



21 Maresfield Gardens, London, NW3 5SD

Conversion of existing dwelling house to 4 no. flats, provision of associated refuse and bicycle storage and extensions / alterations

Design and Access / Heritage / Planning Statement

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Design and Access / Heritage / Planning Statement

21 Maresfield Gardens, London, NW3 5SD

Client: Mr Eli Pine

Reference: AZ1728
Status: Submission
Date: 23.06.20

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1. INTRODUCTION

1.1. This Design and Access, Planning and Heritage Statement has been prepared on behalf of the applicant Mr Eli Pine and is submitted in support of an application for full planning permission for the conversion of the existing dwellinghouse to 4 no. flats with associated refuse and bicycle storage and other external alterations to no. 21 Maresfield Gardens, London, NW3 5SD.

1.2. The proposed development comprises the following elements. It is important to note that a number of the alterations and extensions proposed have previously been approved as part of a separate application, ref. 2019/4254/P.

- Conversion of the building from a single dwellinghouse to 4 no. flats with associated bicycle and refuse storage;
- Alterations and extensions (as previously approved under 2019/4254/P) to include:
 - Installation of new window at lower ground floor to front elevation;
 - Demolition of existing three storey rear bay;
 - Erection of part single storey, part two storey rear extension with upper ground floor terrace;
 - Increase to the width of existing rear dormer window;
 - Installation of no.2 rooflights to rear roof slope; and
 - Replacement of windows to the rear.
- New alterations to include:
 - Installation of two new casement windows at lower ground floor (*side (north) elevation*);
 - Installation of new casement window at first floor to match existing and removal of two windows (*side (north) elevation*);
 - Installation of new casement window at second floor to match existing and removal of small window (*side (north) elevation*);
 - Installation of two new casement windows at lower ground floor to match existing (*side (south) elevation*);

- Installation of new casement window at upper ground floor to match existing (*side (south) elevation*);
- Relocation of secondary entrance door to Flat 1 at lower ground floor level (*side (south) elevation*);
- Installation of new casement window at first floor to match existing (*side (south) elevation*);
- Installation of new casement window at second floor to match existing (*side (south) elevation*);
- Two existing casement windows centred to match existing (*side (south) elevation*);
- Removal of several windows to declutter elevation (*side (south) elevation*).

1.3. The purpose of this statement is to describe and assess the proposed development in the context of planning policy, as well as other relevant and best practice guidance and any other material considerations. The statement explains how the proposed development is in accordance with and will deliver the objectives of such policies, and therefore represents appropriate and acceptable development for the area.

1.4. This statement should be read in conjunction with the following accompanying documents:

- Completed application form and Certificates;
- Completed CIL questionnaire;
- Site location plan;
- Architects' drawings (prepared by Pinzauer);
- Sustainability Statement (prepared by Hive Design Partnership);
- Tree Report (prepared by Andrew Day Consultancy – to follow).

2. THE SITE / SURROUNDINGS AND PLANNING HISTORY

The site / surroundings

- 2.1. The Site hosts a detached dwelling house, built in the 1880s when the area was comprehensively developed, and which has recently returned to residential use.
- 2.2. The Site falls within the London Borough of Camden and is also within the Fitzjohns / Netherall Conservation Area. The building is not statutorily or locally listed, however it is identified in the Fitzjohns / Netherall Conservation Area Statement (2001) as a building which makes a positive contribution to the character and appearance of the Conservation Area. There are no other relevant planning constraints on the site, which has a PTAL of 6a.
- 2.3. The property itself is a detached, five-storey building which sits on the western side of the lower section of Maresfield Gardens. The property is a red-brick building with some decorative white render banding and a large projecting square bay, 2-openings in width, to the front. The style and composition of the windows vary at each level on both the front and rear elevations. The recessed part of the property is of a narrower width and hosts the canopied front entrance.
- 2.4. The property has a steep pitched roof with a projecting front gable concealed by the decorative white-rendered parapet. A smaller hipped roof dormer also projects from the front roof slope at second floor level. To the rear, two hipped dormers are sited in the roof slope at second floor level, with an off-centre flat roof dormer occupying the roof slope at third floor level. A three-storey rear bay is built of different brick to the rest of the building, is poorly tied in to the rear elevation – the 1895 OS plan confirms that the rear bay was not present when the house was built and is therefore clearly a later addition. Chimney stacks are present on both the northern and southern edges of the rear roof slope. On the front roof slope, the southern chimney stack has been removed whilst the northern chimney stack remains in situ.
- 2.5. Maresfield Gardens itself predominantly comprises relatively grand and imposing buildings, which display variety around a common architectural language. Although the buildings vary in roofscape form and detail, they are of a generally consistent scale and comprise four storeys with a fifth-floor level within the roof space. Many of the buildings in the street are arranged as flats.

