparing the New London Plan, which was subject to Examination in Public (EiP) from January to May 2019. The Inspectors Report has since been received and published in October 2019 with the Mayor publishing his Intend to Publish in December 2019. The Secretary of State responded on 13th March 2020 requesting further amendments in line with specific directions.

4.6 An assessment of the key planning issues in relation to the proposed development against the relevant adopted planning policies is set out below.

Principle of Development

Principle of residential dwelling

4.7 Residential (C3) is Camden's preferred land use, and Local Plan policies H1 and H2 seek to maximise housing supply. The site is already in C3 residential use for one dwelling and therefore no proposed change of use of number of planning units is proposed.

Principle of demolition in a conservation area

- 4.8 Policy D2 of Camden's Local Plan resists the demolition of buildings that make a positive contribution to a Conservation Area.
- 4.9 The building is not specifically identified in the Conservation Area Appraisal as either making a positive or a negative contribution to the character and appearance of the area.
- 4.10 This application is accompanied by a full Heritage Statement which assesses the significance of the site within the context of its contribution to the Conservation Area. The existing building is considered to be of no heritage significance, being a much later infill development, and is deemed to be a slightly detracting feature from the character and appearance of the Conservation Area, based on its incongruent and low quality design, and lack of sympathetic materials, and partly due to its form and scale. Features which are particularly dissimilar include the houses construction in red brick, and the unusual approach of applying tile hanging to a sizeable portion of the front façade, a feature which is not found elsewhere in the Conservation Area.
- 4.11 The Heritage Statement concludes that the building is therefore considered to provide a neutral contribution to the Conservation Area. As such, the principle of demolition is viewed as being entirely acceptable.
- 4.12 This principle of demolition was established with officers at pre-application stage who noted
- "It is considered that its demolition and replacement with an appropriately scaled and designed building would not constitute harm to the character and appearance of the conservation area, and is therefore acceptable in principle".*
- 4.13 Furthermore, it is considered that the proposals represent an enhancement of the Conservation Area through the replacement of the existing building with a dwelling of high quality architecture and design which picks up on and celebrates details of special interest within the conservation area's buildings. Overall, the proposal is considered to successfully respect local character and context, whilst enhancing the baseline position of the existing dwelling, resulting in a more positive contribution to the character and appearance of the Conservation Area.
- 4.14 As the building provides a clear improvement on the existing dwelling, that is considered to positively enhance and contribute to the Conservation Area, the principle of demolition of the existing buildings on the site for a replacement dwelling is considered to be acceptable in line with policy D2 of the Local Plan.

Basement development

- 4.15 Local Plan Policy A5 sets out criteria that basement development must meet to have minimal impact on, and be subordinate to, the host building and therefore be considered acceptable. Further

guidance on these requirements is expanded upon in Camden's Basements CPG (March 2018) which sets out specific requirements for basement development.

4.16 The proposals meet all the policy requirements as set out in Policy A5, as summarised in the table below.

Policy A5 requirement	Compliance of proposal
f. not comprise of more than one storey	Y
g. not be built under an existing basement	Y
h. not exceed 50% of each garden within the property	Y Only 19% of rear and 16% of front gardens
i. be less than 1.5times the footprint of the host building measured from the principal rear elevation	Y It is only 1.05 times the footprint of the host building
j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation	Y
k. not extend into or underneath the garden further than 50% of the depth of the garden	Y Only 20% at furthest point of basement
l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building	Y
m. avoid the loss of garden space or trees of townscape or amenity value	Y

- 4.17 The submitted proposals are accompanied by a Basement Impact Assessment, prepared by TWS, that sets out further detail on the potential impacts of the basement development. This assessment concludes that the proposed basement construction and redevelopment works may be carried out safely and without adverse effect on the adjacent structures, local hydrogeology, and surface water flow or increase local flooding risk.