Planning history

2.6. The planning history for the site, taken from Camden's online planning register, is summarised as follows:

- **TP40625/2867** - The use of No. 21, Maresfield Gardens, Hampstead, as a Child Guidance Clinic, for a limited period – Permission granted 13 September 1955.
- **7725** - Continuation and use for a further limited period for clinical and teaching purposes of 21 Maresfield Gardens, Camden – Permission granted 12 November 1969.
- **TP40625/28/07/62** - The use of No. 21 Maresfield Gardens, N.W.3, as a Child Guidance Clinic for a limited period – Permission granted 05 October 1962.
- **23687** - The continued use for a further limited period for clinical and teaching purposes – Permission granted 22 December 1976.
- **G6/8/8/27668** - Continued use for clinical and teaching purposes – Permission granted 29 March 1979.
- **8804624** - Change of use of basement for offices of Association of Child Psychology and Psychiatry - Withdrawn 03 March 1989.
- **2018/0138/P** - Proposed use of the site as a dwelling house (Class C3) following the vacation of the current occupier and removal of existing outbuilding to rear – LDC granted 02 May 2018.
- **2018/3110/P** - Roof extension to include creation of crown roof with two rooflights on top, replacement of rear dormer with two dormers, one new front rooflight, reinstatement of chimneybreast on southern side, increase in height of the chimneybreast on the northern side, all to non-residential institution (Class D1), refused. Appeal dismissed 5th April 2019.
- **2019/4254/P** - Extensions and alterations including removal of three storey bay and replacement with part single, part two storey rear extension with upper ground floor terrace; enlargement of rear dormer window and installation of no.2 rooflights to rear main roof; new window to front at lower ground level and replacement of rear windows – Permission granted 22nd November 2019.
- **2020/0913/P** – Erection of a garden building for use incidental to dwellinghouse (Class C3) – Permission granted 10th April 2020.

- 2.7. Since the dismissed appeal in April 2019 the D1 occupier has vacated the building and the lawful use has returned to residential.

3. PLANNING POLICY CONTEXT

- 3.1. A summary of the relevant legislation and policy relevant to the consideration of the application is provided in this section.

Statutory Provisions

- 3.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, that determination should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.3. Section 72 of the 1990 Planning and Conservation Act requires that the local planning authority, in exercising their planning functions within conservation areas, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2019)

- 3.4. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is an important material consideration in decision making.
- 3.5. Section 5 (Delivering a sufficient supply of homes) sets out how the government's objective of significantly boosting the country's supply of homes can be met, stating that *"it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay"*.
- 3.6. Section 11 (Making effective use of land) states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses.
- 3.7. Section 12 (Achieving well-designed places) shows that the Government attaches great importance to the design of the built environment, stating that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.

- 3.8. Section 16 (Conserving and enhancing the historic environment) sets out how heritage assets should be conserved in a manner appropriate to their significance.
- 3.9. The approach set out in Section 16 is that applicants should describe the significance of any heritage assets engaged (para 189), local planning authorities should identify and assess the particular significance of any heritage asset that may be affected (para 190), a series of particular considerations should be taken account of (para 192), and that great weight should be given to the asset's conservation (para 193).
- 3.10. Paragraph 200 of the NPPF states that Local Planning Authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. It continues that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.11. Annex 2 of the NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The London Plan

- 3.12. The London Borough of Camden embraces the approach of the London Plan which sets a clear context for considering development needs at a local level.
- 3.13. Policy 3.4 (Optimising Housing Potential) states that, taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output for different types of location.
- 3.14. Policy 3.5 (Quality and Design of Housing Developments) requires housing developments to be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the London Plan to protect and enhance London's residential environment and attractiveness as a place to live. New homes should incorporate minimum space

standards and provide layouts which are functional and fit for purpose and meet the changing needs of Londoners over their lifetimes.

Development Plan

- 3.15. Policy A1 of the Camden Local Plan 2017 (Managing the impact of development) sets out that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors to be considered include (inter alia): visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; and impacts of the construction phase.
- 3.16. Policy H1 (Maximising housing supply) of the Local Plan 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, including 11,130 additional self-contained homes. The Council will seek to achieve this by a number of means including on sites which are underused or vacant.
- 3.17. Policy H3 (Protecting existing homes) states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve a net loss of residential floorspace.
- 3.18. Policy H6 (Housing choice and mix) of the Local Plan states that the Council will aim to minimise social polarisation and create mixed, inclusive and sustainable communities by seeking high quality accessible homes and by seeking a variety of housing suitable for Camden's existing and future households, having regard to household type, size, income and any particular housing needs.
- 3.19. Policy H7 (Large and small homes) of the Local Plan states that the Council will aim to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.
- 3.20. Policy T2 (Parking and car-free development) states that the Council will limit the availability of parking and require all new developments in the borough to be car-free.

3.21. Policy D1 of the Local Plan (Design) states that the Council will seek to secure high quality development and will require that development (inter alia): respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with policy D2 Heritage; comprises details and materials that are of high quality and complement the local character; and preserves strategic and local views.

3.22. Policy D2 of the Local Plan (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Policy D2 sets out that 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.*

3.23. In relation to development in conservation areas, policy D2 sets out that in order to maintain the character of these areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- a. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- b. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- c. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- d. 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.*

Supplementary Planning Guidance

- 3.24. A range of supplementary guidance is published by the London Borough of Camden, providing useful information on how the Council consider higher level policy objectives should operate in practice.
- 3.25. The Interim Housing CPG (2018) is relevant to the proposals. This document lays out standards for new housing in the borough, drawing on national and regional guidance. The CPG states that proposals for new homes must seek to comply with a number of relevant principles, relating to size, layout and parking.
- 3.26. The Design CPG (March 2019) states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. The Altering and extending your home CPG (March 2019) is also directly relevant. In the subsequent chapter of this statement, the relevant part of the CPGs are set out in relation to each of the development proposals. The guidance also states that materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.
- 3.27. Other CPGs are relevant to the proposals, including the Amenity SPG (March 2018), the Energy Efficiency and Adaptation CPG (March 2019), the Transport CPG (March 2019), the Trees CPG (March 2019) and the Water and Flooding SPG (March 2019).
- 3.28. The Fitzjohns / Netherall Conservation Area Statement (CAS) is published as supplementary guidance and is of relevance to the application. As noted above and as further explored below, the CAS identifies no. 21 Maresfield Gardens as a building which makes a positive contribution to the character and appearance of the conservation area.

4. IDENTIFICATION AND ASSESSMENT OF HERITAGE ASSETS

4.1. As noted above, the site lies within the Fitzjohns / Netherall Conservation Area (a designated heritage asset). The property is not a listed building. There are 3 no. listed buildings within close proximity to application site, these are:

- The British College of Naturopathy and Osteopathy, 6 Netherall Gardens – a Grade II listed building located approximately 45m to the southwest of the application site.
- The Freud Museum, 20 Maresfield Gardens – a Grade II listed building located approximately 45m to the northeast of the application site.
- The Roman Catholic Church of St Thomas More – a Grade II listed building located approximately 130m to the southeast of the application site.

The Fitzjohns / Netherall Conservation Area

4.2. The Fitzjohns / Netherall Conservation Area was designated on 1st March 1984 and was extended in 1988, 1991 and 2001. The Conservation Area Statement (CAS) sets out that Maresfield Gardens was part of the original conservation area designation in 1984.

4.3. The CAS describes the Fitzjohns / Netherall Conservation Area as having an “*over-riding sense of a quiet leafy suburb*”. The CAS describes how “*long views along the Avenues combine with substantially scaled properties and generous grounds to create an imposing district*”.

4.4. The CAS further states that “*although not always visible from the street, the rear gardens form large blocks of open land making a significant contribution to the character of the area*”.

4.5. When describing the character and appearance of Maresfield Gardens, the CAS sets out how the road is L-shaped, running west from Fitzjohns Ave it turns 90 degrees north into a long straight ascent to Netherall Gardens. The guidance states that there are few street trees and the character is formed by the contribution of the trees and vegetation in private gardens. The guidance continues “*front boundary treatments vary along the street with no predominant style, though the area’s familiar palette of brick with panels of over-burnt brick*”.

and stone coping can be found. The underlying consistency if that of front gardens behind a physical boundary that relates sensitively to the architecture behind. Where this has been lost the underlying character of street and Conservation Area has been harmed”.