Design and Heritage

- 4.18 Policy D1 of the Local Plan requires development to be of high architectural and urban design quality which improves the function, appearance, and character of the area. Specifically that it:
- a. is attractive and of the highest standard;*
 - b. respects local context and character and conserves or enhances the historic environment and heritage assets;*
 - c. is sustainable in design and construction;*
 - d. is carefully designed with regard to architectural detailing;*
 - e. uses attractive and high quality materials;*
 - f. contributes positively to the street frontage;*
 - o. preserves significant and protected views;*
- 4.19 Furthermore, the site is located within a Conservation Area and Policy D2 of the Local Plan, and policy DH1 of the adopted Hampstead Neighbourhood Plan requires all development to preserve, and where possible, enhance the character and appearance of conservation areas.
- 4.20 As highlighted previously in this statement, the design has evolved throughout pre-application discussions in line with feedback from officers. The subsequent current proposal is considered to be of high quality architectural design that responds contextually to the surrounding area.
- 4.21 The Conservation Area is characterised by its late-Victorian architecture, the predominance of brick and gable ended buildings and also a variety of styles. This variety is particularly pronounced along Prince Arthur Road, where neo-Georgian buildings sit beside late Victorian Gothic and with the new contemporary development on the corner at 79 Fitzjohn's Road. These are all characterised by their use of brickwork, with differing tonalities. This is in contrast to the unsuccessful modern building at 28 Ellerdale Road, which is flat roofed and faced in Portland stone and glass.
- 4.22 The architectural style of the proposals at the site in this application have been chosen to carefully reference the key characteristics of the Conservation Area (hand laid brick, pattern brick details, gable ends and dormers), and to create a dwelling which emphasises and enhances the surrounding context more so than the existing building.

4.23 The key elements of the proposed design in this respect include:

- Sitting more confidently in its plot, yet remaining in massing and architectural form subservient to the surrounding structures.
- Emphasising a sense of vertical rhythm which is found within the streetscape
- Traditional proportions and placement of windows, with an emphasis on hierarchy on fenestration and legibility of the interior plan.
- Timber frame sash windows
- Hand laid brick
- Pattern brick details
- Single gable end
- Varied brick tone that is lighter than existing

4.24 A Heritage Assessment is enclosed with this submission which provides further detail and assessment of the proposals in the context of the Conservation Area. This assessment concludes that the proposed design, which utilises traditional forms, is entirely appropriate in its surrounding context.

4.25 Furthermore, it also notes that the building is a clear improvement on the existing structure that occupies the site, successfully negotiating the retention of its overall subservient form in comparison to adjacent historic buildings, but also appearing more confident in its plot. It is considered that as a result, the streetscape will be enhanced by a building of high quality architecture, which avoids the pitfalls of adding a contemporary design in this location which would sit out of character within the conservation area's context. Instead the proposals pick up on and enhance the surrounding design features that characterise the Conservation Area.

4.26 Therefore, the proposals are considered to successfully respect local character and context, whilst enhancing the baseline position of the existing dwelling. As a whole, the proposals are judged to enhance the character and appearance of the Fitzjohn's / Netherhall Conservation Area, compared to the existing position, in line with policy requirements.

Energy and Sustainability

4.27 Policy CC1 of the Local Plan requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Specifically, the supporting text to the policy notes that all new residential development will be required to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations.

- 4.28 The proposals represent a significant energy and sustainability improvement and reduction of carbon dioxide emissions. The proposed dwelling will provide a carbon dioxide emissions saving of 27.9%, compared to the Part L:2013 baseline, meeting and exceeding the requirements of the London Borough of Camden's policies to achieve a 19% reduction through on-site means alone.
- 4.29 This has been achieved through designing to rigorous energy standards and omitting the use of fossil fuels for space and water heating through the employment of an air source heat pump system. Consideration has also been given to the lifecycle environmental performance of the new dwelling when selecting materials to reduce embodied carbon and methods to minimise internal water consumption. Further details of the proposed measures can be found in the Energy and Sustainability Statement enclosed within this application.
- 4.30 The proposed development is therefore considered to have minimised the effects of climate change to a high standard, exceeding standards for carbon dioxide emissions reduction as specified in policy.

Neighbouring Amenity

- 4.31 In line with local Policy A1, development of the site should demonstrate no negative impact on neighbouring amenity in regards to privacy, outlook, and daylight and sunlight levels.
- 4.32 The relevant neighbouring properties are those located immediately adjacent to the site at 5, 7 and 9 Prince Arthur Road. These properties are assessed in relation to the relevant considerations in turn below.