- 4.6. In relation to the application site itself, the CAS states that *“from Nos.19 the properties are mostly detached but closely grouped, elevated with raised front doors and wide steps”*. The CAS continues that *“with less green foliage in front of them, they provide a visible and interesting combination of details”*. The CAS identifies no. 21 Maresfield Gardens as a building which makes a positive contribution to the character and appearance of the conservation area.
- 4.7. It is the physical design and external facing materials of no. 21 Maresfield Gardens which contribute to the physical surroundings of this part of the Fitzjohns / Netherall Conservation Area and signify its relationship with the heritage asset. Its role as one of a long avenue of grand houses with generous grounds contributes to the significance of the conservation area.
- 4.8. No. 21 Maresfield Gardens also has a particular role to play in the townscape, enabling a transition between the prominent building of no.19 Maresfield Gardens which exhibits a more pronounced third floor level, and the more recessed no. 23 Maresfield Gardens.

5. ASSESSMENT OF PROPOSED DEVELOPMENT

Introduction

5.1. The proposed scheme comprises the following elements. After first discussing the principle of the conversion of the buildings into flats, the proposed alterations and extensions to the building will be discussed.

- Conversion of the building from a single dwellinghouse to 4 no. flats with associated bicycle and refuse storage;
- Alterations and extensions (as previously approved under 2019/4254/P) to include:
 - Installation of new window at lower ground floor to front elevation;
 - Demolition of existing three storey rear bay;
 - Erection of part single storey, part two storey rear extension with upper ground floor terrace;
 - Increase to the width of existing rear dormer window;
 - Installation of no.2 rooflights to rear roof slope; and
 - Replacement of windows to the rear.
- New alterations to include:
 - Installation of two new casement windows at lower ground floor (*side (north) elevation*);
 - Installation of new casement window at first floor to match existing and removal of two windows (*side (north) elevation*);
 - Installation of new casement window at second floor to match existing and removal of small window (*side (north) elevation*);
 - Installation of two new casement windows at lower ground floor to match existing (*side (south) elevation*);
 - Installation of new casement window at upper ground floor to match existing (*side (south) elevation*);
 - Relocation of secondary entrance door to Flat 1 at lower ground floor level (*side (south) elevation*);

- Installation of new casement window at first floor to match existing (*side (south) elevation*);
- Installation of new casement window at second floor to match existing (*side (south) elevation*);
- Two existing casement windows centred to match existing (*side (south) elevation*);
- Removal of several windows to declutter elevation (*side (south) elevation*).

Conversion of dwelling to 4no. flats

- 5.2. The building's current lawful use is as a single residential dwellinghouse as established by the Lawful Development Certificate granted on 2nd May 2018 (ref. 2018/0138/P), the Anna Freud Centre then vacating the building, and the outbuilding within the garden having been demolished.
- 5.3. Regarding the principle of the conversion, a number of national, regional and local planning policies are relevant. In accordance with the National Planning Policy Framework (NPPF) and the London Plan, the Council is committed to increasing the supply of new dwellings in the Borough and sets out ways in which this aim can be achieved.
- 5.4. Policy H1 (Maximising Housing Supply) of the Camden Local Plan states that the Council will seek to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding the targets set.
- 5.5. The proposal seeks to reconfigure the existing dwellinghouse to provide four flats (net increase of three dwellings) in the following configuration:

	No. of Bedrooms	GIA	London Plan Minimum Space Standards
Flat 1	4 bed	246 sqm	112 sqm
Flat 2	3 bed	96 sqm	74 sqm
Flat 3	1 bed	43 sqm	39 sqm
Flat 4	2 bed (duplex)	85 sqm	61 sqm

Table 1 – Configuration of proposed scheme

- 5.6. As stated in paragraph 3.152 of the Local Plan, Part M of the Building Regulations does not apply to dwellings created by conversions of an existing building. Additionally, paragraph 3.153 states that the Council will not require any wheelchair user dwellings as part of developments that provide five additional dwellings or fewer. However, in accordance with Policy H6 (Housing choice and mix), the proposals will provide high quality homes that meet the relevant nationally described space standard.
- 5.7. Policy H7 (Large and small homes) of the Local Plan states that the council will seek to ensure conversions include a mix of large and small homes and contribute to meeting the priorities set out in the Dwelling Size Table. The proposal provides a mix of large and small homes and provides 2-bedroom and 3-bedroom market accommodation, which, as the Dwelling Size Table sets out, are high priority dwelling types in the borough. The proposal therefore complies with Policy H7.
- 5.8. The principle of providing additional residential accommodation at a site which already contains residential accommodation and thus maximising the supply of additional homes in the Borough is viewed as being appropriate.
- 5.9. It is therefore our view that the proposed scheme should be considered acceptable subject to the conversion according with other relevant national, regional and local planning policy and guidance.