Daylight/ Sunlight

- 4.33 A Daylight and Sunlight Assessment has been carried out in line with BRE guidance and is enclosed within this application.
- 4.34 This assessment demonstrates that the scheme is BRE compliant with requirements for daylight as the retained Vertical Sky Component (VSC) on all neighbouring windows will be either be in excess of 27% or any loss will be less than 0.8 times its former value.
- 4.35 The basement level window 1 in the side elevation at 5 Prince Arthur Road is the only exception in this respect. However, a subsequent daylighting distribution analysis has been undertaken assessing the No Sky Line for this window and confirms that the loss will be below 10%. As such, it is considered that the room served by this window will not be adversely affected by the proposed development.
- 4.36 The report further confirms that all of the neighbouring windows are fully BRE compliant with the sunlight tests.

Overlooking

- 4.37 The proposals do not incorporate any fenestration that would provide a direct view into a key living space of either of the neighbouring properties. There is a small terrace proposed at first floor level, adjoined to the master bedroom. However, it is proposed that appropriate screening would be provided in the form of planting and fence to prevent overlooking of the property and garden at No. 5 Prince Arthur Road.

Residential Quality

- 4.38 Policy A1 also seeks to protect the amenity of future occupiers of the new dwelling, and policy D1 requires housing development to provide a high standard of accommodation including adherence to the government's nationally described space standard and the Mayor's Housing SPG.
- 4.39 The current proposals for the replacement dwelling have been carefully and sensitively designed with the occupants in mind to ensure a high-quality family accommodation. The proposals maximise natural light through the incorporation of lightwells and large windows, and the floorplans have been designed to provide good quality functional spaces.
- 4.40 Amenity space of the garden is maintained and improved in the proposals, along with improved outlook.

Trees and Landscaping

- 4.41 The proposals benefit from improved hard and soft landscaping to both the forecourt and the garden at the rear with removal of hardstanding and several concrete structures in the rear garden.
- 4.42 A full Tree Survey has been undertaken at the property and it is not proposed to remove any trees. Of particular note is the large Copper Beech tree in the rear garden. This will be retained and a detailed Arboricultural Method Statement and Tree Protection Plan has been prepared to ensure that any potential harm to the tree arising from the proposed development and construction is mitigated. These are both included within this submission. These reports also demonstrate that the removal of existing hardstanding and concrete in the rear garden within the root protection area of the Copper Beech tree will also be beneficial to the health and growth of the tree.
- 4.43 Both the front and rear garden will also benefit from additional planting and an indicative landscaping plan is included within the Design and Access Statement within this submission.

Refuse and Recycling

- 4.44 A secure refuse and recycling area will be provided at the front of the property to house 1 x 240L bin for general waste and 1 x 140L for mixed dry recycling in line with the Council's waste guidance on waste provision for a 3 bedroom family home in line with CPG1 'Design'.

Car and Cycle Parking

- 4.45 Car parking provision will be made in line with the existing provision, allowing for 1 off-road car parking space in the forecourt area. Secure cycle parking is also proposed adjacent to the refuse store.

5. CONCLUSIONS

5.1 This Planning Statement has been prepared on behalf of Mr & Mrs Palsson in support of an application for a replacement dwelling at 5b Prince Arthur Road, London, NW3 6AX. Planning permission is sought for the following:

“Demolition of the existing dwelling and construction of a replacement dwelling with associated landscaping”

5.2 This statement demonstrates a robust policy support for the principle of a replacement dwelling at the site. The proposed development is considered to be of high architectural quality, which enhances the character and appearance of the Conservation Area in line with the requirements of Policy D1 and D2 of the Local Plan.

5.3 The proposal is considered to deliver the following planning benefits:

- Provision of a new high-quality family dwelling designed to maximise light, space, outlook and amenity for the applicants;
- Enhancement of the Conservation Area through the replacement of a building that represents a ‘neutral’ contribution with one that is more sympathetic to and enhances the surrounding character and appearance;
- Improved energy performance and efficiency resulting in improved sustainability and reduced carbon emissions; and
- Improved landscaping and removal of hardstanding and concrete structures within the root protection area of the large Copper Beech tree in the rear garden.

5.4 Overall, the proposed scheme is considered to constitute a sustainable development that complies with the relevant planning policies of the development plan and will deliver a significant number of planning benefits. It is therefore considered that the development should be supported, and planning permission granted without delay.