Affordable housing

- 5.10. Local Plan Policy H4 (Maximising the supply of affordable housing) states that the Council will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100 sqm GIA or more.
- 5.11. Whilst the proposal would create three additional residential units, there would only be a 26 sqm increase in floorspace (due to the extension) and therefore, according to the requirements of Policy H4, an affordable housing contribution would not be required.

Living standards for future occupiers

- 5.12. London Plan Policy 3.5 (Quality and design of housing developments) seeks to ensure that housing developments are of the highest quality internally, externally and in relation to their context and the wider environment. Table 3.3 of the Plan demonstrates that minimum space standards required for new dwellings taking into account the number of bedrooms, occupants and storeys proposed.
- 5.13. Camden's Interim Housing SPG states that minimum nationally described space standards must be achieved for room sizes as well as the whole home. The following table shows that the bedrooms exceed the relevant minimum size standards.

	TOTAL GIA	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
Flat 1	112	32 sqm	15 sqm	16 sqm	33 sqm
Flat 2	74	8 sqm	9 sqm	14 sqm	-
Flat 3	39	8 sqm	-	-	-
Flat 4	61	8 sqm	25 sqm	-	-

Table 2 – Bedroom sizes

- 5.14. In accordance with the Layout section of the CPG, all units achieve dual aspect and all habitable rooms have direct natural light. The habitable rooms will also provide adequate levels of privacy for the new occupiers. The buildings achieve adequate circulation space and meet the relevant ceiling heights requirement of the NDSS.
- 5.15. The CPG also states that 'like' rooms must be placed above one another to reduce noise disturbance between adjoining properties. In this case, the scheme stacks 'like' rooms or kitchen units as much as possible within the constraints of a 19th century building which until recently was being used as an educational institute. For example, bedrooms and bathrooms along the south elevation are stacked on all floors which host different units, all kitchens are stacked apart from Flat 1, and the living rooms of Flats 2 and 3 are stacked.

- 5.16. The living standards of future occupiers will therefore be of a high quality and the proposal will accord with the requirements of the London Plan and the Interim Housing CPG.

Access

- 5.17. In relation to access to the dwellings, the situation will remain as existing in the sense that the steps leading up to the front entrance will be retained. This is a common feature of the street due to front doors being raised above street level. Internally, access to the individual dwellings will be provided via the retained stairwell and ample internal circulation space.

Amenity Space

- 5.18. The Interim Housing CPG states that all new homes should have access to some form of private outdoor amenity space. It also states that existing gardens and green space should be retained, and that new homes should meet the open space standard of 9sqm per resident (as per the Public Open Space CPG).
- 5.19. However, the Local Plan states in paragraph 6.49 that “*the densely built up nature of the borough means that the provision of private amenity space can be challenging*” and this is the case with the scheme proposed due to the nature of the conversion and the quality of the building. Due to the fact that the development involves the conversion of a high-quality building in a conservation area, it is not possible to provide balconies for every unit: indeed, in the past, the applicant attempted to secure planning permission for a front terrace but officers considered it harmful and it was omitted from the previous scheme. The 4-bedroom family unit on the lower ground floor and upper ground floors will have access to the garden and the roof terrace on top of the extension.
- 5.20. Although three of the units will not have access to dedicated private amenity space, the development is well located in the borough in terms of its access to public open space. Swiss Cottage Open Space is situated approximately 0.5 miles from the site and the large public open spaces of Hampstead Heath to the north east and Primrose Hill to the south are both around 1 mile from the site.

Impact on neighbouring amenity

- 5.21. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 5.22. As the building's current lawful use is as a dwellinghouse, there will be no change to the use of the property. Although some new windows will be added, these are not sizeable enough to significantly or adversely change the overlooking situation compared to the existing situation.
- 5.23. The Officer's Report for application ref. 2019/4254/P stated that the roof alterations proposed would not give rise to any issues of neighbouring amenity and nor would the proposed extension at lower ground floor level.
- 5.24. At upper ground floor level officers considered that the newly formed terrace would allow views north that would overlook the existing terrace and conservatory at the same level at no. 23 unless mitigated against. Officers agreed that this harm could be reasonably addressed by means of an extension to require a screen to be erected along the northern side of the terrace. The applicant would be happy to accept a similar condition in relation to the current application.
- 5.25. With regard to no. 19, the Officer's Report considered the extensions would not result in a harmful sense of enclosure or loss of outlook to this neighbouring property. A condition to ensure that the glazing to the side return of the upper ground floor extension was obscure glazed and fixed shut was attached to the decision notice for 2019/4254/P. The applicant would accept a similar condition to be attached to the decision notice in relation to this application.
- 5.26. In terms of noise and disturbance, the proposed external terrace is of a scale similar to those in existence at neighbouring properties. The Officer's Report previously noted that *"it is not considered that once built the extensions will give rise to unacceptable noise or disturbances"*.

- 5.27. With regard to any potential disruption from construction, the works proposed are minor in nature, and would not necessitate any excavation works or significant removal of spoil from the site.
- 5.28. The proposed development will not lead to a significant impact upon the amenities of any neighbouring resident: it is therefore considered to be in accordance with Local Plan Policy A1.

Transport

- 5.29. The London Plan aims to reduce the need to travel by offering alternatives to the car and is committed to improving the environment by encouraging more sustainable means of transport. Policy 6.9 (Cycling) states that new development should provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3.
- 5.30. Local Plan Policy T2 (Parking and car-free development) states that the council will limit the availability of parking and require all new developments in the borough to be car-free.
- 5.31. The application site has a PTAL rating of 6a indicating it is within a highly accessible location with excellent access to sustainable modes of transport.

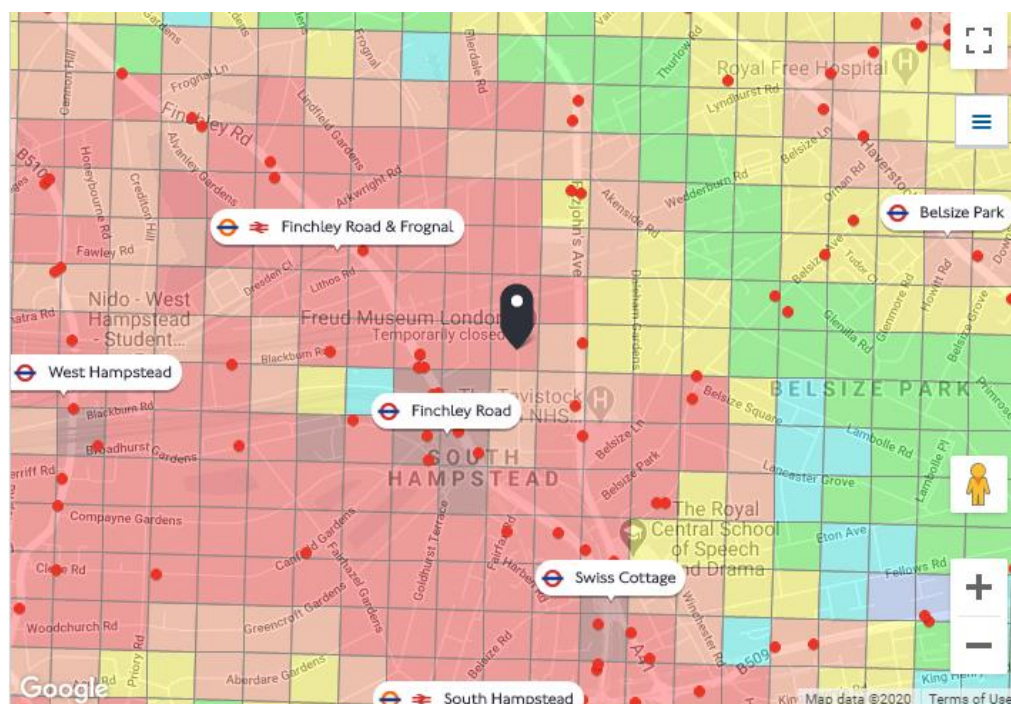


Figure 1 – Image showing site's PTAL of 6a and surrounding stations/bus stops

5.32. Consequently, no on-site parking is proposed as part of the scheme and the applicant would be willing, if necessary, to enter into a legal agreement to secure the car free development and to restrict the ability of future occupiers from obtaining on-street parking permits.

5.33. Drawing no. 18 'Proposed lower ground floor plan' illustrates that the scheme would provide sufficient secure cycle storage for all occupants of the flats in accordance with the requirements of Table 6.3 of the London Plan. The spaces would be provided in a new, secure bicycle store situated between the building's southern elevation and the southern boundary of the site.

- 1 space per studio and 1-bedroom unit (1 space provided)
- 2 spaces per all other dwellings (6 spaces provided)
- 1 short stay space per 40 units (1 space provided)
- 8 spaces in total (8 spaces provided)

5.34. Given the above points, the proposed development would not lead to any detrimental impacts to highway safety and would provide a good level of cycle storage for the proposed occupants.

Refuse and recycling

5.35. A bin enclosure/storage area is proposed to be provided for the units within the front curtilage of the site as shown on drawing no. 18 'Proposed lower ground floor plan'. This would serve to meet the requirements of the Council's Technical Waste Guidance as follows:

External	General waste requirement	Recycling requirement	Food waste requirement
Flat 1	140L	160L	23L
Flat 2	120L	140L	23L
Flat 3	120L	140L	23L
Flat 4	120L	140L	23L
	500L	580L	92L
	Bins required: 3 x 240L 1070x580x730 (mm)	Bins required: 3 x 240L 1070x580x730 (mm)	Bins required: 4 x 23L caddy 405x320x400(mm)

- 5.36. Internally, as the plans show, segregated recycling, refuse and food waste bins are provided in each kitchen to a total capacity of 127L per flat. Taking both external and internal storage into account, the proposals therefore accord with Camden Local Plan Policy CC5 (Waste) and the Technical Waste Guidance.

Arboriculture

- 5.37. An arboricultural report will be submitted as part of the application. In order to accord with the Council's refuse, cycle parking and sustainability targets, it is necessary to remove the existing magnolia tree to the left of the front entrance to the building in order to accommodate the cycle parking, bin store and air source heat pumps (under the steps).
- 5.38. Initial advice from an arboricultural consultant (Andrew Day Consultancy) notes that, in any case, the tree would need to be reduced back off the building to prevent abrasion damage which would make it unbalanced. As the stem continues to mature, it is likely to displace the boundary wall of the raised bed which could adversely impact on people using the pedestrian access. The consultant has also noted that there is a compression where the stem divides which could be a biomechanical weakness and also lead failure of one of the main leaders. The tree is also blocking some light to the rooms on this side of the building.
- 5.39. Therefore, the tree is proposed to be removed for the reasons above. However, as part of the proposals, a new tree is proposed for the front garden with root deflectors, space to develop and a watering tube. This tree is proposed to be a Silver Birch with a stem girth of 18-20cm, which would provide an instant positive visual impact. This tree is a low water demand species under the NHBC and will provide seasonal interest. The light, open crown and deciduous nature of this species will be better for light levels, and there are no fruits or aphid problems associated with it that could cause nuisance and pressure to remove it. The only debris will be small seed pods in the form of catkins annually.
- 5.40. The proposals will therefore comply with part I. of Local Plan Policy A3 (Biodiversity) which states that the Council will expect replacement trees to be provided where the loss of trees has been justified in the context of the proposed development.

Energy and sustainability

- 5.41. A Sustainability Statement has been prepared by Hive Design Partnership and is submitted as part of the application, showing how the proposals accord with the “Be Lean, Be Clean, Be Green” energy hierarchy. It states that a ‘Fabric First’ approach will be followed which will improve the performance of the existing building fabric as far as is practically possible. The latest in heat pump technology shall be utilised to deliver low energy heating and hot water. Full details can be found in the statement.
- 5.42. The Local Plan states that the Council will support proposals that seek to sensitively improve the energy efficiency of existing buildings. The proposals do so as far as is feasible and therefore accord with the aims of the Local Plan.

Alterations and extensions

- 5.43. A number of the proposed alterations and extensions to the property have been previously approved under application ref. 2019/4254/P. All of the alterations – previously approved and newly presented - have been carefully crafted to provide an appropriate update to this house to facilitate modern living, whilst respecting the architectural character of the building and the character and appearance of the conservation area.
- 5.44. Careful regard has also been given to the Inspector’s decision (appeal dismissed) from April 2019 in relation to a previous scheme at the Site, which sought quite extensive modifications to the roof form of the house.
- 5.45. Finally, careful analysis of neighbouring properties and their character, together with other successful approved and built schemes for extension and remodelling of large houses within the same conservation area in recent years have also been examined.
- 5.46. In response to this assessment, architects Pinzauer have proposed a design approach to the rear elevation of the building that can be seen extensively throughout the local area and involves a contemporary response to the form and design of the host building at the lower levels only, and removal of the later added bay at upper level, giving a greater degree of visual harmony between the application building and the neighbouring properties at the upper levels.

- 5.47. The new elements of the proposal are set out and assessed below against the relevant policy considerations. The previously approved alterations (listed first) are not discussed in detail as they have previously been considered acceptable by the Council, subject to the conditions noted in the *Neighbouring Amenity* section of this statement.

Removal of existing three storey bay and new part single, part two storey rear extension (previously approved)

- 5.48. The Officer's Report for application ref. 2019/4254/P shared the applicant's view that the existing three storey rear bay detracts from the rear composition of the dwelling as it is a non-original feature constructed using poor quality materials. Its removal was therefore considered acceptable in principle.

- 5.49. The proposed part single, part two storey extension was considered acceptable by officers as it would remain visually subordinate to the host building and the design approach of harmonious contrast was viewed as being of high quality and sympathetic to the host building and surrounding area by conservation officers.

- 5.50. As no external changes are being made to the extension compared to the previously approved scheme, its' construction should be considered acceptable in principle for this application also.

Alterations at rear roof level (previously approved)

- 5.51. There are two minor elements of change proposed at rear roof level. The proposed enlarged rear dormer would remain subordinate to the rear roof slope in scale and positioning and would not undermine the roofscape or appear overly prominent. This element of the proposal was considered acceptable by officers as part of the previous application as it was considered to have addressed a previous reason for refusal.

- 5.52. Secondly, the previously approved rooflights would be similarly modest in scale (0.6x1m) and would be positioned away from other roof additions to avoid visual cluttering. Subject to the previously imposed conditions that the rooflights remain 'conservation style', (i.e. flush with central vertical astragal bar) and that

the dormer materials match the original tiles, it is considered that the rooflights should still be considered acceptable by the Council.

- 5.53. Accordingly, we consider that the proposed minor adjustments to the rear roof level are appropriate to the building and conservation area, accord with guidance in CPG where relevant, and comply with policies D1 and D2 of the Local Plan.

Front elevation (previously approved)

- 5.54. A new window opening at lower ground level is proposed to the south side of the entrance steps. This low-level window has been designed to match the pair on the north side of the steps, and also aligns with the window directly above at upper ground floor. The new window is entirely compatible with the architectural character of the front of the building and will have no impact on the character and appearance of the building nor the conservation area. Officers accorded with this view previously, stating that the window would preserve the character of the dwelling and the wider conservation area.

New windows (north elevation)

- 5.55. On the northern side elevation of the building, two new casement windows are proposed to be added to the upper floors to match the existing windows as shown on drawing number 26 'Proposed north elevation'. It is not considered that these windows would undermine the composition of the elevation or appear overly prominent due to their modest sizes.

- 5.56. The two new windows at lower ground floor level are required to serve two bathrooms for Flat 1. Due to the fact that the windows will sit low down on the building's northern elevation, it is considered that they will not adversely affect the building or be easily viewable from the wider conservation area.

New windows (south elevation)

- 5.57. Following the removal of a number of windows on the elevation as well as the existing secondary entrance at lower ground level, a number of new windows and a new, relocated secondary access to the building are proposed to be added to the elevation.

5.58. These windows will form part of a decluttered elevation which seeks to align the central windows and provide others to improve the living conditions of the new occupiers and meet relevant fire regulations.

5.59. It is considered that these alterations will enhance the building and will preserve the character of the wider Conservation Area.

Repair work

5.60. Various parts of the building envelope are in a poor state of repair and maintenance works will be carried out in association with the development proposed. Such works will include repair of the chimney stack to the front, roof ridge and general repair and re-pointing of the existing brickwork. These repair works, although not requiring planning permission, will contribute to the overall enhancement achieved by the development.

6. CONCLUSION

- 6.1. The proposed conversion of the dwelling into four flats and associated works will result in a high-quality development that provides much needed housing while respecting the local context and character of the streetscene as well as preserving and enhancing the historic environment, specifically the setting of the Fitzjohns / Netherall Conservation Area. We therefore consider the proposals to comply with the Camden Planning Guidance, and to accord with the relevant Local Plan policies, and the relevant provisions as set out in the NPPF.
- 6.2. The proposals have also had regard to the previous application to extend and alter the building at the Site, and where relevant attention has been drawn to the Council's opinions set out in that decision.
- 6.3. As the proposals comply with the development plan, provide new housing, will preserve the character and appearance of the conservation area and represent high quality development, we respectfully request that planning permission be granted.